



Colorado Springs Utilities
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Sterling Ranch Outside City Interim Wastewater Service Contract

Brian Whitehead

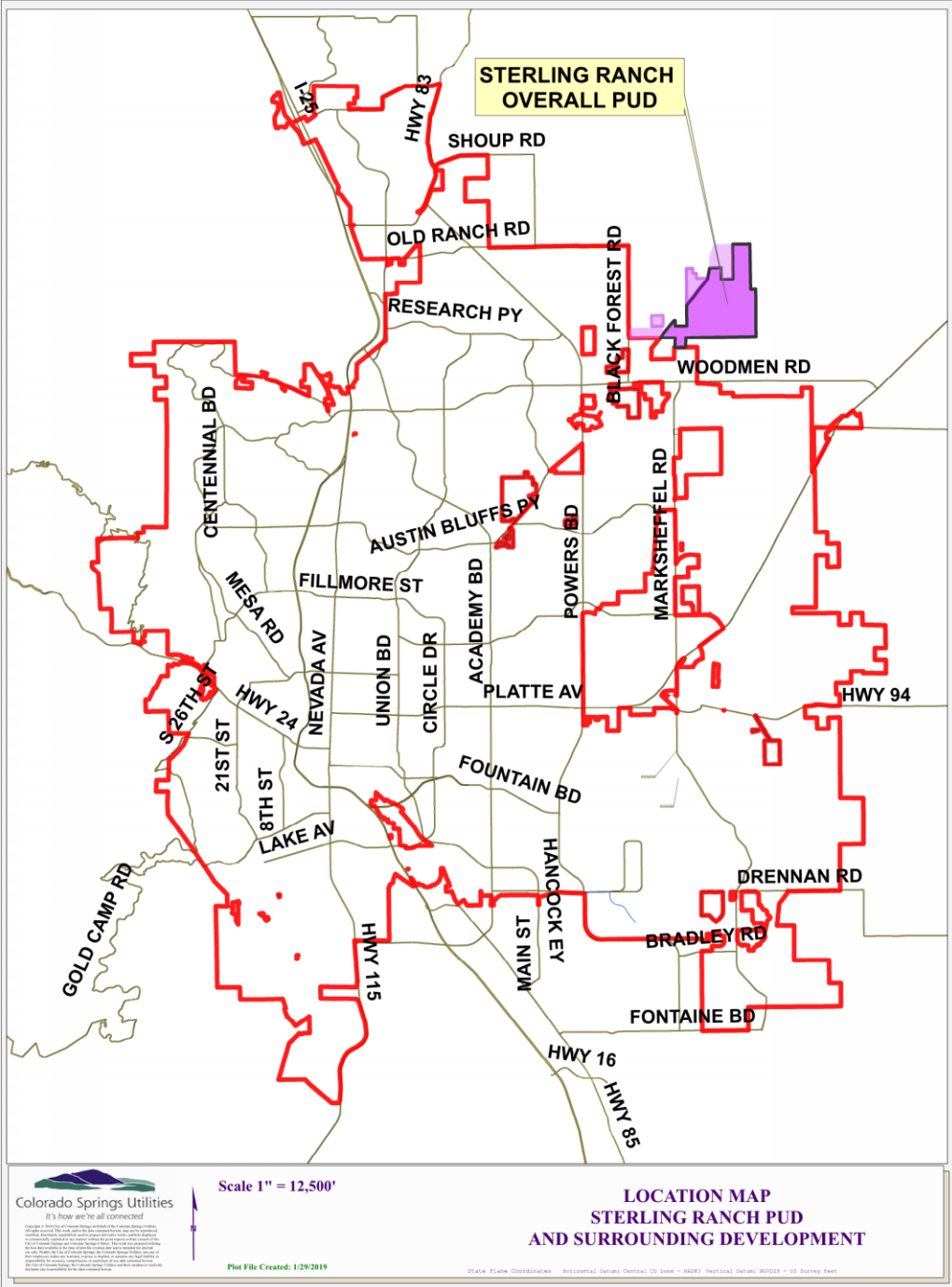
System Extensions Manager

Michael Gustafson

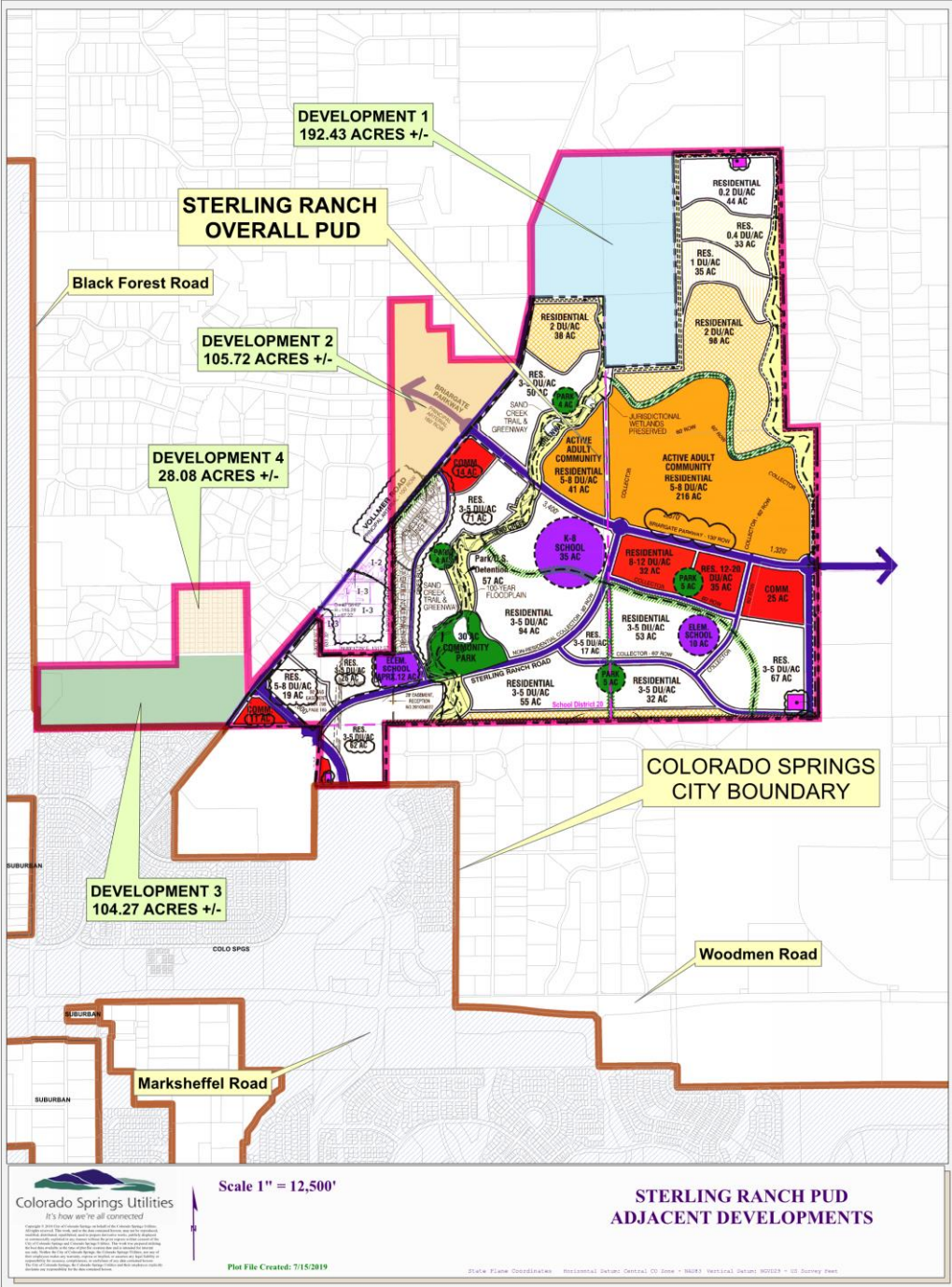
Senior Attorney

July 23, 2019

Sterling Ranch General Location Map



Sterling Ranch Map



Sterling Ranch Background

- Located outside of the City
 - ~5,800 single family equivalents (SFEs) at build out
 - 287 platted lots
- City Administration has determined that the development should be annexed into the City and is in talks with property owners
- Developers desire interim wastewater service for the 287 platted lots while annexation discussions proceed
- Utilities is willing to and can provide interim wastewater service for the 287 pending annexation

Ability to Serve

- Up to 700 lots could be served without impacts to Utilities' wastewater treatment system
- Collection system improvements necessary to serve additional lots
- No impact on Utilities' ability to provide wastewater services for current or future inside City customers
- Utilities has the capacity to provide electric, water, wastewater, and gas services upon annexation

Key Agreement Terms

- Short term special contract for wastewater service with Sterling Ranch Metropolitan District for 287 lots for one year, with renewal options
- District will be required to cause owners of property within the Sterling Ranch Master Plan area to submit petition for annexation in a form acceptable to the City within 90 days of connecting to Utilities' wastewater system
- District to pay outside City development charge for 3" connection and pay outside City special contract rates for wastewater
- Compliance with applicable City/Utilities' resolutions, codes, ordinances, regulations and policies related to annexation and utility service
- Construction of all public improvements in accordance with City standards and requirements for public improvements built after execution of special contract

Mutually Beneficial Contract

- Sterling Ranch receives one year of wastewater service
- Sterling Ranch to pay for all necessary infrastructure
- Utilities collects wastewater treatment revenue

Questions?