

## **RESOLUTION NO. 2023 - 8**

### **A RESOLUTION ESTABLISHING AN IMPACT FEE FOR IMPROVEMENTS IN A SPECIFIC PORTION OF THE SOUTH DURANGO SANITATION DISTRICT.**

**WHEREAS**, the South Durango Sanitation District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, C.R.S. 32-1-101, *et seq.* (the “Act”); and

**WHEREAS**, the District owns and operates a wastewater collection and treatment system (the “Wastewater System”); and

**WHEREAS**, the Act authorizes the Board of Directors (the “Board”) to adopt and from time to time increase or decrease rates, fees, toll and charges for the services provided by the District; and

**WHEREAS**, the District developed a Sewer Master Plan for the North Grandview area in 2013 to estimate development densities and establish pipe sizing; and

**WHEREAS**, the 2013 density estimates were based on data in the City of Durango Master Plans for the area; and

**WHEREAS**, development within the North Grandview area is now occurring and the projected densities are significantly higher than the City of Durango projections as shown on Exhibit A, attached hereto; and

**WHEREAS**, the updated density projections have shown that a 10” sewer line installed under Wilson Gulch to connect the properties in the North Grandview area to the Grandview interceptor (the “TSC Pipeline”) is not adequate to handle the higher densities; and

**WHEREAS**, a preliminary engineering design and cost estimate for upgrading the TSC Pipeline has been prepared as shown on Exhibit B, attached hereto, and the District has appropriated funds for that capital expenditure in its 2024 budget for the construction of the project; and

**WHEREAS**, the Board of Directors of the District has determined that those properties that will benefit from the increased capacity of the TSC Pipeline upgrade should repay the cost of the project through an impact fee; and

**WHEREAS**, the impact fee was established by dividing the cost of the project by the number of ERTs (equivalent residential taps) shown on Exhibit A; and

**WHEREAS**, at least 30 days prior the adoption of this resolution notice was posted on the District website of a public hearing to consider adopting this impact fee; and

**WHEREAS**, the impact fee adopted by this resolution is appropriate and necessary.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH DURANGO SANITATION DISTRICT:**

1. That the TSC Impact Fee of \$290/ERT is hereby adopted for all connections served by the TSC Pipeline as shown in orange as parcels 3-13 on the map attached hereto as Exhibit C (the "TSC Pipeline Service Area").
2. The TSC Impact Fee shall be collected at the time a tap application is submitted for a connection in the TSC Pipeline Service area beginning January 1, 2024.
3. That the TSC Impact Fee shall be reviewed and adjusted periodically based on actual project costs, interest, and development densities.
4. The Board of Directors of the District hereby finds and declares that adoption of the TSC Impact Fee is an equitable method of allocating and offsetting the costs of the project among those parties benefiting from the project.

Adopted this 21st day of December 2023.

**SOUTH DURANGO SANITATION DISTRICT**

By *Curt Piccoli*  
President

# EXHIBIT A

Three Springs Crossing Lateral - Properties Served									
ID #	Property Owner	Size (Acres)	Commercial Size	Residential Size	Open Space	Description	Commercial (GPD/Acre)	Residential (ERT/Acre)	ERTs
3	GRVP LLC	37.28	27.96		9.32	25% Open Space and 75% Commercial	950		147.6
4	Moreno	40.97		16.39	24.58	40% Low Residential / 60% Undevelopable		5.0	81.9
5	Stoltz	70.54		42.32	28.22	20% Medium Residential / 40% Low Residential / 40% Open Space		7.3	310.4
6	Euroco	10.27		6.16	4.11	60% Low Residential / 40% Open Space		5.0	30.8
7	Godfrey	3.00		1.80	1.20	20% Medium Residential / 40% Low Residential / 40% Open Space		5.3	9.6
8	White	14.70		10.29	4.41	70% Low Residential / 30% Open Space		5.0	51.5
9	Bigelow	6.08		3.65	2.43	20% Medium Residential / 40% Low Residential / 40% Open Space		7.3	26.8
10	Geauthreaux	7.51		4.51	3.00	20% Medium Residential / 40% Low Residential / 40% Open Space		7.3	33.0
11	Gibson	3.44		2.06	1.38	20% Medium Residential / 40% Low Residential / 40% Open Space		7.3	15.1
12	Crader Properties	54.36	23.10	23.10	8.15	15% Roads Open Space etc. / 42.5% Commercial / 42.5% High Density Residential	950	24.0	676.4
13	CK, LLC	65.12	13.02	42.33	9.77	15% Roads Open Space etc. / 20% Commercial / 32.5% Medium Density Residential / 32.5% Low Density Residential	950	14.5	428.5
<b>Total ERT's</b>									<b>1811.6</b>

**Table 1 - Three Springs Crossing Lateral Connections and Projected Flow Table**

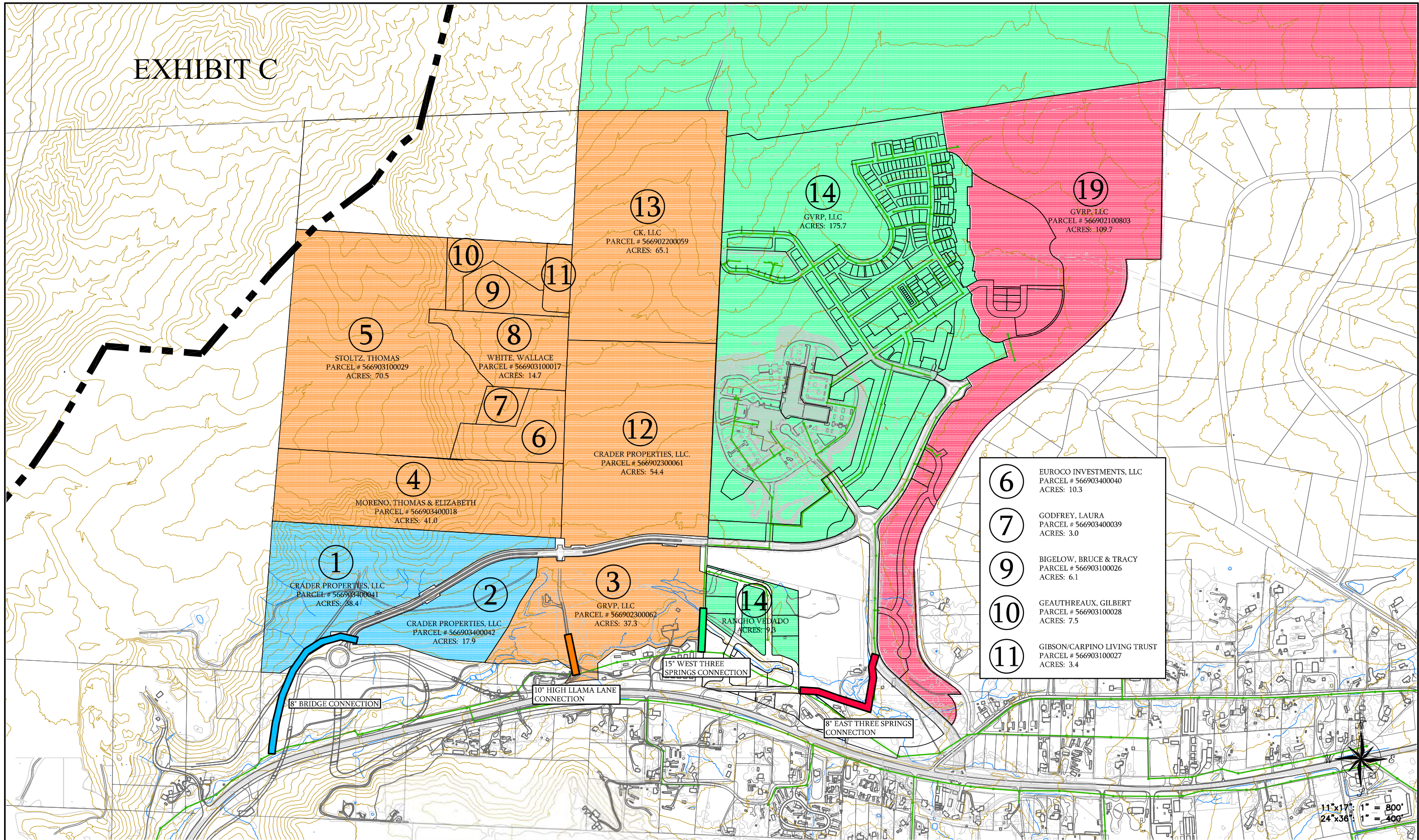
# EXHIBIT B

<b>TSC - PIPE SIZE UPGRADE PROJECT</b>				
<b>Construction Overhead and Administrative</b>				
Expense Item	Quantity	Unit	Unit Price	Total
Mobilization	1	LS	\$ 5,000	\$ 5,000
Permits and Fees	1	LS	\$ 10,000	\$ 15,000
Contract Administration	1	LS	\$ 15,000	\$ 15,000
<b>Total Overhead and Administrative:</b>				<b>\$ 35,000</b>
<b>Construction</b>				
Miscellaneous	Quantity	Unit	Unit Price	Total
Traffic Control	1	LS	\$ 15,000	\$ 15,000
Flow Fill	1	LS	\$ 130,000	\$ 130,000
Asphalt	1	LS	\$ 18,000	\$ 18,000
Curb and Gutter, Sidewalk, & Trail Repair	1	LS	\$ 20,000	\$ 20,000
Revegetate and Erosion Control	1	LS	\$ 5,000	\$ 5,000
Miscellaneous Site Work	1	LS	\$ 10,000	\$ 10,000
<b>SUBTOTAL:</b>				<b>\$ 198,000</b>
Yard Piping	Quantity	Unit	Unit Price	Total
Remove and Replace 10" pipe with 15" Pipe Under Streets	275	LF	\$ 90	\$ 24,750
Remove and Replace 10" pipe with 15" Pipe Standard Backfill	1150	LF	\$ 100	\$ 115,000
Remove and Replace Pipe in Steel Casing	95	LS	\$ 150	\$ 14,250
Core and Repair Manhole Connection	14	LS	\$ 750	\$ 10,500
<b>SUBTOTAL:</b>				<b>\$ 164,500</b>
<b>Total Construction</b>				<b>\$ 362,500</b>
<b>TOTAL PIPE UPGRADE CONSTRUCTION ESTIMATE</b>				<b>\$ 397,500</b>
<b>INDIRECT / SOFT COSTS</b>				
Expense Item				Total
Engineering Design and Coordination				\$ 35,000.00
Bidding and Construction Administration / Management				\$ 22,000.00
Legal and Administrative				\$ 7,500.00
Quality Assurance (QA)				\$ 8,000.00
<b>TOTAL INDIRECT / SOFT COSTS</b>				<b>\$72,500</b>
<b>10% Contingency</b>				<b>\$47,000</b>
<b>TOTAL PROJECT BUDGET</b>				<b>\$517,000</b>

**Table 2 - Project Cost Estimate**



# EXHIBIT C



DATE:	01/25/13	REV.	DATE	BY	DESCRIPTION
DESIGNED BY:	RJ				
DRAWN BY:	TWP				
CHECKED BY:	RJ				
PROJECT NO.	1000-161				
CAD FILE:	MASTERPLAN.dwg				



**SAN JUAN ENGINEERING, INC.**  
 8828 COUNTY ROAD 521 P.O. BOX 1100  
 BAYFIELD, COLORADO 81122  
 Phone: (970) 884-9749 Fax: (970) 884-9820

**SOUTH DURANGO SANITATION DISTRICT**  
 755 EAST 2ND AVE. P.O. BOX 2024  
 DURANGO, COLORADO 81301  
 Phone: (970) 382-2623 Fax: (970) 259-8894

**SOUTH DURANGO SANITATION DISTRICT**  
**NORTH GRANDVIEW MASTER PLAN**  
**CONNECTION MAP**

FIGURE  
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