

2016, then excess fee revenue rises from \$60,000 in 2017 to \$1.485 million in 2022. Property tax revenue rises from \$1.13 million in 2012 to \$1.48 million in 2022 in this estimate, while bond debt payments remain fixed at \$1.084 million.

Duthie noted that the proposed graduated rate increases would be more tolerable than a single 70 percent rate increase for 2012 to cover the high cost of water purchased from CSU and Pueblo. The shortfalls in revenue will continue to be paid for out of cash reserves currently invested with Davidson Fixed Income Management. He also noted that the topic was advertised in the district newsletter, but no citizens were present at this board meeting.

Duthie said that the cost increases will negatively affect Donala's customers, but the district cannot bury its head in the sand like other area water districts and towns. He said that Woodmen Hills, Cherokee, and Parker residents have not wanted to hear about the actual costs of water, and Cherokee and Parker had board recalls. Duthie noted his proposals will result in rates below CSU's without giving water away as, he said, others in the area have done. However, Donala's

existing wells cannot keep up with district demand without supplementation, and the rates must increase to pay for the district's renewable water and CSU's and Pueblo's supplementary water.

The specific monthly residential water fee increases proposed for 2013 were:

- Minimum fee for 1,000 gallons—no increase from \$25 for single-family homes and \$18 for multifamily.
- 1,001 to 10,000 gallons—\$4.50 per thousand gallons, up from \$3.90, 15 percent
- 10,001 to 20,000 gallons—\$7.50 per thousand gallons, up from \$5.90, 27 percent
- 20,001 to 30,000 gallons—\$10.00 per thousand gallons, up from \$7.35, 36 percent
- 30,001 to 40,000 gallons—\$15.00 per thousand gallons, up from \$10.25, 46 percent
- 40,001 to 50,000 gallons—\$20.00 per thousand gallons, up from \$15.35, 30 percent
- Above 50,000 gallons—\$25.00 per thousand gallons, up from \$16.50, 52 percent

The specific monthly townhouse irrigation fee increases proposed for 2013 were:

- Same as the new residential rates up to 40,000 gallons
- Above 40,000 gallons—\$13.75 per thousand gallons, up from \$11.00, 25 percent (\$1.50 per thousand gallons reduction for cutting demand by 25 percent)

More information is available in the Donala district newsletters for September and October, and the one that will be distributed for November.

[www.donalawater.org/newsletters/september-2012.html](http://www.donalawater.org/newsletters/september-2012.html)

[www.donalawater.org/newsletters/october-2012.html](http://www.donalawater.org/newsletters/october-2012.html)

The 2013 budget hearing will be held at the district conference room, 15850 Holbein Drive, at 1:30 p.m. on Dec. 6.

**Financial report**

Duthie said, "We're doing pretty good." He noted that by the first week in October, Donala will have sold more water than in all of 2011, a record high, which is good for revenue generation "but not so good for our wells." He reported that Triview had provided Donala the revenue from eight new tap fees, \$1,500 each, which is being used to pay off Donala's loan of about \$1 million for paying part of Triview's share of expansion of the Upper Monument Creek facility.

Duthie displayed several well depth charts for the past year that showed how water in the various operational wells drops rapidly after an extended period of high demand operation. The length of time each well requires to "refill" itself to its normal maximum standing water depth is increasing. So is the amount of

additional time it takes beyond that to be able to sustain high rate pumping again.

Donala operators now have to use more care and planning to ensure there is a sufficient depth of water in each well to operate efficiently in a sustained manner. This is the primary reason that so much supplementary water is being used from Willow Creek Ranch, CSU, and the Pueblo Bureau of Water Works during irrigation season. This water is much more expensive than the cost of producing the groundwater that is no longer sufficient for peak summer demands.

In other matters, Duthie noted that Donala's new water conservation plan that was updated in August 2011 had finally been formally approved by the Colorado Water Conservation Board on Aug. 24, 2012.

The meeting went into executive session at 3:35 p.m. to discuss negotiation strategies and personnel matters.

No actions were taken by the board after it came out of executive session.

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The next meeting will be held at 1:30 p.m. on Oct. 18 at the Donala office, 15850 Holbein Drive. Meetings are normally held at 1:30 p.m. on the third Thursday of each month; however, no meeting will be held in November 2012, and the December 2012 meeting will be held Dec. 6. Information: 488-3603.

The district's website is located at [www.donalawater.org](http://www.donalawater.org).

Jim Kendrick can be reached at [jimkendrick@ocn.me](mailto:jimkendrick@ocn.me).

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## Academy Water and Sanitation District, Sept. 5

# Old agreement reviewed

By Susan Hindman

A couple's interest in purchasing a 17.4-acre property on Spring Valley Drive where two of the district's wells are located was the main topic of discussion at the Sept. 5 meeting of the Academy Water and Sanitation District board. The property is currently owned by Tari McCollom, and various agreements are in place that allow operation of two of the district's three wells and ensure the district's access to them through the property.

Director Ron Curry recused himself from the discussion because he works for the real estate firm that is representing the potential buyers.

The district has had wells on the property for almost two decades, but the original wells were abandoned and two new ones drilled in 2003. While McCollom signed agreements related to the change, discussions were never completed when it came time to pinpoint the legal de-

scription, according to Paul Murphy, the district's attorney, so the county doesn't have that documentation.

The potential buyers, who hope to build a home on the property, asked the board questions about those agreements and about utilities and any underground obstacles.

The board went into executive session to discuss the 2003 agreement with McCollom. Afterward, board President Richard DuPont said the district's engineer needed to be contacted about getting a final completed survey with a legal description, and the board voted to authorize Murphy to continue the process of preparing the related documents.

**New meeting date and time**

The board voted to change its meeting dates to later in the month, to better time the meetings to the availability of the monthly financial statements. The meeting time will also change to one hour

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