



Colorado Springs Utilities  
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# **Outside City Water & Wastewater Service & Agreement to Annex**

October 24, 2023, City Council Meeting

Todd Sturtevant, Manager

Customer Utilities Connections

# Service Request

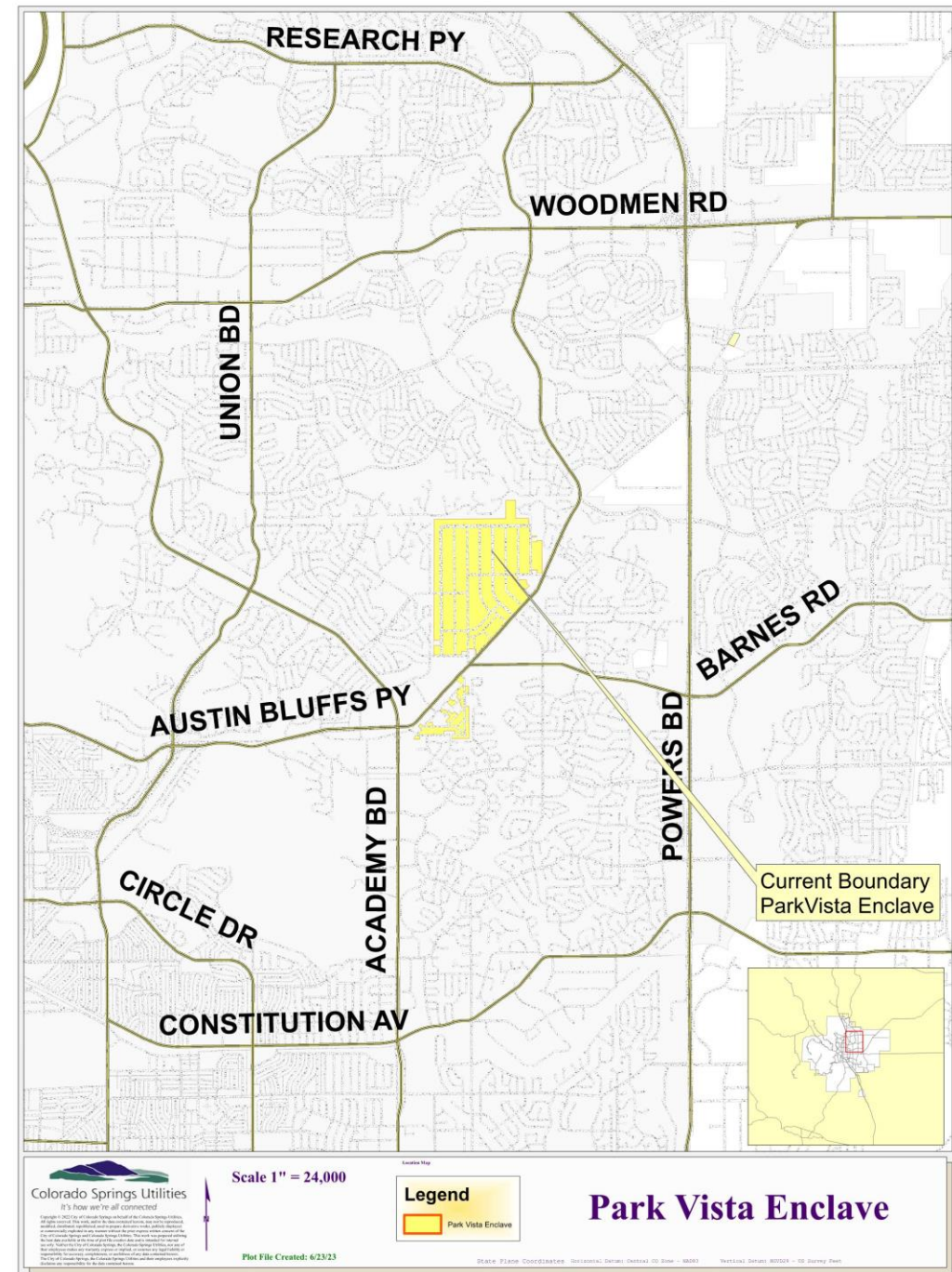
Owners of 5180 Topaz Drive have requested Springs Utilities water service for single-family residential use

Property currently served by well

Located in Park Vista Estates, which is a 372-acre, 558 lot enclave, located north of Austin Bluffs Pkwy and Barnes Road

Area situated between City Council District 5 and 6

Springs Utilities provides natural gas and electric service to property and enclave





# Provision of Water/Wastewater Service

- Property is contiguous with City limits
  - Eligible for annexation under Colorado Revised Statutes
- City Code 7.5.701.J. Service Without Annexation
  - City may provide water/wastewater services upon approval of City Council through an agreement to annex executed by property owner
  - City Planning supports Agreement to Annex in lieu of annexation

# City Code 12.4.305

- Requires Utilities Board to recommend and City Council approval to provide water service outside City limits
- Utilities Board made a recommendation of approval on September 27, 2023, based on:
  - Area will have de minimis impact on the overall City's available water supply – City Code section 12.4.305.B.3.

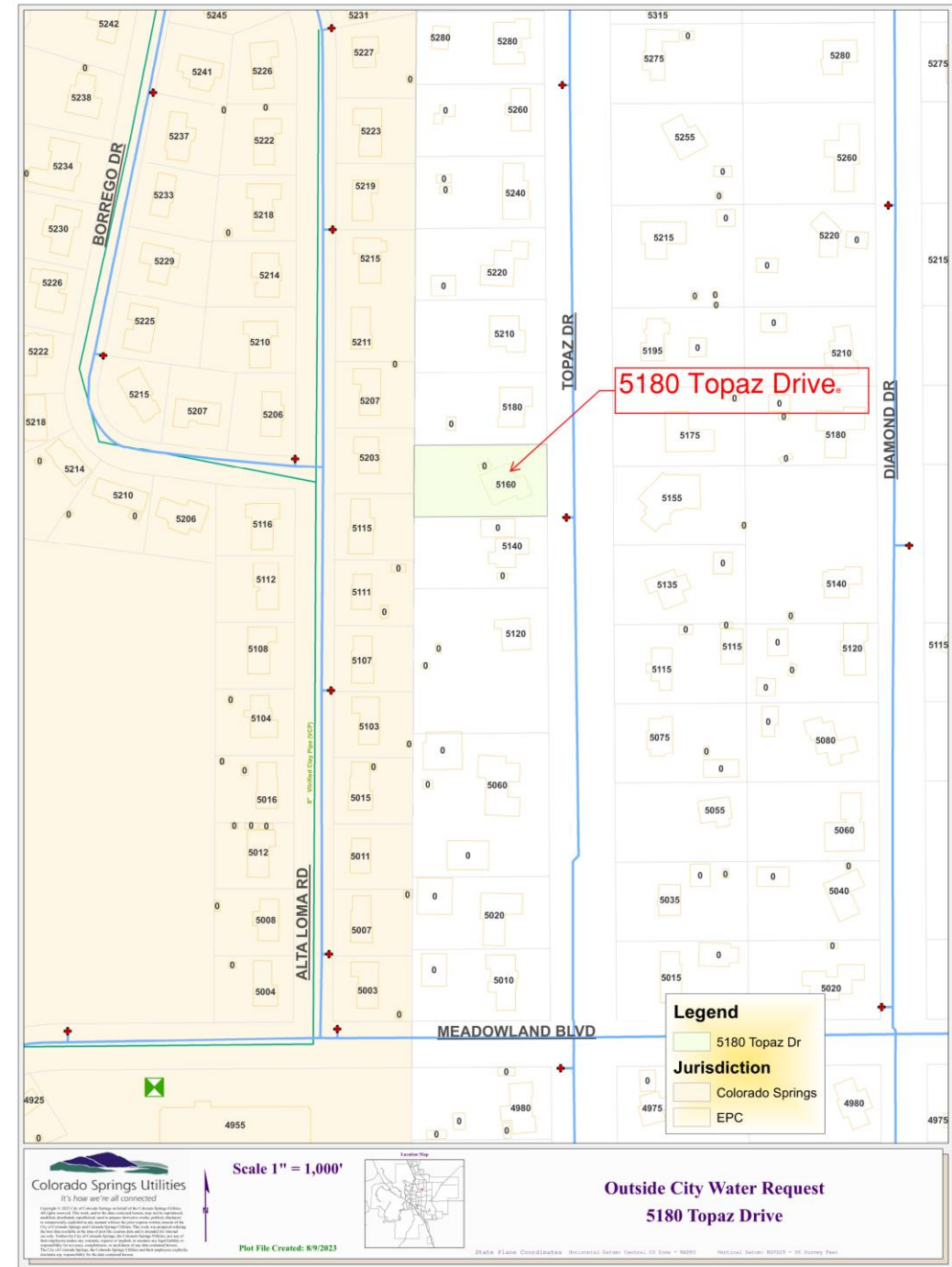
# Springs Utilities Considerations 7.5.701.J.

Existing water main located in Topaz Drive

Sufficient capacity exists at time of application

Agreement to Annex includes provisions for future wastewater service

- No existing wastewater mains
- Service available on a first-come first-serve basis subject to available capacity
- Avoids future revision or new Agreement to Annex



# Agreement to Annex

- Standard form Agreement to Annex
  - ✓ Executed by Owner/Applicant
  - ✓ Specific to single-family residential use
  - ✓ Irrevocable consent to annex when/if property becomes eligible for annexation
  - ✓ Deed all groundwater rights to the City
  - ✓ At the time of annexation, owner agrees to pay all applicable City charges and fees
  - ✓ Runs with the land and shall be binding upon future owner(s)

# City Council Action

- Per City Code 7.5.701.J. Service Without Annexation:
  - In its legislative discretion, the City Council may authorize water and/or wastewater service without annexation when a property is legally ineligible for annexation or when City Council determines that annexation is not in the best interests of the City
  - The owner of the land to be served has executed an Agreement to Annex in the form required by the City

## Next Steps

1. City Council decision on resolution approving an agreement to annex and to provide water and wastewater service outside the City limits to 5180 Topaz Drive





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# Questions?

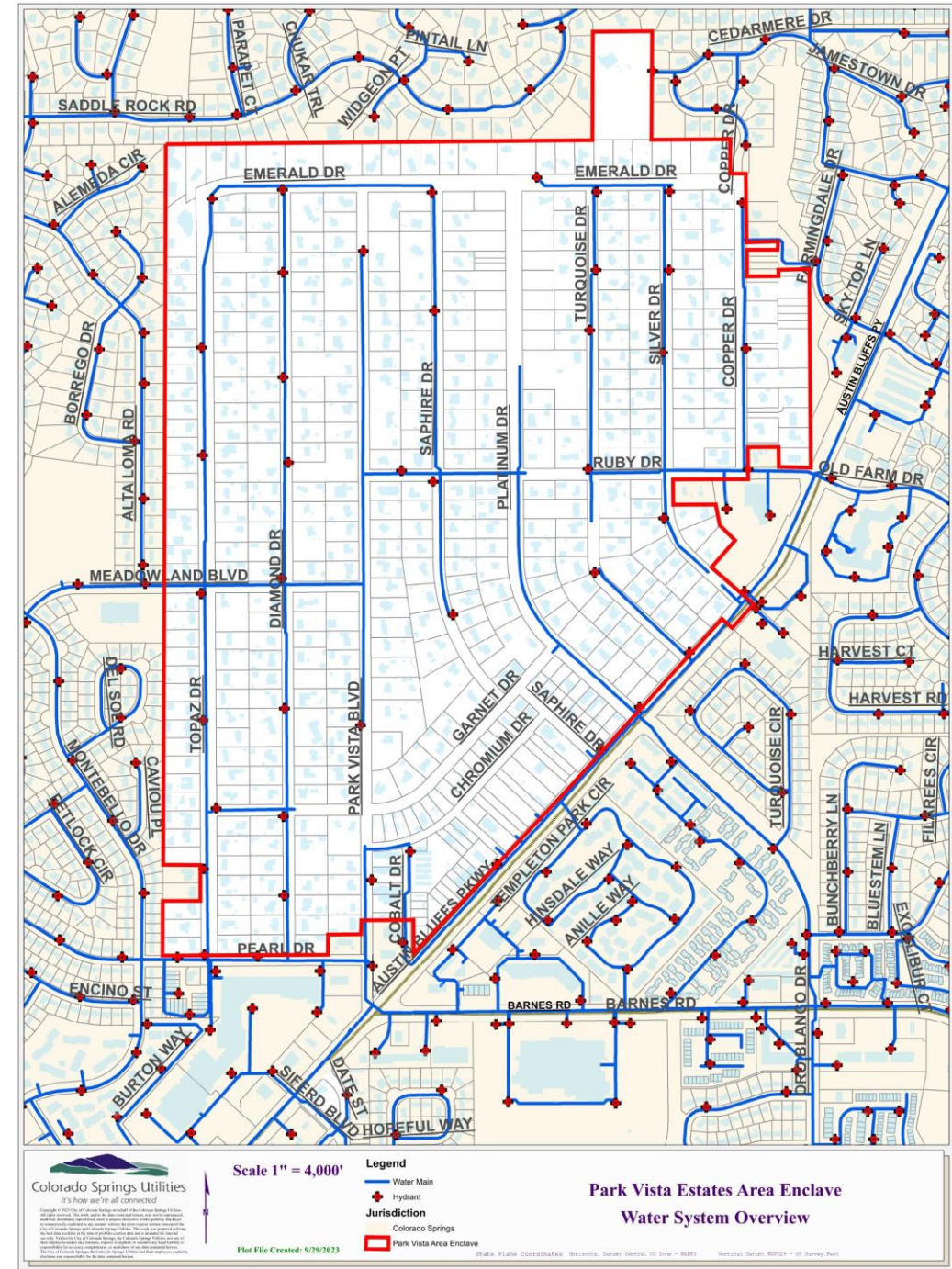


# Park Vista Estates Water System

Most roadways have existing water distribution mains

Some gaps exist

Owners/developers requesting service are responsible for main extensions





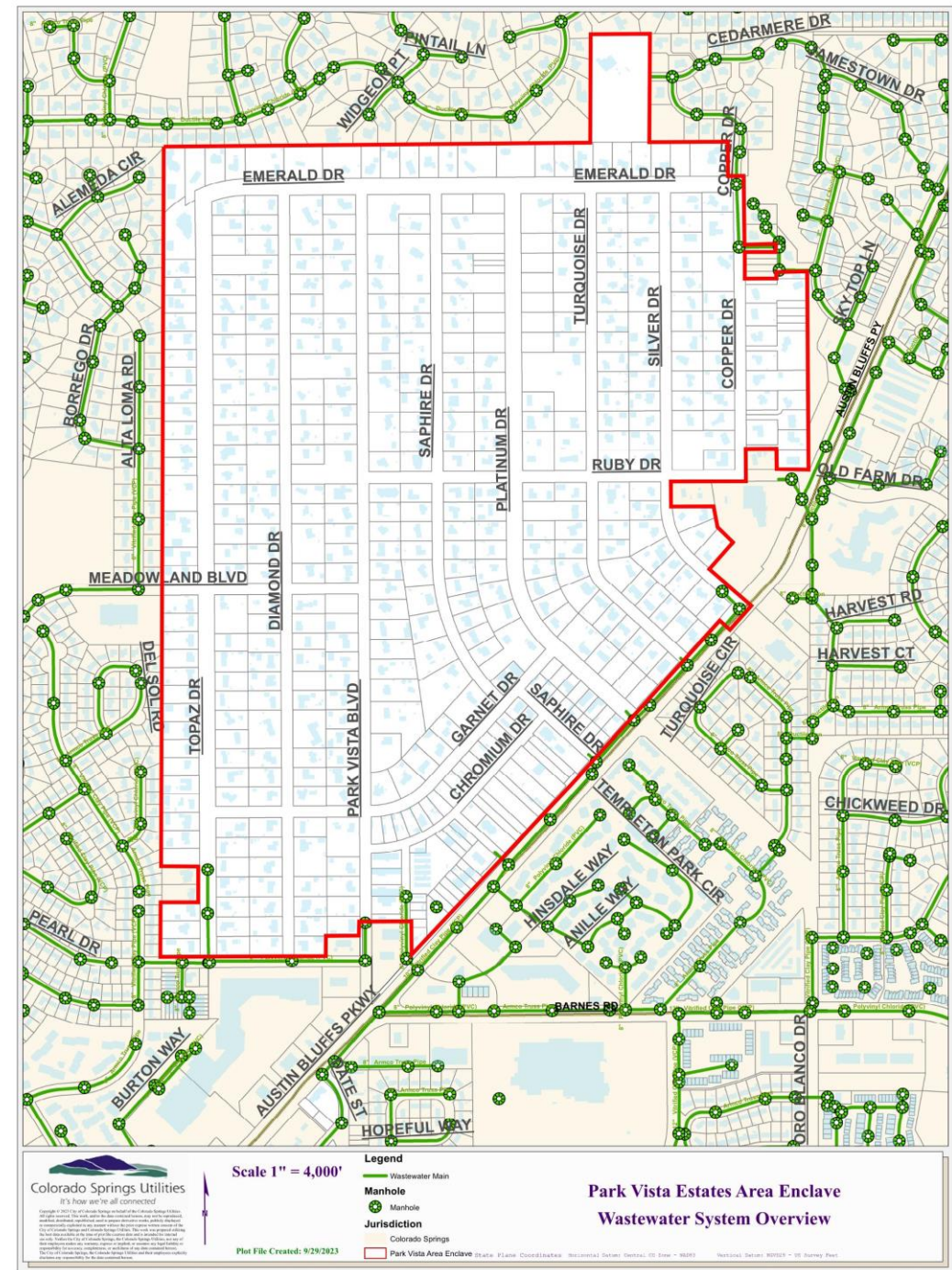
# Park Vista Estates Wastewater System

Sparsely developed with very minimal distribution and access within enclave

Most existing wastewater collection mains are located on the enclave's outer boundary

Significant extensions would be required to provide service capability to all properties

Owners/developers requesting service are responsible for main extensions



# Connection Charges/Fees



## WATER

	Inside City (Annexation)	Outside City (Agreement to Annex)
Water Development Charge <sup>1, 2</sup>	\$10,949	\$16,424
Water Resource Fee <sup>1, 2</sup>	\$7,952	\$11,927



## WASTEWATER

Wastewater Development Charge	\$1,868	\$2,802
Wastewater Permit Fee (Inspection)	\$80	\$80
<b>Total<sup>3</sup></b>	<b>\$20,849</b>	<b>\$31,233</b>

<sup>1</sup> Outside-City customers pay water and wastewater Development Charges, Fees and Rates that are 50% higher than inside-City customers

<sup>2</sup> Since most properties in the Park Vista Estates enclave are half-acre, single-family lots, Development Charges and Fees shown are calculated assuming lot square footage larger than 15,000 square feet

<sup>3</sup> Other natural gas and electric fees may apply for new construction or service connections. No 50% multiplier applies to associated charges, fees and rates for outside-City customers for these services