

CASTLE ROCK WATER

# **RESOLUTION APPROVING AN IGA WITH THE CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT FOR WATER SERVICE AND IMPROVEMENTS**

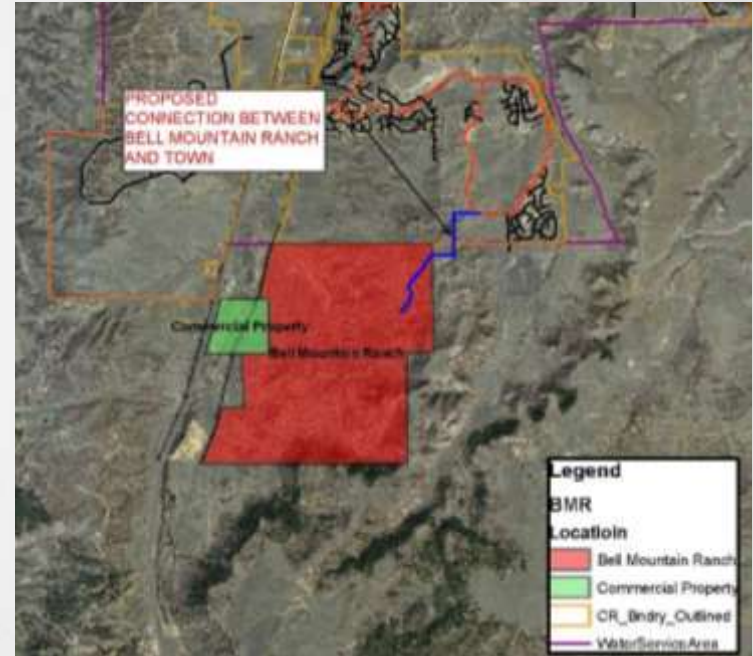
TOWN COUNCIL  
NOVEMBER 2, 2021



# BELL MOUNTAIN RANCH

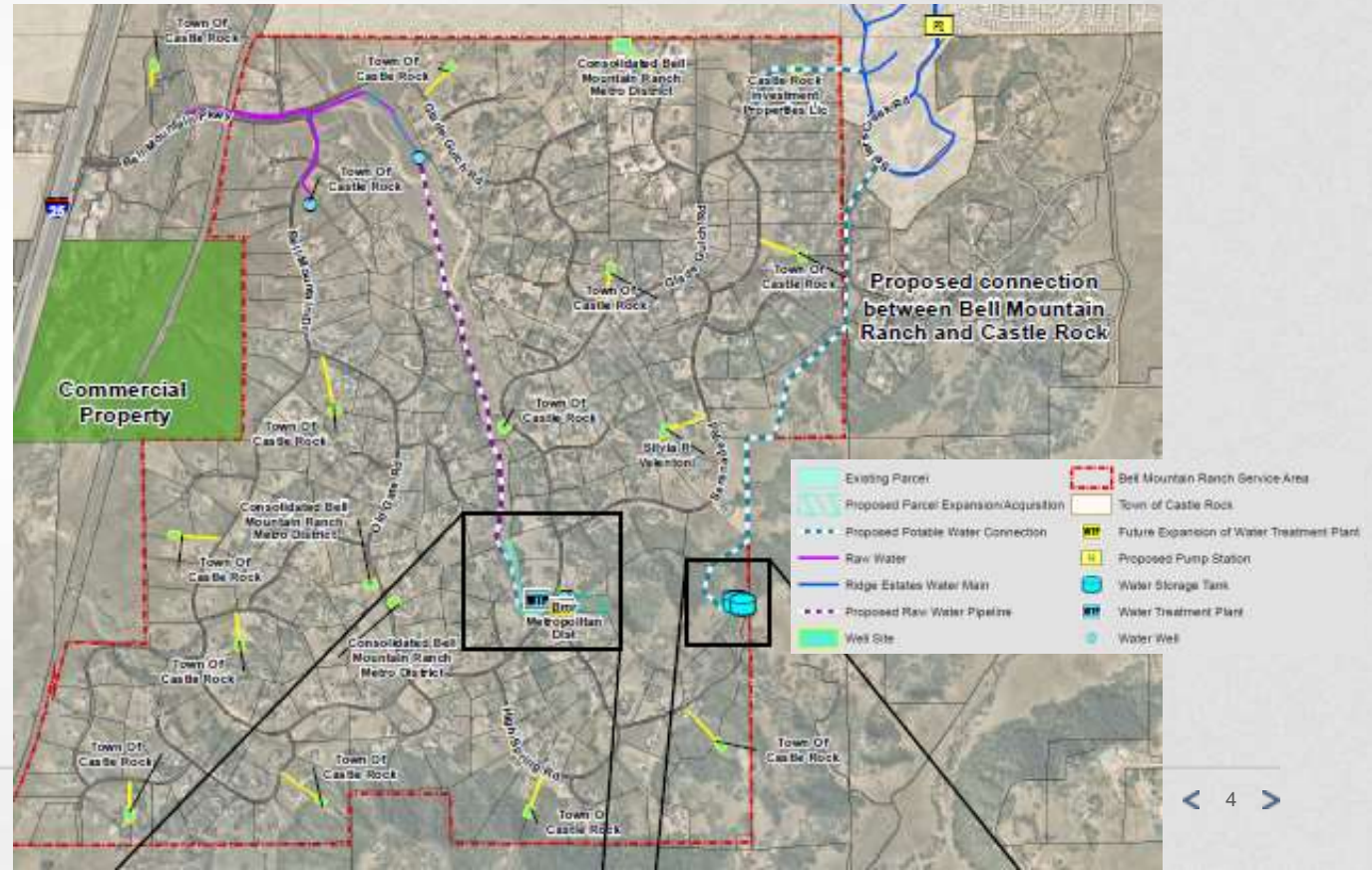
## OVERVIEW

- 321-home subdivision in Douglas County
- Separate community water system
- Relies on nonrenewable groundwater
- Unable to comply with State water quality requirements for discharge from WTP
- Needs a long-term, renewable water supply
- Has coordinated with Douglas County on solution
- BMR would pay for capital buy in and connection costs
- Would become CRW customers similar to Macanta (Canyons South)



# BELL MOUNTAIN RANCH

## FACILITIES PLAN



# BELL MOUNTAIN RANCH

## AGREEMENT TERMS

- Exclusive to BMR (321 homes, 2 irr. Taps, 6 reserved taps) / perpetual
- Subject to same rates and fees plus 10% extraterritorial surcharge
- System development fees (SDFs) recovered over 30 years / interest rate of 2.54%
- SDFs assessed at 2020 fees (Water and Water Resources)
- SDFs partially offset by depreciated value of contributed assets plus value of excess groundwater rights at \$2,500/acre foot (AF)
- Town will acquire additional property in BMR at fair market value for future expansion of the existing BMR WTP and for future raw water pipelines
- BMR would pay for connection to Town's system / cost rolled into debt
- Total monthly bills ~\$136 to \$271 average \$179 (\$77/mo. Interim finance charge)
- Rates & Fees adjusted annually based on CRW rates and fees as approved by Council

# BELL MOUNTAIN RANCH

## AGREEMENT TERMS CONT.

- All groundwater rights / fixed assets deeded to Town
- Town would take over system
- Subject to same rules and requirements including water conservation
- District would adopt CRW's rules and regulations, rates and fees on annual basis
- Water supplied to BMR would not be returned via sanitary sewer; hence, loss of use of large majority of water. Water rights to all irrigation and septic return flows retained by CRW
- Once agreement fully executed, CRW will immediately own and operate the system.
- CRW would have option to improve and expand WTP / develop additional wells

# BELL MOUNTAIN RANCH

## RECOMMENDATIONS

- Castle Rock Water Commission
- Staff
- **Questions?**





### **PROPOSED MOTION**

I MOVE TO APPROVE RESOLUTION NO. 2021-098  
AS INTRODUCED BY TITLE.

### **ALTERNATIVE MOTIONS**

*"I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED BY TITLE, WITH THE  
FOLLOWING CONDITIONS: (LIST CONDITIONS)."*

*"I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL MEETING ON \_\_\_\_\_  
DATE TO ALLOW ADDITIONAL TIME TO (LIST INFORMATION NEEDED)."*