



CHURCH DITCH WATER AUTHORITY

2017 PROPOSED WATER
RATE INCREASE

NOTICE POSTED OCTOBER 11, 2017



PUBLIC POSTINGS

- NORTHGLENN CITY HALL
- WESTMINSTER CITY HALL
- ARVADA CITY HALL
- BROOMFIELD CITY HALL
- WESTMINSTER REC CENTER
- GOLDEN CITY HALL
- GOLDEN REC CENTER
- GOLDEN FEED
- GOLDEN REC CENTER
- GOLDEN FEED
- GOLDEN LOAF N JUG (RUBY)
- KING SOOPERS (64TH AND MCINTYRE)

POSTINGS ALONG CHURCH DITCH

- HEADWORKS
- ARAPAHOE TRASH RACK (GOLDEN)
- TUCKER FLUSH STRUCTURE
- 44TH NEAR COORS R.R. SPUR
- EASLEY RD AND EASLEY WAY
- BRIDGE OVER DITCH AT THE FAIRMOUNT TRAIL
- W. 53RD AVE AND EASLEY RD
- EASLEY RD AND W. 55TH DR
- DITCH CROSSING AT W. 60TH AVE
- QUAKER TRASH RACK
- NILE ST. AND W. 72ND AVE
- 75TH PL. AND QUAKER
- W 80TH AVE AND QUAKER
- W 74TH AVE CUL DE SAC AT DITCH
- 80TH AND INDIANA
- ALKIRE ST NEAR RVHS
- W. 80TH AVE AND R.R. TRACKS
- W. 74TH AVE AT DITCH
- ROBBY FERRUFINO PARK
- ENTRANCE TO TWO PONDS
- W. 80TH AVE AND NEWMAN ST
- LITTLE DRY STRUCTURE
- SOUTH ENTRANCE TO STANDLEY LAKE
- WCRA WET LANDS
- W. 82ND AVE AND ALKIRE ST
- ENTRANCE TO STONEY CREEK
- W. 100TH AVE AND SIMMS ST
- NORTH ENTRANCE TO STANDLEY LAKE
- WILSON FLUME

REQUEST

- CHURCH DITCH WATER AUTHORITY STAFF IS REQUESTING THE BOARD OF DIRECTORS APPROVE A RATE INCREASE OF \$65 TO BE IMPLEMENTED OVER A PERIOD OF FIVE (5) YEARS. THIS WILL INCREASE THE ANNUAL ASSESSMENTS FROM \$135 PER INCH TO \$200 PER INCH, WITH A PROPOSED INCREASE TO \$145 PER INCH FOR CALENDAR YEAR 2018.
- INCREASES AFTER 2018 ARE AS FOLLOWS:
 - 2019: \$155
 - 2020: \$170
 - 2021: \$185
 - 2022: \$200

REASON FOR REQUEST

Year	Annual Assessment Charges	Misc. Charges / Fees/Loan	Total Revenue	Total Expended for Ditch Maintenance & Operations	Difference
2015	\$774,433	\$178,799	\$953,232	\$679,602	\$273,630
2016	\$774,365	\$147,335	\$921,700	\$806,350	\$115,350
2017	\$774,365	\$479,946	\$1,254,311	\$1,364,278	\$(109,967)
2018	\$774,365	\$1,485,075	\$2,259,440	\$2,310,839	\$(51,399)
2019	\$774,365	\$1,868,027	\$2,642,392	\$2,747,941	\$(105,549)
2020	\$774,365	\$86,729	\$861,094	\$1,036,148	\$(175,054)
2021	\$774,365	\$94,877	\$869,242	\$1,152,670	\$(283,428)

CURRENT ASSESSMENT \$135/INCH

Assessment	135	135	135	135	135	135	135	135	135
	2015	2016	2017	2018	2019	2020	2021	2022	2023
	Audited	Audited	Year End	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	Amounts	Amounts	Forecast	Budget	Budget	Budget	Budget	Budget	Budget
Beginning Cash Balance									
Checking Account (Operating Account)	\$ 297,583.00	\$ 571,036.80	\$ 686,209.69	\$ 576,067.33	\$ 524,493.97	\$ 418,769.60	\$ 243,540.72	\$ (40,062.15)	\$ (339,697.07)
UMB Money Market Account	\$ 351,175.15	\$ 351,350.77	\$ 351,526.49	\$ 351,701.49	\$ 351,876.49	\$ 352,051.49	\$ 352,226.49	\$ 352,401.49	\$ 352,576.49
Total Beginning Cash Balance	\$ 648,758.15	\$ 922,387.57	\$ 1,037,736.18	\$ 927,768.82	\$ 876,370.46	\$ 770,821.09	\$ 595,767.21	\$ 312,339.34	\$ 12,879.42
Revenue									
Crossing Fees	\$ 500.00	\$ 5,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Transfer Fees	\$ 175.00	\$ 245.00	\$ 175.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Assessments	\$ 774,432.86	\$ 774,365.36	\$ 774,365.36	\$ 770,936.40	\$ 770,936.40	\$ 770,936.40	\$ 770,936.40	\$ 770,936.40	\$ 770,936.40
Arvada By-Pass Reimbursements	\$ 29,944.52	\$ 53,185.18	\$ 69,070.51	\$ 63,346.97	\$ 66,661.13	\$ 71,883.35	\$ 80,030.95	\$ 81,227.80	\$ 79,591.45
WCRA Reimbursements	\$ 9,171.06	\$ 16,001.60	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
CDWA Reimbursements	\$ 17,869.63	\$ 10,076.96	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
CWCB Loan Proceeds	\$ 63,644.75		\$ 368,557.50	\$ 1,396,882.50	\$ 1,786,520.00				
FEMA Reimbursements									
Interest Earnings	\$ 175.62	\$ 175.72	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00
Miscellaneous Revenue	\$ 20,216.84	\$ 62,650.00	\$ 18,395.80	\$ 10,000.00					
Headgate/Flume Repl Reimbursements	\$ 37,102.00		\$ 5,072.50						
Total Revenue	\$ 953,232.28	\$ 921,699.82	\$ 1,254,311.67	\$ 2,259,440.87	\$ 2,642,392.53	\$ 861,094.75	\$ 869,242.35	\$ 870,439.20	\$ 868,802.85
Expenditures									
Total Payroll Expenses (Sum Rows 33-36)	\$ 57,748.09	\$ 222,754.30	\$ 248,519.00	\$ 278,250.00	\$ 286,597.50	\$ 295,195.43	\$ 304,051.29	\$ 313,172.83	\$ 322,568.01
Management Services	\$ 1,875.00	\$ 600.00	\$ 600.00	\$ 600.00					
Legal Services	\$ 7,001.69	\$ 11,508.06	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74
Engineering Services	\$ 38,085.13	\$ 58,267.64	\$ 55,000.00	\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 28,981.85
Audit and Accounting Services	\$ 2,760.40	\$ 8,174.95	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00	\$ 10,609.00	\$ 10,927.27	\$ 11,255.09	\$ 11,592.74
General Services	\$ 3,651.59	\$ 8,100.99	\$ 10,000.00	\$ 9,000.00	\$ 9,270.00	\$ 9,548.10	\$ 9,834.54	\$ 10,129.58	\$ 10,433.47
Contracted Services	\$ 124,110.00		\$ 30,000.00						
Ditch Maintenance	\$ 119,929.17	\$ 40,429.46	\$ 50,000.00	\$ 50,000.00	\$ 53,000.00	\$ 56,180.00	\$ 59,550.80	\$ 61,337.32	\$ 63,177.44
Vehicle Expense	\$ 6,770.34	\$ 13,855.30	\$ 18,000.00	\$ 14,000.00	\$ 14,420.00	\$ 14,852.60	\$ 15,298.18	\$ 15,757.12	\$ 16,229.84
Communication and IT Service	\$ 12,189.82	\$ 20,518.55	\$ 20,000.00	\$ 22,000.00	\$ 22,660.00	\$ 23,339.80	\$ 24,039.99	\$ 24,761.19	\$ 25,504.03
CIRSA Insurance	\$ 5,549.84	\$ 8,594.00	\$ 10,281.80	\$ 10,500.00	\$ 10,815.00	\$ 11,139.45	\$ 11,473.63	\$ 11,817.84	\$ 12,172.38
Operating Supplies	\$ 12,274.92	\$ 29,258.65	\$ 35,000.00	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26	\$ 34,778.22
Energy/Utilities/Fuel	\$ 16,128.77	\$ 24,985.10	\$ 26,000.00	\$ 28,000.00	\$ 28,840.00	\$ 29,705.20	\$ 30,596.36	\$ 31,514.25	\$ 32,459.67
Capital Equipment	\$ 36,335.25	\$ 230,039.00	\$ 119,581.10	\$ 195,000.00	\$ 30,000.00	\$ 30,000.00	\$ 50,000.00	\$ 50,000.00	\$ 115,000.00
WCRA Operating Services	\$ 1,259.51	\$ 2,149.77							
WCRA Operating Supplies	\$ 42.34	\$ 3,479.03	\$ 4,000.00	\$ 4,000.00	\$ 4,120.00	\$ 4,243.60	\$ 4,370.91	\$ 4,502.04	\$ 4,637.10
Total Expenditures (Sum Rows 37-52)	\$ 445,711.86	\$ 682,714.80	\$ 646,981.90	\$ 686,350.00	\$ 536,972.50	\$ 553,771.68	\$ 591,170.23	\$ 607,405.33	\$ 689,127.49
Total Capital Project Expenditures	\$ 233,891.00	\$ 123,636.41	\$ 717,297.13	\$ 1,624,489.23	\$ 2,210,969.40	\$ 482,376.96	\$ 561,500.00	\$ 562,493.78	\$ 457,530.29
			Profit/(Loss)	\$ (51,398.36)	\$ (105,549.36)	\$ (175,053.88)	\$ (283,427.87)	\$ (299,459.92)	\$ (277,854.94)
Ending Cash Balance									
Checking Account (Operating Account)	\$ 571,036.80	\$ 686,209.69	\$ 576,067.33	\$ 524,493.97	\$ 418,769.60	\$ 243,540.72	\$ (40,062.15)	\$ (339,697.07)	\$ (617,727.01)
UMB Money Market Account	\$ 351,350.77	\$ 351,526.49	\$ 351,701.49	\$ 351,876.49	\$ 352,051.49	\$ 352,226.49	\$ 352,401.49	\$ 352,576.49	\$ 352,751.49
Total Ending Cash Balance	\$ 922,387.57	\$ 1,037,736.18	\$ 927,768.82	\$ 876,370.46	\$ 770,821.09	\$ 595,767.21	\$ 312,339.34	\$ 12,879.42	\$ (264,975.52)

CDWA MASTER PLAN

- MASTER PLAN COMPLETED IN 2009
- LISTS ALL NECESSARY PROJECTS ALONG DITCH
- IN 2016, BOARD ALONG WITH ERC PRIORITIZED PROJECTS IN PLAN
- IN 2016 THE PROJECT COSTS WERE ALSO REEVALUATED BY ERC.
- IDENTIFIED 4 CRITICAL ITEMS IN MASTER PLAN
- ONE CRITICAL ITEM NOT IN MASTER PLAN
- UPDATED MASTER PLAN END OF 2017
- 2009 MASTER PLAN IS AVAILABLE ON THE CDWA WEBSITE
- WWW.CHURCHDITCH.ORG

CRITICAL PROJECTS

- IDENTIFIED IN MASTER PLAN
 - LEYDEN FLUSH STRUCTURE
 - FORD STREET SIPHON
 - CAPACITY AT LEGACY FARMS
 - SEEPAGE ALONG EASLEY ROAD
- NOT IN MASTER PLAN
 - BLOCK WALL BETWEEN HEADGATE 53 AND 74TH AVENUE



LEYDEN FLUSH STRUCTURE



- STRUCTURE IS VERY OLD AND UNSAFE
- FAILURE WOULD DIVERT ALL WATER FROM DITCH DOWN TO LEYDEN LAKE.
- FAILURE AT THIS STRUCTURE WOULD REQUIRE THE DITCH TO SHUT OFF
- METAL AND WOODEN GATES ARE NO LONGER SOUND
- CONCRETE IS FALLING APART

LEYDEN FLUSH STRUCTURE



FORD STREET SIPHON

- BUILT IN THE 1930S
- HAS NEVER BEEN INSPECTED
- CONDITION IS UNKNOWN
- FAILURE WOULD SHUT DOWN DITCH AND COULD CAUSE DAMAGE TO FORD STREET IN GOLDEN
- PROJECT WOULD INCLUDE A VIDEO INSPECTION OF THE SIPHON AND THEN LINING OR OTHER NECESSARY REPAIRS

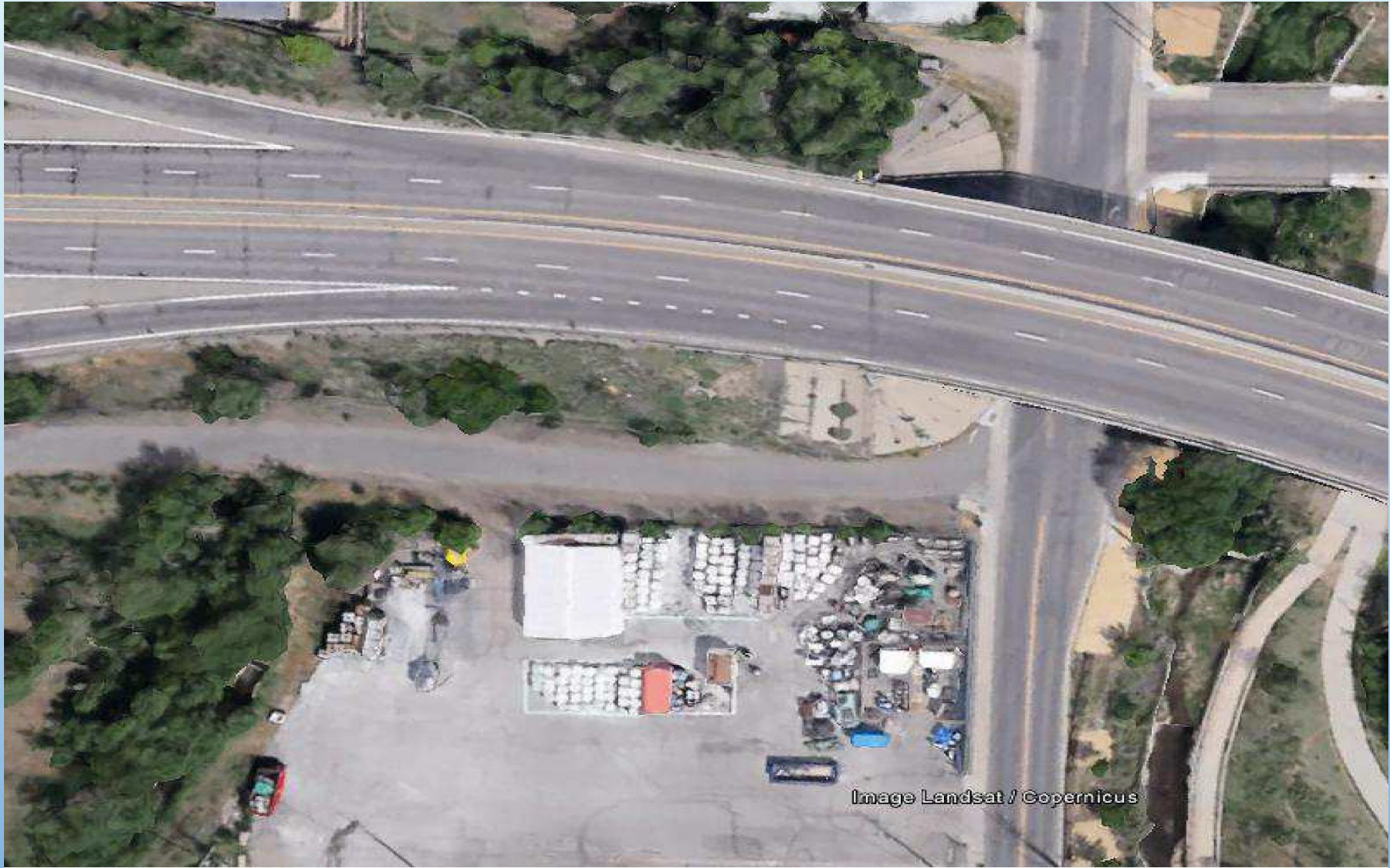


Image Landsat / Copernicus

CAPACITY AT LEGACY FARMS



- DITCH BANK IS TOO SHALLOW
- UNDERSIZED SINGLE CULVERT
- RESTRICTS THE AMOUNT OF FLOW POSSIBLE IN THE DITCH
- “PINCH POINT”

CAPACITY AT LEGACY FARMS



SEEPAGE ALONG EASLEY ROAD



- RUNS FROM 46TH AVENUE TO 54TH AVENUE
- EXPERIENCING SUBSTANTIAL LOSS FROM DITCH
- HOMEOWNER COMPLAINTS
- FLOODING DENVER KICKERS CLUB
- THE ENTIRE DISTANCE MAY NOT NEED TO BE LINED

SEEPAGE ALONG EASLEY RD. (CONT.)



BLOCK WALL



- CONSTRUCTED IN 2014 AFTER FLOODING
- SECTION CLOSEST TO 74TH AVENUE FAILED IN 2015
- FAILURE DURING RUN SEASON WOULD SHUT DOWN DITCH
- FAILURE IS CAUSED BY DAMAGE TO DRAIN BEHIND THE WALL

BLOCK WALL



PROJECT COSTS

- **PROJECTS WOULD BE COMPLETED DURING TWO OFF SEASONS (NOVEMBER – MARCH OF 2017 AND 2018)**
- LEYDEN FLUSH STRUCTURE – \$205,500.00
- FORD STREET SIPHON – \$678,100.00
- CAPACITY AT LEGACY FARMS – \$305,100.00
- SEEPAGE ALONG EASLEY – \$1,863,700.00
 - THIS COST IS FOR LINING THE FULL STRETCH.
- BLOCK WALL – \$527,600.00
- **TOTAL COST W/ENGINEERING AND CONTINGENCY – \$3.6 MILLION**

ASSESSMENT WITH INCREASE \$200/INCH

Assessment	135	135	135	145	155	170	185	200	200
	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	Amounts	Amounts	Forecast	Budget	Budget	Budget	Budget	Budget	Budget
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Revenue									
Crossing Fees	\$ 500.00	\$ 5,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
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Assessments	\$ 774,432.86	\$ 774,365.36	\$ 774,365.36	\$ 828,042.80	\$ 885,149.20	\$ 970,808.80	\$ 1,056,468.40	\$ 1,142,128.00	\$ 1,142,128.00
Arvada By-Pass Reimbursements	\$ 29,944.52	\$ 53,185.18	\$ 69,070.51	\$ 63,346.97	\$ 67,060.88	\$ 73,045.41	\$ 80,030.95	\$ 85,679.61	\$ 86,227.59
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Expenditures									
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Total Capital Project Expenditures	\$ 233,891.00	\$ 123,636.41	\$ 717,297.13	\$ 1,624,489.23	\$ 2,216,680.04	\$ 498,977.79	\$ 561,500.00	\$ 626,091.18	\$ 552,332.29
			Profit/(Loss)	\$ 5,708.04	\$ 3,352.54	\$ 9,379.74	\$ 2,104.13	\$ 12,586.10	\$ 5,170.81
Ending Cash Balance									
Checking Account (Operating Account)	\$ 571,036.80	\$ 686,209.69	\$ 576,067.33	\$ 581,600.37	\$ 584,777.91	\$ 593,982.65	\$ 595,911.78	\$ 608,322.88	\$ 613,318.69
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Total Ending Cash Balance	\$ 922,387.57	\$ 1,037,736.18	\$ 927,768.82	\$ 933,476.86	\$ 936,829.40	\$ 946,209.14	\$ 948,313.27	\$ 960,899.37	\$ 966,070.18

DITCH COMPANY ASSESSMENT COMPARISON

- FARMERS' HIGHLINE: \$580/SHARE (\$455 ASSESSMENT, \$125 CAPITAL PROJECTS/LOAN PAYMENT)
- NEW BRANTNER DITCH COMPANY: \$400 PER SHARE WITH POTENTIAL FOR A FALL SPECIAL ASSESSMENT
- KERSHAW DITCH COMPANY: \$260 PER SHARE
- **CHURCH DITCH: \$135 PER INCH**
- FULTON DITCH: \$56 PER SHARE
- FRICO SYSTEM (CROKE CANAL): \$32/SHARE

RATE INCREASE

- TO COVER CRITICAL PROJECTS, OPERATIONS, AND OTHER CAPITAL PROJECTS A RATE INCREASE IS NECESSARY.
- PROPOSE A GRADUAL INCREASE OVER FIVE YEARS, WITH A REASSESSMENT IN THE FOURTH YEAR (2021).
- INCREASE WOULD BE EFFECTIVE IN 2018.
- INCREASES MAY BE ADJUSTED TO REFLECT ACTUAL EXPENDITURES AND ACTUAL CWCB LOAN PAYMENTS, BUT WILL NEVER GO HIGHER THAN THE APPROVED RATE.

RATE INCREASE (CONTINUED)

- 2018 INCREASE FROM \$135 TO \$145
- INCREASES AFTER 2018 ARE AS FOLLOWS:
 - 2019: \$155
 - 2020: \$170
 - 2021: \$185
 - 2022: \$200
- IN 2021, THE BOARD WILL ASSESS THE BUDGET AND DETERMINE IF INCREASE NEEDS TO BE EXTENDED.
- WITHOUT RATE INCREASE:
 - NO CWCB LOAN, NO CRITICAL REPAIRS.
 - DECREASED FUNDING FOR ANNUAL MAINTENANCE, EQUIPMENT AND OTHER CIP WORK.
 - HIGH RISK OF SHUT DOWNS DURING IRRIGATION SEASON.
 - THE ABILITY TO DELIVER WATER EFFICIENTLY IS DIMINISHED.

STAFF RECOMMENDATION

CHURCH DITCH WATER AUTHORITY STAFF RECOMMENDS A MAXIMUM RATE INCREASE OF \$65. THIS WOULD INCREASE THE ANNUAL CHURCH DITCH ASSESSMENTS OVER A FIVE YEAR IMPLEMENTATION, WITH A REASSESSMENT IN THE FOURTH YEAR, FROM \$135 PER INCH TO \$200 PER INCH.