

Santa Fe Trail Ranch Metropolitan District Water Service Connection Requirements

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POA Requirements

The Santa Fe Trail Ranch Property Owners Association (POA) and Las Animas County has provided the following requirements to property owners with regards to water service to the owner's lot:

1. There shall be no more than one water tap per thirty-five acre lot.
2. There shall be no water service to any lot smaller than thirty-five acres unless the service replaces a service to an adjacent thirty-five acre lot owned by the same owner.
3. Each property owner shall install at least one 1500 gallon cistern.

Bacteriological Testing

The cistern requirement imposed by the POA brings to the ranch benefits ranging from a back up water supply to support in fire protection. Cisterns, however, introduce potential avenues for contamination of drinking water. Consequently, the Water Quality Control Division of the Colorado Department of Public Health and Environment is mandating that the Santa Fe Trail Ranch Metropolitan District (SFTRMD) implement the following policies for residential cisterns:

1. Bacteriological testing of cisterns shall be done annually unless waived by the property owner. Any costs associated with these tests will be billed to the owner. Chlorine levels must be monitored regularly and adjusted by the owner.
2. If bacteriological contamination is detected in the initial test and in a retest, then a qualified individual should inspect the cistern to determine if the contamination may have been introduced due to the physical condition of the cistern.
3. Each property owner shall be provided instructions for Chlorine Residual Sampling especially as it applies to extended times the individual water supply is not used.
4. Each cistern must be inspected externally and internally by a qualified person at least once per year.

External Inspection

- Determine that the location of the cistern will not allow surface water to enter the system.
- Assure that adequate fencing is in place to prevent livestock or other animals near the cistern.
- Assure that #24 mesh screens are in place on air vents.
- Assure access covers are not cracked and are sealed.

Internal Inspection

- No floating matter of any kind is observed on the water surface.
- Water is clear, not cloudy.
- No cracks are evident on the sides, walls, bottoms, or top of the cistern when viewing from the riser on the access portal.

- Owners who do not wish to have water from their residence tested for bacteriological contamination will be asked to sign a “Waiver of Residential Access Agreement” that acknowledges their decision not to participate in the testing program. **By signing the waiver the owner accepts full and complete responsibility for all health risks and consequences of water from their untested residential cistern.**

Bacteriological testing by the Metro District will be based upon the Colorado Primary Drinking Water Regulations.

- Each month SFTRMD or it’s Contractor will collect water samples from the system based upon SFTRMD’s sampling plan. Representative residences will be selected on a rotating basis so that water from residences on that list is tested annually. Samples will be submitted to a Colorado Department of Public Health and Environment approved lab for testing. Owners will be provided the testing schedule for their residence in advance. Owners will be required to sign a “Residential Access Agreement” to allow SFTRMD or it’s Contractor on premises to perform the sampling.

- Owners will be notified in writing of the results of tests from their water sample.

Cistern Construction and Disinfection Procedure

The Water Quality Control Division of the Colorado Department of Public Health and Environment are requiring the SFTRMD provide cistern construction and disinfection procedures. These procedures are found under this subjects title included in this package.

Cistern Information Sheet

This sheet is included in this package to provide the SFTRMD the information it needs for monitoring purposes.

Residential Access Agreement

This Agreement will require your signature to allow the SFTRMD or it's contractor on your premises to perform the bacteriological testing and cistern inspection.

Waiver of Residential Access Agreement

This Agreement is provided in the event you wish not to participate in the Micro biological testing program the SFTRMD has implemented.

Trinidad Water Purchase Contract Requirements

The contract the SFTRMD has with the City of Trinidad includes the following requirements property owners must agree and comply with:

- Each property owner must agree to a consent of annexation.
- Water usage is forbidden for commercial or industrial use.
- Each water tap may be used by the deeded property owner only.
- No one, including property owners are allowed to obtain water from any flushing hydrant.
- Property owners are not permitted to sell water from their tap.
- Theft of SFTRMD water by any means including meter by-pass is forbidden.

For other than the agreement of annexation, violations to any of the above are punishable by a minimum fine of \$10,300.00.

Connection Costs

The following fees will be collected by Century Business Solutions and forwarded to the City of Trinidad:

- A one time plant Investment fee of \$3150.00 per tap (one per lot).
- A one time water rights offset fee of \$2000.00 per tap (one per lot).

The following costs will be collected by Century Business Solutions and forwarded to SFTRMD as a pass through cost for the meter components and installation.

- The cost for meter components will be \$1100.00 per tap.
- The meter installation will be done by the SFTRMD contractor at a base rate of \$320.00. This base rate does not include any extra excavation for major rock or significant terrain difficulties. Should these difficulties occur any added cost by the SFTRMD completion contractor will be passed through on the first water bill. A tap relocation will cost **approximately** an additional \$500.00, depending on conditions encountered.

- **Water Rates**

Billing for water consumption and fixed rates for maintenance and administration will be done by Century Business Solutions on a quarterly basis. The rates are as follows:

- Water usage:
- | Cost/ 1000 gallons | Consumption gallons/month |
|--------------------|---------------------------|
| \$12.00 | 1 - 5000 |
| \$19.00 | 5001 - 10,000 |
| \$24.00 | 10.001 and up |
- Maintenance will be \$27.50/month
- Administration will be \$ 2.00/month
- Bills will be due within fifteen days from the date of the invoice
- Bills become delinquent after fifteen days and will be subject to a 2% per month late fee. Failure to pay within sixty (60) days will cause water service to be terminated. Restart service will require a bacteriological test and turn on service at owner's expense.
- Meters will be read by users on a quarterly basis. Metro personnel will verify readings annually.

Water Use Permit

The **Water Use Permit** is required by the City of Trinidad through our Water Purchase Agreement. This form used in combination with the Checklist will describe the required documents for the water service application.

Utility Notification

This enclosure is information for you as a guide to follow before you do any excavation in the connection of the meter service to your cistern and water system. This service is free of charge and will provide you with a location service for any existing utility lines; water, telephone, power, etc.

A **checklist** is attached to assist with document assimilation.