



CASTLE PINES METROPOLITAN DISTRICT

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New Water Rates and Water Budget Frequently Asked Questions

Why is the District increasing water rates?

Water rate increases are required for several reasons, including:

- A water system master plan completed by engineering consultants in 2022 identified several pieces of critical infrastructure (including our water treatment plant, water storage tank, and water distribution infrastructure) that needs to be modernized and rehabilitated. Updating these critical pieces of infrastructure required the District to recently close on \$25 million in bonds to complete water infrastructure repairs.
- Operational expenses continue to grow by 3%-4% per year.
- Water rates in the District have not been increased in over 12 years.

What are the new water rates?

The new rates are shown below:

- Tier 1 (Up to 100% of your Total Water Budget) = \$6.75 per 1,000 gallons
- Tier 2 (100% to 120% of your Total Water Budget) = \$10.50 per 1,000 gallons
- Tier 3 (120% to 140% of your Total Water Budget) = \$15.50 per 1,000 gallons
- Tier 4 (More than 140% of your Total Water Budget) = \$21.50 per 1,000 gallons

Accounts will also be charged a Base Rate fee (which varies based on your meter size) as well as a Capital Improvement Fee of \$69. More information regarding rates can be found on our website at www.castlepinesmetro.com.

How do Water Budgets work?

Every customer will be given a Total Water Budget customized to their property. All water will be billed within the lowest (Tier 1) rate as long as you stay within your monthly Total Water Budget. However, your water rates will increase if you exceed your Total Water Budget. Your water rates will continue to increase as you continue to exceed your Total Water Budget.

Why is the District implementing water budgets?

Water budgets are a proven way to eliminate irrigation waste. Several communities in Colorado (including Castle Rock and Centennial) utilize water budgets.

What are Off-Peak and Peak Seasons?

Peak Season is defined as the months from April through October, while Off-Peak Season is defined as the months from November through March. The new water budgets and rate tiers will only be in effect during the Peak Season (April through October). All water use during the Off-Peak Season (November through March) will be billed at the Tier 1 rates.

How is my Total Water Budget determined?

Your Total Water Budget is a summation of your Indoor Water Budget and Outdoor Water Budget. Since the

District bills in 1,000-gallon increments, your Total Water Budget for each month is rounded up to the next 1,000-gallon increment. Your Total Water Budget for each month will be displayed on your water bill.

How is my Indoor Water Budget determined?

Every customer will be given an allocation of 6,000 gallons per month for indoor use during Peak Season Months. Most residences use far less than 6,000 gallons per month for indoor use. This allocation is based on a 4-person household. Households with more than 4 people can request additional allocation for indoor use. An additional allocation of 1,500 gallons per month will be given for each additional person in the household. You can apply for additional allocation on our website at www.castlepinesmetro.com.

How is my Outdoor Water Budget determined?

Your Outdoor Water Budget is designed to allow you to have enough water to maintain your existing landscaping and ensure plant health and aesthetics. The Outdoor Water Budget is calculated based on the amount of turf, bedding, and native grass areas on your property. Your Outdoor Water Budget is calculated based on a 7-year rolling average of Evapotranspiration in the District. Consequently, your Outdoor Water Budget will be slightly different every year. As of 2024, the seasonal Outdoor Water Budget is allocated at a rate of 17.8 gallons per square foot of turf area and 6 gallons per square foot of bedding area. There is no Outdoor Water Budget allocated for native grass areas.

The seasonal Outdoor Water Budget is provided in the table below. Additionally, every customer will be allocated a minimum of 3,000 gallons per month.

Month	Monthly Allocation
April	11.4%
May	14.1%
June	17.5%
July	18.0%
August	16.6%
September	13.6%
October	8.8%
Total	100%

Does my water budget have enough water to keep my lawn green and my planter area beautiful?

The water budget is calculated based on historical evapotranspiration data and may or may not be enough to meet your unique desires for your landscaping. The District does not limit the water you may use and understands that there will be a variety of landscaping that may have been installed and a variety of opinions about the aesthetics of individual landscaping. The water rate schedule is designed to promote water efficiency and reduce overuse.

What is Evapotranspiration?

Evapotranspiration (commonly referred to as “ET”) is the amount of water that must be delivered to a plant in order to ensure plant health and aesthetics. This water must be delivered in the form of either precipitation or irrigation. Different plants have different ET requirements. Turf grass has a higher ET requirement than native grasses, which have evolved in our arid climate.

How are Turf, Bedding, and Native Grasses areas defined?

Turf Areas: Areas that are predominantly Kentucky Bluegrass, Hybrid Bluegrass, and/or Tall Fescue.

Bedding Areas: Mulched areas that contain trees, bushes, shrubs, flowering plants, or other types of vegetation.

Native Grass Areas: Areas that have cool-season and warm-season grasses not specifically listed as a Turf Grass.

How was the amount of Turf, Bedding, and Native Grass areas on my property determined?

The District hired a consultant to fly a drone over the entire Village. This drone was able to identify the different types of vegetation. We used those area calculations to determine your seasonal Outdoor Water Budget.

Will I be allocated additional budget for my swimming pool or hot tub?

You will not be allocated additional budget for:

- Swimming pools
- Spas, saunas, or hot tubs
- Ponds, waterfalls, fountains, or other water features
- Evaporative (swamp) coolers
- In-home businesses or hobbies that require an increased amount of water

Will I be able to rollover unused water budget from one month to the next?

Yes! We are allowing residents to rollover unused Total Water Budget from one month to the next. For example, if you under consume your Total Water Budget in May, those unused gallons will rollover into June. All rollover gallons will be billed at the lowest (Tier 1) rate.

Please note however that water budget rollover will only be accumulated during Peak Season Months (April through October) and any unused Total Water Budget at the end of any given year will not be applied forward to future years. Also, for billing purposes, tiers will be calculated based on the original Total Water Budget.

What happens if I want to plant turf or native grasses?

Planting new grass (whether it be turf or native grasses) requires additional water. We will allow for additional water budget to help establish turf and native grasses. However, the District must be notified before you plant these grasses and the grasses must be planted during acceptable timeframes to receive additional water budget. Turf grasses can only be planted April through May and September through October.

Who can I contact if I have any questions?

We would like to be a resource for you if you have other questions or concerns. Please contact our Irrigation Hotline via email at CPMDIrrigation@castlepinesmetro.com or via phone at (303) 521-4702 if you have any issues or questions.