



Peach Ranch Addition No. 1 Annexation

City Council Checkpoint

January 27, 2025, City Council Work Session

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Customer Utilities Connections

City Code 12.4.305.B

- Requires City Council approval to provide water service outside City limits
 - Approval must be based on substantiated and written record demonstrating one of the following:

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- | | | | | |
|--|----|--|----|---|
| 1. City's available water supply is sufficient to meet at least 128% of existing water usage* plus projected demand for proposed water extension(s); | OR | 2. A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; | OR | 3. The area is an enclave, or

The area is owned or leased by the City, or

The extension will have a de minimis impact on the overall City's available water supply. |
|--|----|--|----|---|

**Calculated using a five- (5) year rolling average of unrestricted weather normalized usage data*

Utilities Application of City Code 12.4.305

B. 1. The City's available water supply is sufficient to meet at least 128% of existing usage (calculated using a five (5) year rolling average of weather normalized unrestricted usage data) and the projected demand for water services within the proposed extension(s) of service...

Current Reliably Met Demand (RMD) and Existing Usage		
Category	Acre-feet/year (AFY)	When updated
RMD	95,000	As needed per RMD Update Policy
Existing Usage*	69,772	Yearly as part of IWRP Update

*5-year rolling average of weather normalized unrestricted water usage (2019-2023)

Minimum Water Supply Requirement (MWSR)		
Existing Usage/year	Percentage	MWSR
69,772 AFY	x 128%	= 89,308 AFY

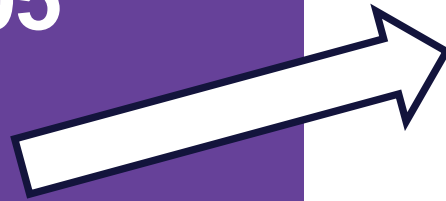
Available Water Surplus (AWS)		
RMD (AFY)	MWSR (AFY)	AWS (AFY)
95,000	- 89,308	= 5,692

AWS used for establishing de minimis amount.

De minimis = 1% of AWS or any projected water demand less than 57 AFY

Application of City Code 12.4.305

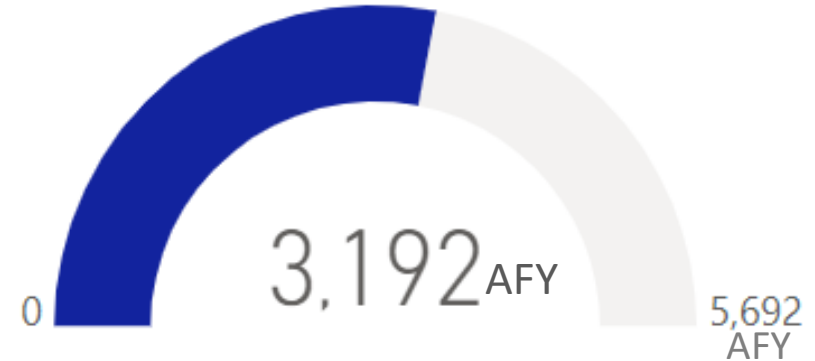
Peach Ranch



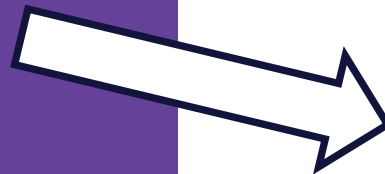
Defined as enclave per City Planning
Meets City Code 12.4.305.B.3.

Projected Water Demand: 66 AFY

Petitioned Annexations
Total Projected Water Demand
(includes Peach Ranch)



Annexations Approved since
City Code 12.4.305 adopted
(February 14, 2023)



of Approved Annexations: 15 (to date)
Projected Water Demand: 184 AFY

City Code 7.5.701.A.4.

Requirements of Annexation

a. Groundwater Rights

Owner shall transfer title to all groundwater underlying the land to the City

b. Water Rights

Owner shall transfer any additional water rights historically used on or for the benefit of the area to be served

Current Conditions

Awaiting submittal of water rights and well inventory from Owner/applicant

c. Rights of Way and Easements

Owner shall obtain and/or dedicate all property and easements required for utility-system facilities to serve the property and ensure integrated utility systems

d. Service Area Overlap

Electric

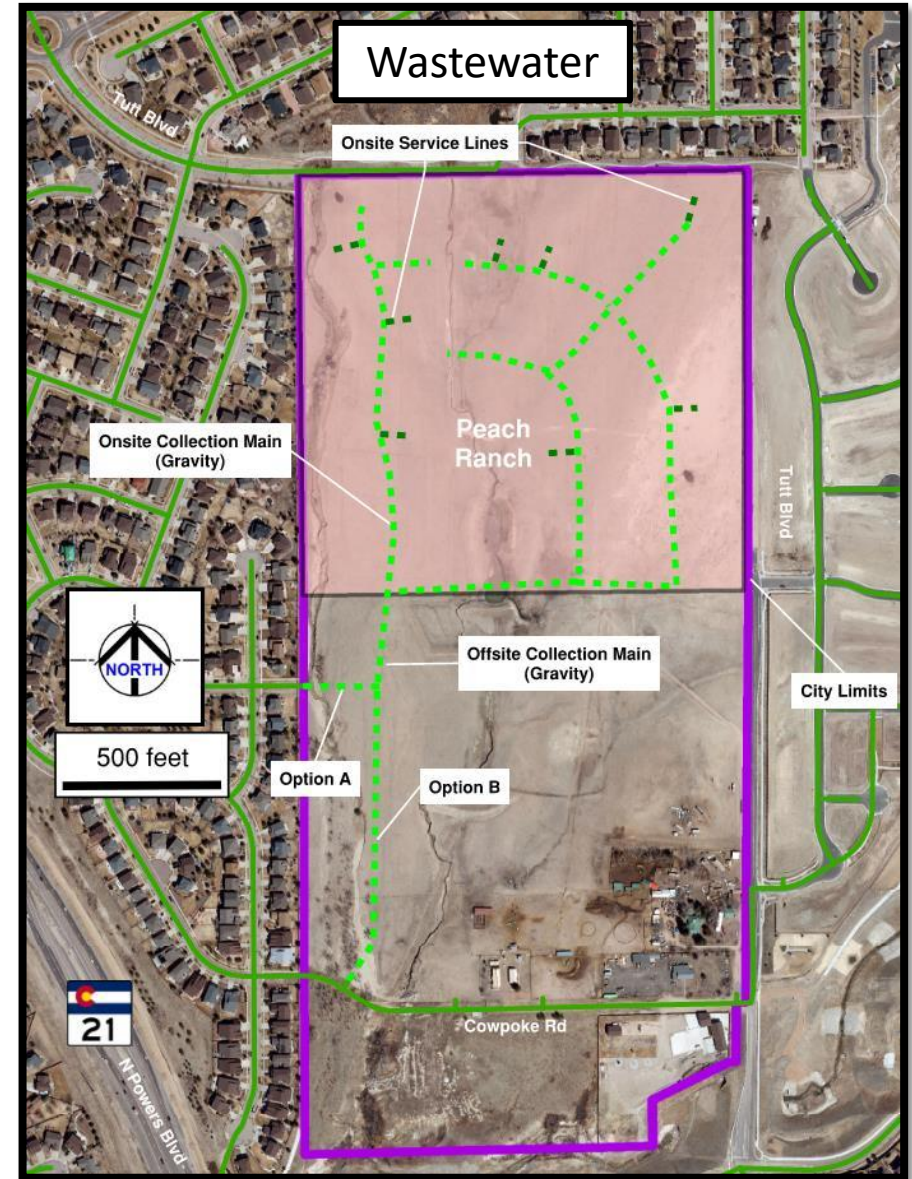
Peach Ranch is located entirely within Mountain View Electric Association (MVEA) service territory

MVEA entitled to just compensation per Colorado Revised Statutes if property annexed and incorporated into Springs Utilities' service territory

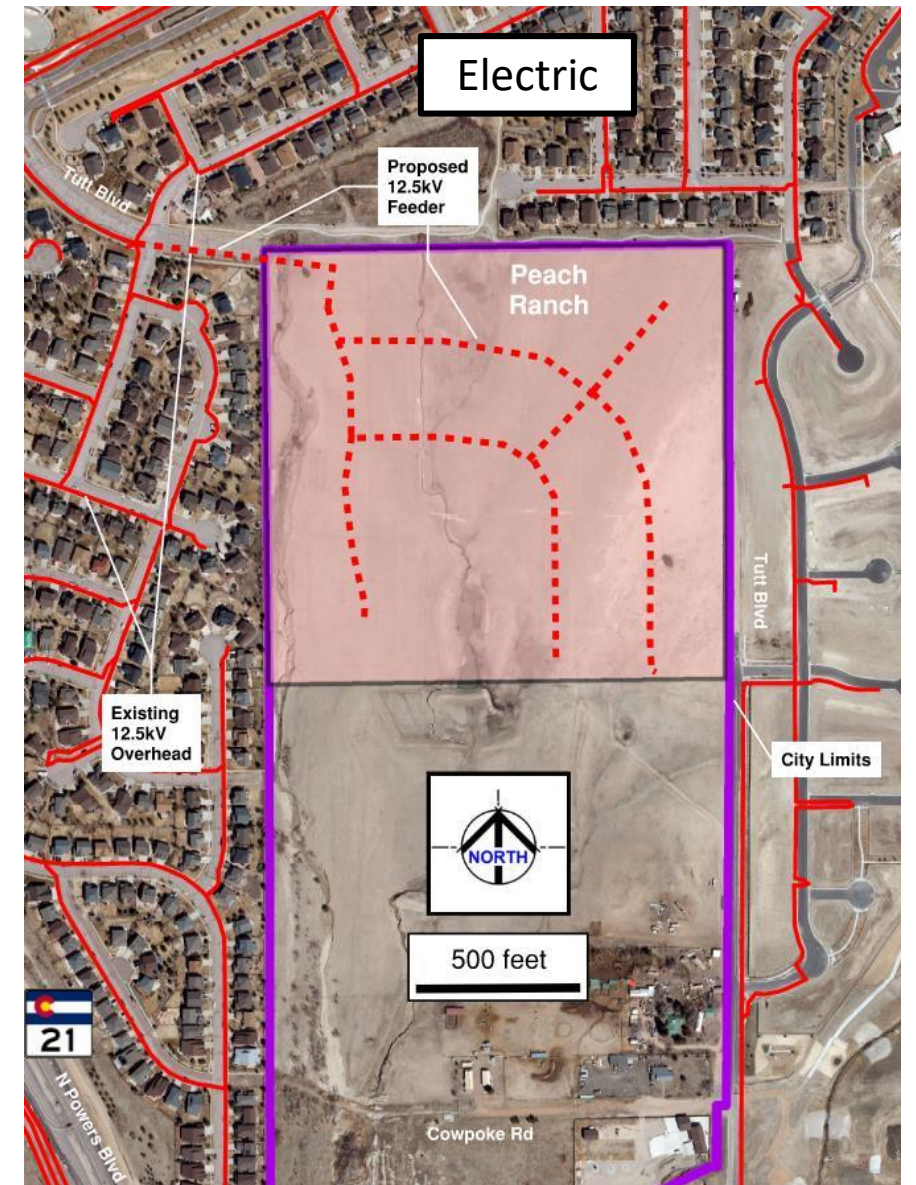
Natural Gas

Peach Ranch located entirely within Springs Utilities' service territory





Water and Wastewater Infrastructure



Natural Gas and Electric Infrastructure



Springs Utilities Capital Cost Estimate

		Springs Utilities' Estimated Cost (millions) ¹		
		Low	Mid	High
	Electric			
	Infrastructure (Meters)	\$0.04	\$0.05	\$0.06
	Resource (Generation)	\$0.73	\$0.92	\$1.10
	Natural Gas			
	Infrastructure (Meters)	\$0.06	\$0.07	\$0.09
	Wastewater			
	Facilities (Treatment Plant)	\$0.86	\$1.08	\$1.29
	Water			
	Facilities (Treatment Plant)	\$0.29	\$0.36	\$0.44
	Infrastructure (Meters)	\$0.07	\$0.09	\$0.10
Total Capital covered by Base Rates		\$2.1	\$2.6	\$3.1

¹Estimated 2025 costs are rough order of magnitude and may vary based on external factors, including but not limited to market conditions, material costs and phasing.



Colorado Springs Utilities

It's how we're all connected