

EXHIBIT A

**CITY OF COLORADO SPRINGS/EL PASO COUNTY
DRAINAGE BOARD MEETING SUMMARY
December 3, 2015**

The City of Colorado Springs/El Paso County Drainage Board held its regular meeting at 3:00 PM, Thursday, December 3, 2015 in the City Council Chamber at City Hall at 107 N. Nevada Avenue.

MEMBERS PRESENT: Mike Bartusek, Ollie Watts, Vince Crowell, John Schawb, Bob Irwin

MEMBERS ABSENT: Emily Magnuson, Rhonda McDonald, Elizabeth Nijkamp

OTHERS PRESENT: Tim Mitros (City), Carol Medina (City), Lydia Maring (City) Mary Murray (City), Lois Ruggera (City), Gilbert LaForce (County), Rick Rome (Redland)

Meeting called to order by Mike Bartusek at 3:05 p.m.

Item 1: Approval of the minutes from the November 5, 2015 Drainage Board Meeting

Motion by Vince Crowell to **approve** the minutes
Motion seconded by John Schawb
Motion passed 5 - 0

Item 2: Discussion of the December 3, 2015 agenda

Item 3: Request for a Drainage fee increase by Redland on behalf of TSG Colorado Springs, LLC for improvements relating to the public storm drain system for Powers Pointe Subdivision filing no 1 adjacent to Barnes and Rio Vista; in Sand Creek drainage basin.

Lydia Maring (City) presented this request.

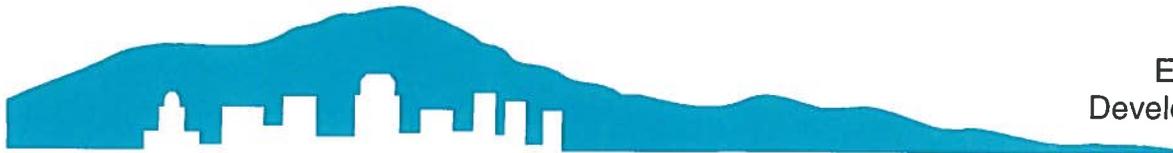
The City/County Drainage Board moved to approve the fee increase the Sand Creek Drainage Basin fund in the amount of \$217,404.00, which would result in a fee increase of \$36/acre for facilities not identified in the Sand Creek DBPS.

Motion by John Schawb to **approve**
Motion seconded by Ollie Watts
Motion passed 5-0

Item 4: Housekeeping

- City/County Drainage Board determined 'no January meeting', unless there are items that need to be addressed.
- Also addressed, was to move the Annual Luncheon and Meeting to Thursday, February 4, 2016, the Drainage Board members agreed if a quorum.

No further business
Meeting adjourned at 3:18 p.m.



CITY OF COLORADO SPRINGS

DATE: November 17, 2015

TO: Tim Mitros, Development Review Manager

FROM: Elizabeth Nijkamp, P.E.; Engineering Development Review Division 

SUBJECT: Request for Drainage Fee increase by Redland Consulting Group on behalf of TSG Colorado Springs, LLC in the Sand Creek Basin.

RE: Request for a Drainage fee increase by Redland on behalf of TSG Colorado Springs, LLC for improvements relating to the public storm drain system for Powers Pointe Subdivision filing no 1 improvements adjacent to Barnes and Rio Vista; in the Sand Creek drainage basin.

ACTION REQUESTED: This action is requested to increase the Sand Creek basin fund in the amount of \$217,404.00. This would result in a fee increase of \$36/acre.

BACKGROUND: The Powers Pointe Subdivision filing no 1 facilities are not included in the filed Drainage Basin Planning Study for Sand Creek by Kiowa Engineering Corporation, March 1996 (the filed DBPS stops at Powers and does not go any further west at this location). The facilities for this project convey multiple sites flow carrying the major storm event discharges. The facilities associated with the Powers Pointe Subdivision are not complete at this time. The proposed improvements will connect into a 66" major system that goes from Powers along the south side of Barnes (it connects to 84" RCP's that go under Powers). This existing 66" system was approved as reimbursable in 2009. There is one other system that connects into the existing 66" system and goes north. The cost of this additional system going north was added as reimbursable in 2014. This is a logical extension of the drainage system that is currently shown in the Sand Creek DBPS. This proposed system goes west and south.

RECOMMENDATION:

Engineering Development Review Division recommends that an increase to the Sand Creek basin fund in the amount of \$217,404 be made, which would result in a fee increase of \$36/acre.

Sample motion:

A sample motion would be:

I move to increase the Sand Creek Drainage Basin fund in the amount of \$217,404.00, which would result in a fee increase of \$36/acre for facilities not identified in the Sand Creek DBPS.



8000 South Lincoln Street, #206 Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com

November 17, 2015

Ms. Elizabeth Nijkamp
City Engineering
30 South Nevada, Suite 401
Colorado Springs, CO 80903

**Re: Powers Pointe
Southwest corner of Barnes Road and Powers Boulevard
Public Reimbursable Storm Sewer System South of Barnes Road
Project No. DP 15-00470**

Dear Ms. Nijkamp:

As previously discussed with your department, Redland is submitting this letter on behalf of TSG Colorado Springs, L.L.C. to request making the proposed storm sewer south of Barnes Road and west of Powers Boulevard a public, reimbursable storm sewer system. This system is an extension of the existing public storm sewer system within Barnes Road.

The Powers Pointe Development consists of approximately 20.152 acres at the southwest corner of Powers Boulevard and Barnes Road. The proposed development is bounded on the north by Barnes Road, on the east by Powers Boulevard, on the west by a proposed extension of Rio Vista Drive. The subject site is within the Colorado Springs city limits and is situated within the Sand Creek Drainage Basin.

The Sand Creek Drainage Basin Planning Study (SCDBPS) did not address this overall area west of Powers Boulevard due to limited information available at the time of the SCDBPS and due to the fact that a portion of the tributary area was and remains within El Paso County outside the City limits.

As part of the development of the Plaza at Barnes, located directly north of the Barnes Road and Powers Boulevard intersection, it was determined there was a need to extend the storm sewer pipe from its terminus point located along the west side of Powers approximately 400 feet south of Barnes Road to the north side of Barnes Road to provide an adequate storm sewer outfall pipe for the contributing area west of Powers. The extension of this storm sewer system as a public reimbursable system was approved by the City/County Drainage Board in 2009.

The continuation of this line is now required to serve several additional properties to the west of Rio Vista Drive south of Barnes Road. There are four undeveloped platted parcels (and immediately adjacent areas) contributing tributary runoff from approximately 34.9 acres. These parcels include the Colorado Country Filing 12 Subdivision and Homestead Subdivision Filing 10 under separate ownership.



This proposed system is the logical extension of the existing public system. The proposed system provides the ability to convey storm water from several upstream properties to an appropriate outfall system via a public storm sewer system.

We request the storm sewer system from the intersection of Barnes Road and Integrity Center Pointe west and south to a point approximately 350 feet south of Barnes Road in Rio Vista Drive be a public reimbursable system. This proposed storm sewer system serves multiple upstream properties and is an extension of the existing public reimbursable system in Barnes Road. This is compatible with the design and construction of the existing downstream storm sewer system within Barnes Road and extending southerly along the west side of Powers Boulevard. All of these drainage structures will be constructed in the existing public drainage easement along Barnes Road and Rio Vista Drive in future public drainage easements or right-of-way along its route.

The overall approximate cost of this system is \$217,404 per the attached cost estimate. The cost to construct this system will be used as drainage credits to offset drainage fees associated with platting the 20 acres within the Powers Pointe development.

We hereby request that the consideration to make this system a public, reimbursable system be scheduled for the December City/County Drainage Board meeting. Should you have any questions or require further information, please contact me at 720 283-76783.

Sincerely,

A handwritten signature in black ink that reads "Rick Rome".

Rick Rome P.E.
Senior Project Engineer



8000 South Lincoln Street, #206 Littleton, CO 80122
 Office: (720) 283-6783 | www.redland.com

Powers Pointe

Offsite Storm Sewer Reimbursement Takeoff

Opinion of Probable Cost Estimate

Date: November 17, 2015

JN: 14018

Storm Sewer Development Costs	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
24" RCP (0-8' depth)	78	LF	\$80.00	\$6,232
36" RCP (0-8' depth)	565	LF	\$130.00	\$73,476
5' Type 'R' Inlet	2	EA	\$5,500.00	\$11,000
Storm Manhole	2	EA	\$7,500.00	\$15,000
Development Cost Storm Sewer Subtotal				\$105,708

Total Cost \$105,708

Storm Sewer City Reimbursible Costs	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
42" RCP (0-8' depth)	492	LF	\$170.00	\$83,640
Extra Depth Storm (8'-16' depth) pipe size 42"-48"	300	LF	\$200.00	\$60,000
Box Base Manhole	3	EA	\$12,500.00	\$37,500
5' TYPE 'R' INLET	2	EA	\$5,000.00	\$10,000
10' TYPE 'R' INLET	1	EA	\$6,500.00	\$6,500
10% Engineering, Survey and Testing	1	EA		
Reimbursible Cost Storm Sewer Subtotal				\$197,640
10% Engineering, Survey and Testing	1	EA	10%	\$19,764
Total Estimated Storm Reimbursement				\$217,404

Total Cost \$303,348

