

WATER ENTERPRISE

RATE STRUCTURE ANALYSIS



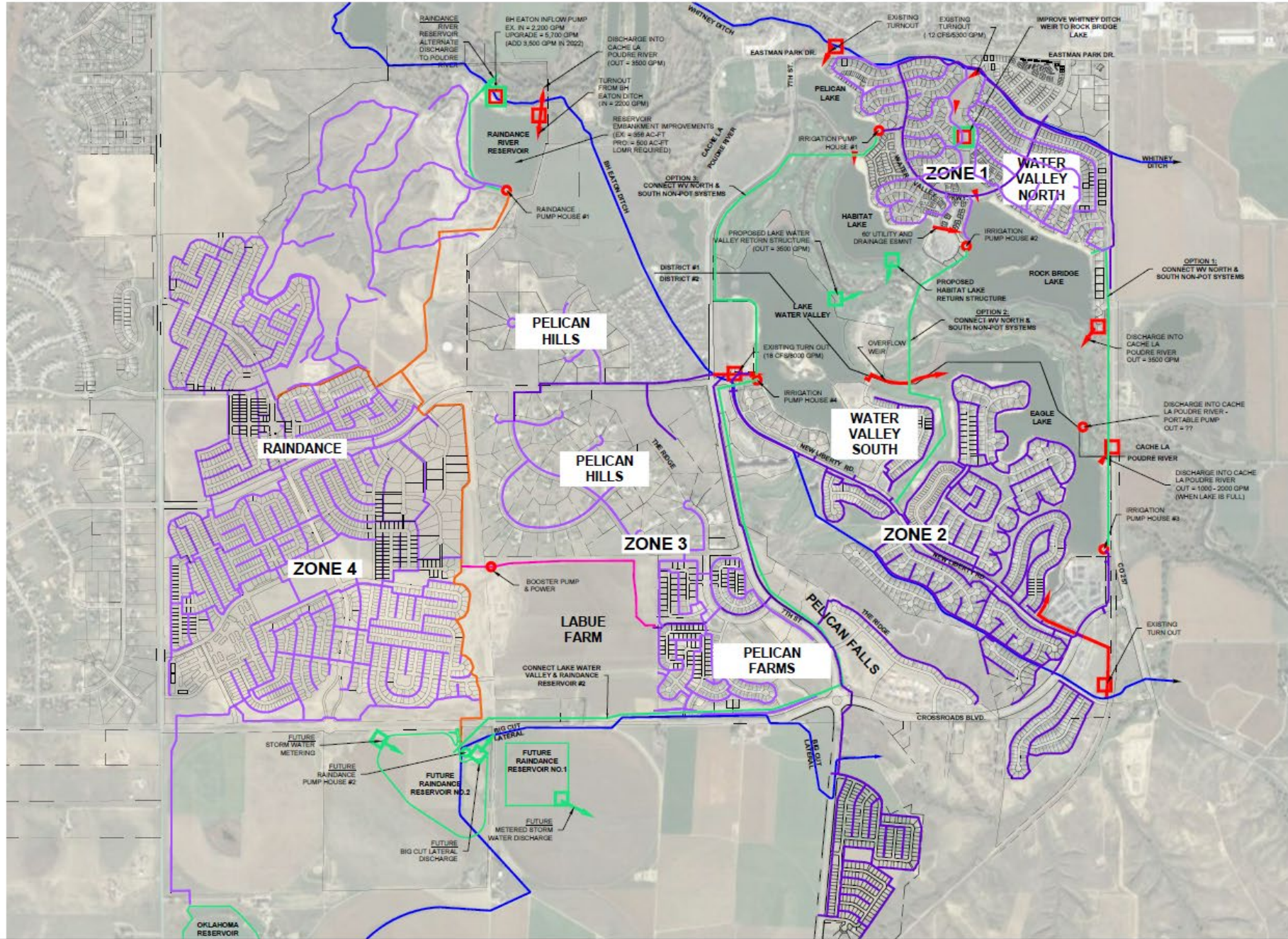
TST, INC. CONSULTING ENGINEERS



- A robust non-potable utility service that is unparalleled in Colorado
 - Two Metro Districts jointly operating a shared utility & amenities
 - Redundancies in the systems & Combining of District Resources provide for increased efficiency
 - Servicing over 5,500 homes
- A substantial value to our residents
 - Lower utility rates for irrigation vs Town of Windsor
 - World class amenities for our residents to enjoy

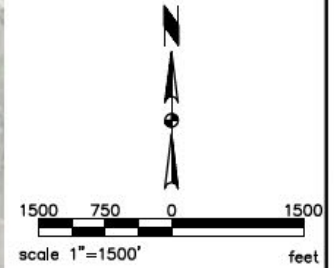
WHAT HAVE WE CRATED

REGIONAL NON-POT SYSTEM



LEGEND

- IRRIGATION CHANNELS IN THE AREA —
- EXISTING IRRIGATION TURN-OUTS —
- EXISTING IRRIGATION PUMP HOUSE / BOOSTER ◻
- METERING DEVICE ◻
- WATER VALLEY IRRIGATION MAIN LINE —
- RAINDANCE IRRIGATION MAIN LINE —
- FUTURE - RAINDANCE IRRIGATION MAIN LINE - - -
- WATER VALLEY / RAINDANCE CROSS CONNECTION —
- IRRIGATION SERVICE LINES —
- FUTURE - IRRIGATION SERVICE LINES - - -
- PROPOSED METERING DEVICE ◻
- PROPOSED IMPROVEMENTS —
- PROPOSED PUMP HOUSE / BOOSTER ◻
- IMPROVE EXISTING METERING DEVICE ◻
- IMPROVE EXISTING PUMP HOUSE / BOOSTER ◻



NON-POT OVERALL LAYOUT
 DATE: JANUARY 2022
 JOB NO. 0803.0400.00
 SHEET 1 OF 1

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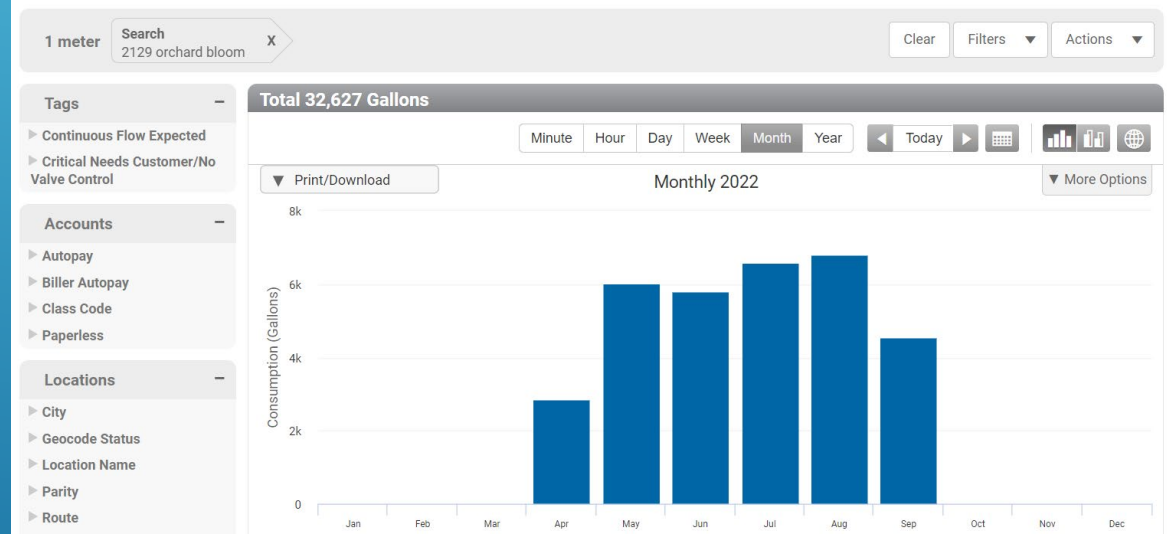
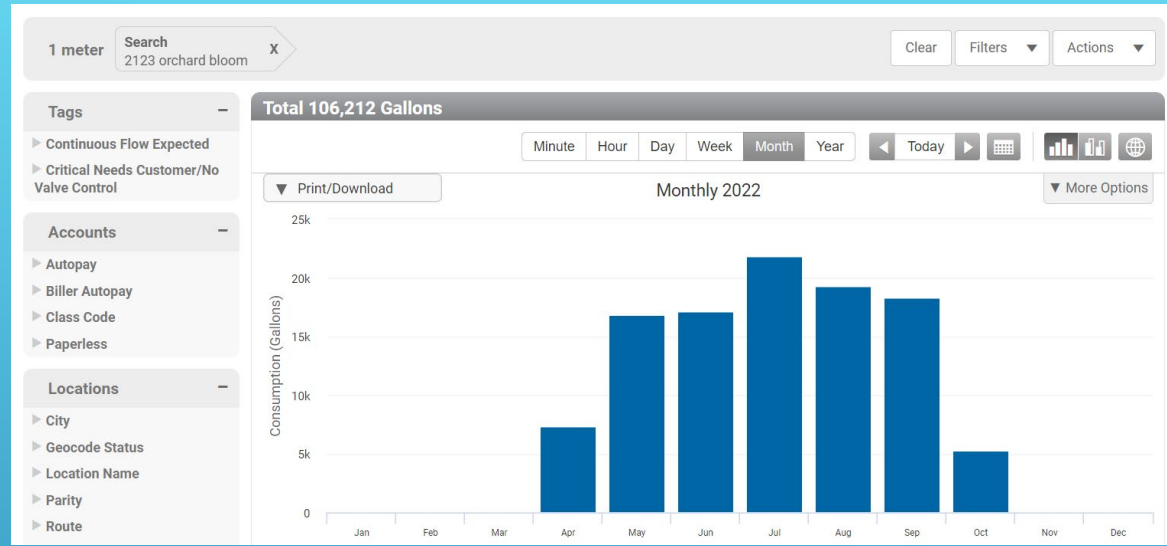
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- Began six months ago
- Evaluate existing irrigation usage vs. actual need
- Evaluate O&M for the system
- Evaluate future needed capital improvements & costs
- Create an updated rate structure that:
 - Unifies both Districts
 - Ensures value for residents
 - Creates sustainable model for O&M and CIP

SYSTEM ANALYSIS

TST - Demand Calculations		
Avg. Lot Size - Turf	2,000	SF
Annual Irrigation	3	FT/YR
Irrigation Months	5	Months
Total Irrigation - Annual	44,886.00	Gallons
	0.138	AC-FT
Total Irrigation - Monthly	8,977.20	Gallons
	0.028	AC-FT
Total Irrigation - Weekly	2,244.30	Gallons
	0.007	AC-FT
Total Irrigation - Daily	561.08	Gallons
	0.0017	AC-FT

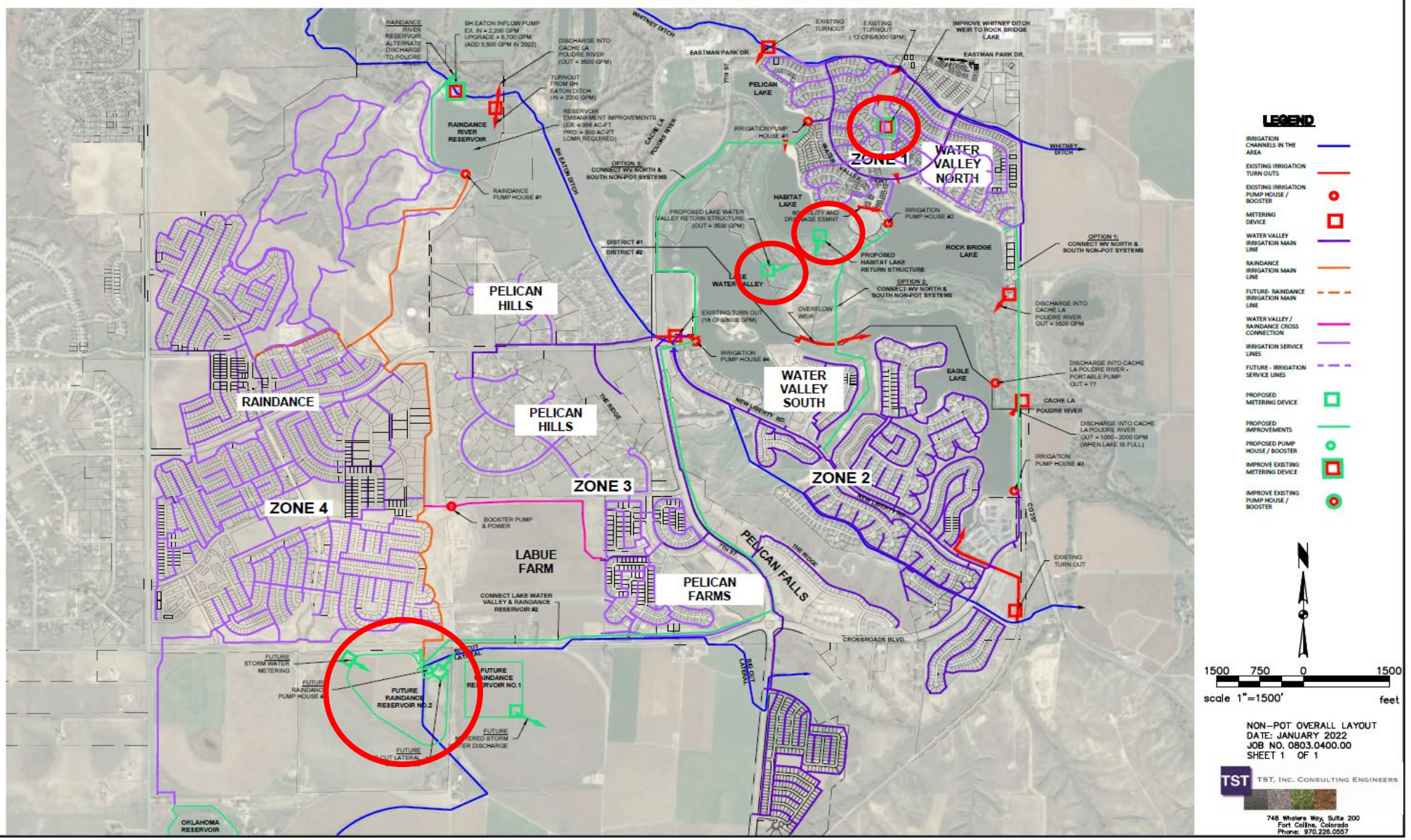


IRRIGATION USAGE - RESIDENTIAL

- OVERWATERING IS PREVELANT
 - POUUDRE TECH: ~50% OVER
 - RAINDANCE: ~ 100% OVER
 - Some of this can be attributed to establishment period for turf

IRRIGATION USAGE - RESIDENTIAL

REGIONAL NON-POT SYSTEM



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CAPITAL IMPROVEMENTS (~ \$10M)

- Build-Out of RainDance
 - The rapid build-out of RainDance has increased the O&M needs as well as the CIP time tables.
- Record Inflation has affected O&M and projected CIP costs
 - The Districts need to adjust to ensure the O&M needs of the communities are met, along with the Capital Projects to support the speed of build-out.
- Low Water Level in Reservoirs
 - There has been no Free River to offset return flows so far in 2023
 - RainDance Reservoir #2 is already under construction to increase storage capacity

OPERATIONS & MAINTENANCE

- Working with CLA to provide a sustainable financial model
- Unify both Districts under one rate structure
- Ensure residents receive considerable value from the non-pot system as compared to Windsor
- Incentivize Water Conservation through revised rate structure
- Plan for increased O&M costs
- Plan for Capital Projects

RATE STRUCTURE ANALYSIS