



Perry Park
Water & Sanitation District

5676 West Red Rock Drive
Larkspur, CO 80118

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US POSTAGE
PAID
Monument, CO
Permit No. 57



Proposed Rate Increases

The Board is considering a 5-10% rate increase on the District's water rates, sewer rates, and fees. On the water rates for an average household using 5,000 gallons per month, it means an additional \$7.20 per month increase or \$14.39 bi-monthly.

SCHEDULE OF PROPOSED WATER AND SEWER RATES AND FEES

RESIDENTIAL (Bi-monthly Billing Cycle)

Water Base Rate: **\$57.75 (10%)**

Plus:

Gallons		Rate per 1,000 Gallons
1,000	10,000	\$2.21
11,000	33,000	\$6.13
34,000	66,000	\$7.88
67,000	133,000	\$10.04
Over 133,000		\$13.38
Minimum Daily Water Rate		\$0.96

Capital Improvement Fee **\$16.54 (5%)**

Sewer Base Rate: **\$79.70 (10%)**

		Rate per 1,000 Gallons
Minimum Daily Sewer Rate		\$1.33

Water Base Bill: **\$74.29**

Water & Sewer Base Bill: **\$153.99**

COMMERCIAL (Monthly Billing Cycle)

Water Base Rate: **\$57.75**

Plus:

Gallons		Rate per 1,000 Gallons
1,000	9,000	\$2.21
10,000	45,000	\$6.91
46,000	100,000	\$8.87
101,000	200,000	\$11.31
Over 200,000		\$15.06

Capital Improvement Fee **\$8.27**

Sewer Base Rate: **\$42.45**

	Rate per 1,000 Gallons
Restaurants	\$6.34
Other Commercial	\$3.71

Reflects an Increase of **\$6.04**

Reflects an Increase of **\$13.29**

Don't Forget!

Public Rate Hearing Wednesday, March 18, 2020 at the District's office. The public is always welcome.

About Us

The District is a governmental entity that collects property taxes and fees for its services. It is not a for-profit business. Rather it was established to provide the Perry Park community safe and reliable drinking water and to treat, release and use wastewater for renewable water augmentation 365 days a year, 24/7. We are governed by five community elected property owners. Learn more at PPWSD.org.



Remuda Ranch 2008 thru 2020

There have been a lot of questions circulating about the water and sewer service that will be provided to the Remuda Ranch Development by the Perry Park Water and Sanitation District. That's why we would like to take this opportunity to provide the history to the property owners in the District.



On March 20, 2008, Senator Tom Wiens, the Chairman of the Wiens Ranch Company, Inc. submitted a petition to the District, requesting the inclusion of the Remuda Ranch property, (approximately 1,620 acres). On April 15, 2008, the District's Board of Directors accepted the petition. The Public Inclusion Hearing (PIH) was June 28, 2008. At the conclusion of the PIH the District's Board agreed that the inclusion was in the best interest of current and future property owners. Included in the agreement was payment by Wiens Ranch Company to the District in excess of \$500,000 for inclusion fees and to cover legal fees. Additionally, and more important to the community, was the contribution of an average of .50 acre feet per year, per house, of senior, renewable Pleasant Park Ditch water to the District's water portfolio.

In mid-2009, Mr. Wien's advised the District that the remaining Pleasant Park Ditch water under his control was available for purchase. After months of financial analysis, it was concluded that it was in the best interest of property owners for the District to purchase Mr. Wiens remaining interest of the senior, renewable Pleasant Park Ditch water. This purchase was formalized at the November 9th, 2009 public Board Meeting. The Inclusion Agreement was amended to reflect the purchase of the renewable Pleasant Park Ditch water and executed at the same public meeting. There was not a lot of Remuda Ranch activity until 2017.

During 2011 thru 2013 the District worked their way through water court to change the use of the acquired Pleasant Park Ditch water to consumptive, allowing it to be incorporated into the District's system. The final court order changing the Pleasant Park Ditch water's use, was October 21, 2013.

In 2017, the Remuda Ranch property was excluded from the District and included again, to change the location of the development. The acreage remained the same. After obtaining easements for the construction of the sewer main, construction began in late 2019 and is still moving forward.

Water Quality Testing



Once a year, every year, we test the water at 40 volunteer homes for lead and copper. The homes were selected because of location and their construction date. The on-going study helps ensure the water quality in the Perry Park community remains safe to drink. Specifically, that no lead is being introduced into the tap water

from any internal pipes. While the District's main pipelines and treatment process do not introduce any lead into the drinking water, it can enter tap water as a result of corrosion from lead used in water pipes found in older homes. That's why the EPA and state regulators have required all public water systems to test for lead and copper at the faucets of specific homes. To date, there haven't been any reportable levels of lead due to internal pipes.

Why are there rate increases?

Just like all of our neighboring districts, we experience increased costs to provide water and wastewater services. On the water services side, our rates reflect the costs needed to assure water quality and infrastructure. These costs include labor, electricity, chemicals, maintenance and needed infrastructure upgrades. On the wastewater treatment side, the rates must cover the costs (treatment, chemicals, maintenance, etc.) and upgrades to the facility in order to continue to meet all of Colorado's strict regulations to safely discharge treated wastewater into the environment.

Don't Be Left Out!

While we try to prevent issues such as water shortage or line breaks, we also must conduct preventative measures to help ensure water quality and system maintenance that can require temporary water shut-offs. Be sure to register your email and phone number with us. Click on "Register With Us" on the home page of the website.

Happy Spring



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