

# **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 more than one residence and one guest house per thirty-five acre lot.
3. 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.
4. 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 shall be done on each residence at least once per year for contamination.
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 (Dormant Periods).
4. Each cistern must be inspected externally and internally by a qualified person at least once per year.

SFTRMD will adhere to these policies

Bacteriological testing will commence based upon SFTRMD's sampling plan after the installation of water meters and service to residences. The process for testing will basically be as follows:

- Each month SFTRMD or it's Contractor will collect samples from residences based upon SFTRMD's sampling plan. Residences will be selected on a rotating basis so that water from each residence is tested annually. Samples will be submitted to a Colorado Department of Public Health and Environment approved lab for bacteriological 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.
- The fee for the bacteriological test will be the least cost option to the owner and may be from a nearby lab in Raton, New Mexico or the nearest Colorado lab in Pueblo. Sample transportation, apportioned based upon the number of samples taken and submitted, and testing cost will be included in the owner's quarterly water bill.
- Owners will be notified in writing the results of tests from their water sample.
- 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.

If bacteriological contamination is detected in the annual initial and retest sample for micro biological contamination, then a qualified individual must inspect the cistern to determine if the contamination might have been introduced as a result of the cistern's physical condition. These visual inspections will be performed by a SFTRMD water system operator. This inspection will include the following:

### 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 good 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 will be advised of any deficiencies observed during the physical inspection of their cistern. If a more comprehensive inspection is deemed necessary, then the owner will be advised to contact a professional cistern installer to perform that inspection.

SFTRMD will absorb the cost of the water system operator's expenses to collect the water samples and to perform the physical inspection of the residential cistern.

### **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 \$3200.00 per tap (one per lot).
- A one time water rights offset fee of \$2500.00 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 \$600.00 per tap.
- The meter installation will be done by the SFTRMD completion contractor at a base rate of \$300.00. 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.

## 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 for 2004 and 2005 are as follows:

- Water usage:

Cost/1000 Gallons	Consumption Gallons/month
\$ 8.52	1 – 5000
\$12.50	5001 - 10,000
\$17.50	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 the property owners on a quarterly basis and periodically audited by SFTRMD or its Contractor. The notice to read the meter will be sent by Century Business Solutions either by E-mail or USPS mail and will be returned by the property owner with the correct reading within fifteen days of the mailing by E-mail or USPS mail.
- Failure by the property owner to record the correct water consumption may be subject to a \$25.00 penalty as well as a 2% late fee for consumption not properly recorded

## 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.