

pumping capacity to support fire flows from fire hydrants. Fix initially proposed two additional pumps to ensure fire flows, but the board voted to eliminate these two pumps from the preliminary design to save costs as the total price of the booster pump system kept escalating during concept development.

Fix said that once he received a Promontory Pointe site plan and plat, he scheduled a meeting with Monument Director of Development Services Tom Kassawara to go over the preliminary design. After that meeting, Fix said he had learned on Nov. 12 that the pump house would have to go through a planning hearing before the Monument Planning Commission for a replat and a rezone from planned residential development to utilities. Fix said that unplanned requirement would create a three- or four-month delay. Fix will schedule another meeting with Kassawara to determine what needs to be done for this hearing process, such as a "locates and extents" package prepared by Merrick.

Fisher said that Triview did not go through this kind of hearing process for the building that protects well A8. Triview attorney Gary Shupp, who is also Monument's town attorney, said he did not know what process Triview went through for well A8. Shupp said he assumed that a similar process would apply to getting town approval for Triview's booster pump station. He said he would review Colorado Title 32 to learn which special district rules may apply and if the "locates and extents package" is actually required.

Fix asked Fisher how he should proceed. Fisher directed Remington to ask Kassawara about using the same process used in the A-8 well approval. A motion to authorize Remington to present the final booster pump design package, replat, and rezone documentation to Kassawara once it has been determined if a Planning Commission hearing is required was

unanimously approved.

Joe Loidolt, president of Classic Homes—the developer for Promontory Pointe, asked for more explanation of the blue line. Fix said the blue line shows which lots can and cannot receive enough water pressure to have fire flows from the pressure provided by the existing Triview water tank. A minimum water pressure of 20 psi from the water tank is necessary for the adjacent fire hydrants to function. Fix said Merrick's final booster pump station design does not include the booster pumps Fix initially proposed and the Triview board rejected.

Loidolt said, "I'm trying to figure out why we don't have a fire flow pump. We have a water infrastructure agreement." Cox replied, "We're looking at addressing that with different means, building a second tank. The cost almost tripled to get the fire flow pump in there."

Loidolt said, "That isn't what the consultant told me at the meeting—\$80,000 for a pump, \$20,000 for a generator, plus a little bit bigger building—call it \$120,000. Our water infrastructure agreement is pretty clear that we both agreed to. We would fund the extra money it took to get the pump to get the pressure up and you guys would provide sufficient water pressure. We're getting left out. I don't understand why."

Fisher said, "The primary intent of the pump station was to maintain pressure in the existing areas and to serve the south end of the development." Loidolt said, "No, it's the whole project if you read the infrastructure agreement. It does not say the south end of the project." Fisher stated, "I said if you go back to the discussions around the scope and costs of that project, that was all discussed in these board meetings."

Loidolt replied, "I wasn't made aware of it and we're the landowner and think that we're

one of the stakeholders and should be at least be aware of what's going on and be notified of something going on that's outside of what our agreement was. Because it doesn't work on a lot of fronts. Not only does it stop our development but it's fiscally irresponsible of you guys to stop that project. Look at the tap fees ... that it generates and you're going to stop it over \$120,000?" Fisher replied, "In those discussions, it was not \$120,000."

Fix stated that the booster pump project would now cost \$300,000 with the fire flow pumps and \$170,000 without them. Loidolt replied that Classic was providing roughly \$300,000 in the water infrastructure agreement. Fisher said, "I will remind everyone that we were originally told this was a \$100,000 project."

Loidolt stated, "The water infrastructure agreement says a

\$300,000 pump, the one that we both agreed to, and we're roughly at that number. And we're going

to generate \$260,000 in additional tap fees, we waived our free 10 taps—that's \$50,000—and we

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