

quirements for any future development, utilities, and public services for the Dominguez parcels were noted. All future develop-

ment would require compliance with the town's subdivision and zoning ordinances and approval of the development plans.

Manning said the Dominguez property currently has one single-family residence on it. It is served by an existing well and septic system, and the town is not required to provide water to the property. However, the negotiated annexation agreement that the applicants agreed to states that if town water becomes available within 500 feet of the property, and if there were utility easements that would allow the property to access that water, and if the property were part of the town, then this property's owner(s) at that time would be required to connect to the Monument water system and give their

water rights to the town, and the property's owner(s) would be responsible for paying for that connection.

The only comment from the public was from Nancy Swearingin, who asked if the reason that the town wanted to annex the property was to facilitate a possible extension of Mitchell Road south to West Baptist Road, and if that happened, if the property owner would be paid for the access. Manning said there was no proposal like that being discussed now, that discussions as far back as 2008 only considered going southwest (not southeast) from the south end of Mitchell Road, and that there was a lot of land in other property owners' control that would also have to be part of that extension if it ever occurred. There was some board discussion in early 2008 of connecting Mitchell to the north end of Forest Lakes Drive. ([www.ocn.me/v8n3.htm#bot0204](http://www.ocn.me/v8n3.htm#bot0204))

With very little discussion, the trustees approved in turn both the annexations for Parcel A, Dominguez No. 1 and Parcel B, Dominguez No. 2. Both votes were 4-2. Trustees Greg Coopman and Shea Medlicott voted no, but gave no reason given for their opposition.

**20-year water master plan questioned**

On March 7, the previous Board of Trustees had voted 3-2 to approve the first of several suggested annual increases in the newly proposed Town of Monument water rates increase that had been under discussion since October. However, the board did not approve the series of automatic 9.5 percent rate increases through 2021 recommended by town staff to help build the emergency half-million dollar reserves fund as well as help pay back \$435,000 borrowed from the town's general fund. This first water rate

increase only applies to drinking water customers in the Town of Monument water service area west of I-25, which has about 1,000 accounts.

On May 2, some of the trustees attempted to enact an emergency ordinance to rescind the March 7 water rates increase until they better understood the reasons for the requested figures. Town staff did not support this attempt. The discussion ended up focusing on components of the 20-year water master plan.

**Note:** The Monument Board of Trustees unanimously approved the town's 20-year water master plan on Sept. 2, 2014, after discussing it at two meetings in August 2014. It replaced a plan from 2003. It included a long wish-list of proposed storage and distribution capital improvements to the water system in historic Monument, including water quality and treatment improvements, adding one 1.2-million-gallon tank storage, and developing the water reuse project.

For descriptions of water master plan discussions, see [www.ocn.me/v14n9.htm#mbot-0804](http://www.ocn.me/v14n9.htm#mbot-0804) and [www.ocn.me/v14n10.htm#MBoT0902](http://www.ocn.me/v14n10.htm#MBoT0902). To read the 75-page 20-year Water Master Plan Final Report including a long list of suggested projects, see p. 72 of Aug. 18, 2014 board packet at <http://monument-townco.minutesondemand.com/>.

As requested by Trustee Jeff Bornstein at the April 18 meeting, Public Works Director Tom Tharnish presented an emergency ordinance to rescind the March 7 water rates increase, but add a \$5 monthly service charge to each account. Tharnish said if rates went back to the rates approved in 2013, the loss of the expected base rate revenues through the end of 2016 would be about \$196,000. He predicted an additional \$415,000 in revenue would

be lost by the end of 2016 from the reduction of all the separate additional volumetric rates, if they were also reduced back to the prior rates in effect at the start of 2016.

Tharnish, Town Manager Chris Lowe, Town Treasurer Pamela Smith, and other staff members recommended that instead of rescinding the new rates, the rates approved March 7 be allowed to stand until the 2016 end of the year review is completed next year.

Tharnish then referred to a memo dated May 2 titled Effects of Enacting Emergency Ordinance 10-2016 for Water Rate Increase that was not included in the board packet, nor available online to the public for pre-meeting review. He said he had sent electronic copies and given printed copies to all the board members before the meeting. It included:

- It costs \$9,830 to produce 1 million gallons of water in the town, but projected revenue from the proposed emergency ordinance would only generate \$7,949 per million gallons.
- The town's proposed water reuse project, which would use surface water instead of well water and is part of the town's 20-year water master plan, would be at immediate risk of losing a potential financial partner in a neighboring district in the project if rates are overturned. Funding for 50 percent of this imminent vital project is based on the rate structure passed March 7.
- The town's water system could only add 300 new homes using its current water supply, which comes primarily from aquifers, and no new will-serve letters could be issued beyond that point.
- Aquifer water levels are dropping, and continued pumping of well water could become unfeasible in as soon as 11 years.



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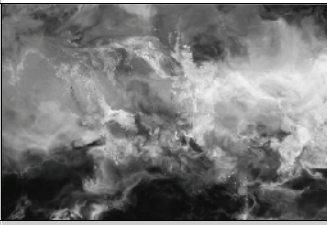
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