



APPENDIX A – Rate & Fee Schedules and Rate Structure

Copper Mountain Consolidated Metropolitan District
 Water and Sanitation Department – Rules and Regulations

RATE & FEE SCHEDULE

The purpose of the fees and charges provided in this Rate & Fee Schedule is to provide for the payment of all actual costs of operating, maintaining, repairing, replacing, and expanding the District Systems. All such fees and charges are made and have been determined by the Board of Directors to be necessary for the recovery of such costs incurred by the District. Explanations of all fees are provided below and additional information can be found on the District website at www.coppermetro.org.

WATER AND SANITATION DEPARTMENT RATE AND FEE SCHEDULE

FEE DESCRIPTION	COST	
WATER & SANITATION		
Water Tap Fee	\$4,100.00	Per CEU
Sewer Tap Fee	\$5,600.00	Per CEU
Water Service Rate – Tier I (0 - 10,000 gallons) per CEU	\$9.73	Per 1,000 gallons
Water Service Rate – Tier II (10,001 gallons +) per CEU	\$14.59	Per 1,000 gallons
Irrigation Rate	\$13.28	Per 1,000 gallons
Water Base Rate	\$47.96	Per Quarter per CEU
Sewer Base Rate	\$176.21	Per Quarter per CEU
Bulk Water Account Setup	\$60.00	Flat Rate
Bulk Water Rate	\$30.00	Per 1,000 Gallons
Bulk Water Rate – Winter	\$60.00	Per 1,000 Gallons
Meter/Backflow Assembly Rental	\$550.00	\$2,500 deposit
CONSTRUCTION PLAN REVIEW AND INSPECTION		
District Hourly Rate	\$100.00	Per Hour (or Engineer's Rate)
Residential – Single-Family	\$25.00	Per 1,000 SF
Residential - Multi-Family	\$30.00	Per Dwelling Unit
Commercial - Restaurant	\$40.00	Per 1,000 SF
Commercial - Other than Food Service	\$20.00	Per 1,000 SF
Water & Sewer Piping	\$3.00	Per Linear Foot
WATER METER REPLACEMENT AND PROCUREMENT FEES		
0.75 Inch	\$575.00	Per Meter
1 Inch	\$775.00	Per Meter
1.5 Inch	\$1,150.00	Per Meter
2 Inch	\$1,350.00	Per Meter
* Larger meter sizes are custom ordered and invoiced based on time and materials		
ADDITIONAL FEES		
Water Service Turn-Off/Turn-On	\$100.00	Per Hour (1-hour minimum)
New Account Set-up	\$50.00	Per Account
Service Rate – Water & San Staff	\$100.00	Per Hour Per Person
Sewer Connection/Disconnection	Recovery of cost incurred by the District	
Inclusion Fees	Recovery of cost incurred by the District	
Variance Fees	Recovery of cost incurred by the District	
Generating/mailing reminder, warning & demand letters	Recovery of cost incurred by the District	
Generating/mailing certified letters	Recovery of cost incurred by the District	
Generating/mailing turn-over letters	Recovery of cost incurred by the District	
Generating/mailing title request letters	Recovery of cost incurred by the District	



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WATER & SANITATION

Water & Sewer Tap Fees: Tap fees are assessed for new construction that will require connections to the District's Water and Sewer/Sewerage Systems. Modifications to existing residential and commercial properties that include changes to the number of water fixtures and/or drain lines may require adjustments to existing tap fees. Such adjustments will be evaluated on a case-by-case basis. More information regarding tap fees can be found on the District website. Tap fees are subject to change on an annual basis and customers should contact the District or check the website for current fee information.

Water Service Rates: The District uses a tiered rate structure that increases the cost per 1,000 gallons for water usage that is uncharacteristically high based on historical consumption. Customers will be subject to higher rates when their quarterly usage is higher than their historical peak quarterly demand. More specific information and a more thorough explanation of the Water and Sanitation rate structure can be found on the District website. Water rates are subject to change on an annual basis and customers should contact the District or refer to the website for current rate information.

Irrigation Water Rate: Irrigation rates are not based on historical usage patterns and there is no base rate imposed on water used for irrigation. Rather, irrigation water is charged at a flat rate in accordance with Table I above, provided there is an irrigation meter installed to measure this flow. If irrigation water is not metered separately to distinguish it from domestic cold-water use, it is probable that the customer will pay for irrigation at a higher domestic water rate. Depending on the amount of irrigation water being used, it may be in the customer's interest to install a dedicated irrigation meter. Irrigation rates are subject to change on an annual basis and customers should contact the District or refer to the website for current rate information.

Water & Sewer Base Rates: Water & Sewer Base Rates are fixed costs that are based on a customer's historical usage and that do not fluctuate between quarterly billing periods. Base rates are, however, subject to change on an annual basis and customers should contact the District or refer to the website for current rate information.

Bulk Water: The District is capable of providing bulk water to contractors and other users through distribution system fire hydrants and at the filling station located at the Wastewater Reclamation Facility. An annual account processing fee of \$50.00 is required and bulk water is billed at a flat rate in accordance with Table I above. If the District provides bulk water through a fire hydrant, additional charges will be assessed for rental of the District's meter and backflow assembly that is required for this type of service. Bulk water rates are subject to change on an annual basis and customers should contact the District or refer to the website for current rate information. Rental of the District's meter and backflow assembly for fire hydrant delivery of bulk water can be coordinated with Water & Sanitation Department staff at 970-968-2390 or the Public Works Director at 970-968-2537. The District provides bulk water for winter projects at an increased rate which is applied from November 1st through April 30th.



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CONSTRUCTION PLAN REVIEW AND INSPECTION

Residential – Single-Family: All single-family design documents are subject to District review and approval prior to commencement of construction. Fees will be assessed based on the overall square footage of the building. The District will review design documents to evaluate meter size and tap fee implications and to ensure that they are in conformance with District standards. Fees will be assessed in accordance with Table I and will include District plan review, inspection, and initial valve operation (if necessary). Additional requests for valve operation will be charged at the Water Service Turn-off Turn-on rate in Table I.

Note that these fees are in addition to tap fees or tap fee adjustments. Completion of an Application for Permit – Water and Sewer Taps form must be submitted to the District for properties subject to tap fees or tap fee adjustments. Contact District Public Works at 970-968-2537 regarding the Application for Permit.

Residential – Multi-Family: Multi-family developments consist primarily of townhomes and condominiums in the Copper Mountain service area. All multi-family design documents are subject to District review and approval prior to commencement of construction. Fees will be assessed based on the number of dwellings units rather than square footage. Fee inclusions and additional charges are identical to those for single-family structures.

Note that an Application for Permit – Water and Sewer Taps form may also be required for multi-family developments. There may be exceptions for modifications to existing multi-family or mixed-use structures. Contact District Public Works at 970-968-2537 regarding the Application for Permit.

Commercial: All commercial property developments are subject to District review and approval prior to commencement of construction. Fees will be assessed based on overall square footage of the building. Restaurants are subject to higher fees due to the relative complexity of water and sanitary drainage systems associated with food service operations. Fee inclusions and additional charges are identical to those for residential properties.

Note that an Application for Permit – Water and Sewer Taps form may also be required for commercial property developments. Contact District Public Works at 970-968-2537 regarding the Application for Permit.

Water & Sewer Piping: Projects that require modifications to or extensions of the District's Water and/or Sewer/Sewerage Systems must be reviewed and approved prior to design completion. The District must be involved at each project design milestone to ensure that the design fully conforms to District standards. Fees will be contingent on the scope and complexity of the design and will be based on either a unit rate included in Table 1 above or on the billable rate of the District's consulting engineer. The contractor/developer will also be responsible for fees incurred by the District for on-site representation during project construction. It is the obligation of the property owner, developer/contractor, engineer, or individual otherwise responsible for project management to involve the District at the beginning of any pipeline project and to become thoroughly familiar with the District's Rules and Regulations. Contact the Public Works Director at 970-968-2537 regarding any project that will affect the District's water and/or sanitation infrastructure.



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WATER METER REPLACEMENT AND PROCUREMENT FEES

The District will impose meter replacement fees when an existing meter has failed or has been damaged due to adverse conditions or harmful actions that may include but are not limited to: neglect; mishandling or abuse; incorrect installation; plumbing system failures that adversely affect the meter; unsatisfactory environmental conditions; and improper removal and storage of irrigation meters. Procurement fees will be assessed when the District provides a new meter for new construction, certain remodel projects, or any projects that will require new connection(s) to the District's Water System. Procurement fees will be assessed for both domestic and irrigation meters.

ADDITIONAL FEES

Water Service Turn-off/Turn-on: The District will operate valves for contractors to test service connections, backflow preventers, and sprinkler systems during construction. Additional valve operation requested by the contractor will incur a Turn-off/Turn-on Fee that will be assessed on an hourly basis in accordance with Table 1 above. Turn-off/Turn-on Fees will also be charged to property owners that request valve operation or if the District discontinues or resumes water service due to account delinquency. Only District personnel may operate Water System and service line valves. Property owners who turn off or turn on their service connection(s) will be penalized for doing so. See Penalty Fee Schedule below.

Account Set-up: A processing fee will be charged for establishing new Water and Sewer customer accounts. The processing fee covers the administrative costs incurred by the District.

Service Rate – Water & Sanitation Department Staff: Fees for services requested by property owners or services required to correct or repair District assets due to the actions of property owners or their tenants, renters, suppliers, vendors, or any other party, will be assessed on an hourly basis in accordance with Table I above.

Sewer Connection/Disconnection: If for any reason, the District deems it necessary to physically disconnect and/or reconnect the sewer service line, the property owner, contractor, or other responsible party shall reimburse the actual costs incurred by the District.

Inclusion Fees: Any person who petitions for inclusion of their property into the District pursuant to Section 32-1-401(1), C.R.S. and the District Rules and Regulations shall pay the actual costs incurred by the District in processing the Petition for Inclusion. Refer to the Rules and Regulations on the District website for more information regarding inclusion requirements and procedures.

Variance Fees: Whenever a variance from any provision of the District Rules and Regulations is granted by the Board of Directors, a fee shall be assessed to recoup the costs incurred by the District in processing the variance. Variances are considered on a case-by-case basis and processing fees will be due regardless of whether or not a variance is granted.

Special Services: Fees will be assessed for any service requested by a property owner or other responsible party that requires Water & Sanitation Department time and resources. Special services will be considered on a case-by-case basis and fees will be imposed to cover time and materials and any other costs incurred by the District.



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WATER & SANITATION DEPARTMENT

PENALTY FEE SCHEDULE

The purpose of the penalty fees and charges provided in this Penalty Fee Schedule is to provide for the payment of all actual costs incurred by the District in discovering, investigating, curing, and repairing the consequences of violations of District Rules and Regulations, and in order to deter persons from committing such violations. All such fees and charges are made and have been determined by the Board of Directors to be necessary for the recovery of such costs. Explanations of all fees and charges are provided below and additional information can be found on the District website at www.coppermetro.org.

PENALTY FEE SCHEDULE

PENALTY/VIOLATION DESCRIPTION	PENALTY FEE	
Water & Sewer Late Fees	1.5%	of Total Past Due
Unauthorized Connection	\$4,100	Per CEU
Unauthorized Connection of Two or More Taps	\$4,100	Per CEU
Unauthorized Use or Discharge	\$1,000	First Occurrence
Tampering	\$5,000	Per Violation
Violation of Suspension/Termination Order	\$2,000	Per Violation
Jeopardizing Purity of Water	\$2,000	Per Violation
False Official Statement	\$1,000	Per Violation
Backflow Program Non-Compliance	\$1,000	Per Occurrence
Unauthorized Operation	\$1,000	Per Violation
General Prohibitions	\$500	Per Violation

Water & Sewer Late Fees: 1.5% of the total past due balance, calculated monthly. This fee will appear on Water & Sewer customers' quarterly bill.

Unauthorized Connection: Any connection made to the District water Distribution System without District approval and receipt of appropriate Water Tap Fees. Penalty shall be an amount equal to the Water Tap Fee corresponding to the size of the tap per the most recent water rates resolution adopted by the District Board of Directors.

Unauthorized Connection of Two or More Taps: Not more than one separately described parcel of land shall be served by any single tap. Manifolding one or more taps from a single service line without the express written permission of the District is a violation of the District Rules & Regulations. Penalty shall be an amount equal to the Water Tap Fee corresponding to the size of the tap(s) per the most recent water rates resolution adopted by the District Board of Directors.

Unauthorized Use or Discharge: Discharging or otherwise putting wastewater into the District Sanitary Collection System without District approval and receipt of appropriate Sewer Tap Fees; or for introducing any foreign materials or wastewater into the Sewer System in violation of any provision of the District Rules & Regulations. Penalty shall be \$1,000 for the first occurrence and \$2,000 for each occurrence thereafter.

Tampering: Bypassing, breaking, damaging, destroying, removing, uncovering, altering, defacing, or otherwise tampering with any component of the District's Water and Sewer/Sewerage Systems, obstructing the flow of wastewater in the District's Sewer/Sewerage System, or obstructing access to District facilities. \$5,000 per violation.



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Violation of Suspension/Termination Order: Failure to stop or eliminate the discharge of wastewater from property affected by an Order suspending or terminating service to such property. Any property owner notified of a suspension or termination of sewer service shall immediately stop or discontinue the discharge of any and all wastewater from the property affected by such order. \$2,000 per violation.

Jeopardizing Purity of Water: The use of any fluid or other substance in such a manner as to present the possibility that such substance could enter the District Water System. This prohibition includes but is not limited to: cleaning products, fuels, poisons, insecticides, pest control products, and fertilizers. Note that these are only examples of a wide variety of substances that have the potential to contaminate and compromise the water quality of the District's Water System. \$2,000 per violation.

False Official Statement: The making or filing with the District of any statement, report, or application that an individual or entity knows or has reasonable cause to know is false or substantially inaccurate; or the omission of any material fact in connection with such statement, report, or application when the omission leaves the remainder of the information given misleading or substantially inaccurate. \$1,000 per violation.

Backflow Program Non-compliance: Failure of property owners to have and maintain backflow prevention devices required by District Rules & Regulations. \$1,000 per violation. Penalties will be imposed quarterly (\$1,000/quarter) until non-compliant/deficient devices have been replaced or corrected.

Unauthorized Operation: Only District employees may operate valves, fire hydrants, equipment, or any other components of the District's Water and Sewer/Sewerage Systems. No individual or entity outside of the District's employ may operate said features of the District's Water and Sewer/Sewerage Systems without express written permission by the District. \$1,000 per violation.



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General Prohibitions

- **Interceptor Violations:** For bypassing or failure to install and maintain a District approved grease or sand interceptor in accordance with and as defined by the District Rules & Regulations. \$500 per violation.
- **Interference; Failure to Permit Inspection:** Upon request, the District shall have access to all properties connected to the District's Water and/or Sewer/Sewerage Systems. Interference with employees or agents of the District in performance of their duties, or refusing to permit District employees or agents to inspect the premises or to access District equipment given reasonable request and notice is a violation of District Rules & Regulations. \$1,000 per violation.
- **Prohibited Drains:** No drain may be connected to the District Sewer/Sewerage System which would or could permit groundwater or surface water to enter the District Sewer/Sewerage System. This prohibition applies to basement drains, groundwater and surface water drainage structures or systems, or other clearwater connections, without limitation. Sump pumps and construction dewatering pumps shall not be connected to or permitted to discharge into the District Sewer/Sewerage System without express written permission by the District. \$500 per violation.
- **Easement Violations:** Constructing, installing, or placing any structures or improvements of any kind, surface or subsurface, temporary or permanent, or planting any tree or woody plant of any kind within the boundaries of any District Right of Way or Easement in violation of the terms or conditions of such Right of Way or Easement, without express written permission from the District.
- **Unauthorized Entry:** Opening any manhole or entering any structure, pipe segment, or other feature or segment of the District's Water or Sewer/Sewerage Systems without District authorization. \$500 per violation.
- **Infiltration:** For continuing to permit root infiltration, storm runoff, or groundwater to enter the District Sewer/Sewerage System after reasonable notice to cure such condition. \$500 per violation.
- **Escape of Wastewater:** Allowing wastewater to escape from the District's Sewer/Sewerage System. \$500 per violation.
- **Failure to Report:** Failing to report damage to or alteration of any District facility, or any foreign materials or obstruction in the flow of wastewater in the District Sewer/Sewerage System. \$500 per violation.
- **Failure to Notify of Use Changes:** Failure by property owner to notify the District of any use change resulting in the need for grease or sand interceptors or that increases flow to the District's Sewer/Sewerage System. \$500 per violation.
- **Violation of Stop Work Order:** Performing or continuing to perform any work in violation of a Stop Work Order. \$500 per violation.
- **Failure to Use Meter:** Bypassing or tampering with a District required water meter, or otherwise failing to Meter water usage from the District's Water System. \$500 per violation.
- **Failure to Give Notice:** Failure to provide Notice of Excavation to the District in any area where District water lines, sewer lines, or facilities are located. \$500 per violation.



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EQUITABLE RATE STRUCTURE IMPLEMENTATION GUIDELINES

The Copper Equivalent Unit (“CEU”) is defined to be 10,000 gallons of domestic water consumption and/or 10,000 gallons of wastewater discharge per calendar quarter, as appropriate to the customer’s use of water. The volume of wastewater discharged to the sewer collection and treatment system shall be equal to the volume of domestic water (excluding irrigation water) that passes through a customer’s master water meter.

A customer’s CEU Rating shall be calculated for Water and Sewer Tap Fee assessments and Fixed Water and Sanitation Operating Fee assessments in accordance with the following procedures:

1. The tap owner, or agent, making application for water and/or sewer tap(s) for any project or use other than a single-family customer class project, shall submit to the District Water and Sanitation Department a written estimate of the project’s (i) Peak Quarterly Water Use and (ii) Average Annual Water Use as prepared under the seal and signature of a Professional Engineer. The Professional Engineer (P.E.) shall be licensed to practice in the State of Colorado, shall provide their P.E. number and a certificate showing proof of professional liability insurance coverage. The P.E. providing a study for District review shall do so after the permitting phase, and before the walkthrough for Certificate of Occupancy determination. Any estimate of Peak Quarterly Water Use or Average Annual Water Use shall set forth in writing all data and computations used to calculate the estimate, including but not limited to the project’s fixture count, demand load, water pressure, flow rate, and other applicable engineering water use design criteria in strict conformance with current best engineering practices and procedures. The District shall review, analyze, and, as appropriate, approve/deny and accept/reject the calculated estimate as being a reasonable measure of the project’s Average Annual Water Use.
2. If the District determines the estimate is not acceptable for any reason, the District will work with the tap owner’s Professional Engineer to formulate an estimate that is acceptable to the District. Once the District accepts an estimate as being both proper and reasonable in light of professional engineering practices and procedures, the District shall calculate the project’s CEU Rating for calculation of Water and Sewer Tap Fees and monthly/quarterly Water and Sanitation Base Service Fees in accordance with Table I, Equitable Rate Structure, or other rate structure as adopted and made effective by the District Board.
3. For projects requiring a 2-inch meter or smaller, the CEU rating shall be calculated using Table 1. For projects requiring a meter larger than 2 inches, the project’s CEU Rating shall be calculated by one of the following methods outlined below. The choice as to which option is used to calculate the CEU Rating lies with the initial tap owner.
 - a. The CEU Rating shall be calculated by multiplying the accepted Average Annual Water Use estimate times 50%; dividing the resultant product by 10,000 gallons per calendar quarter; rounding the resultant quotient to the nearest 0.1 CEU; and rounding any CEU Rating less than 0.6 CEU to 0.6 CEU; or
 - b. Any initial tap owner may elect, in lieu of the methodology outlined immediately above, to provide a Professional Engineers estimate of their project’s Peak Quarterly Water Use, in addition to their Professional Engineer’s estimate of the project’s Average Annual Water Use, and have their CEU Rating based on the engineer’s Peak Quarterly Water Use estimate.



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For customers that are in a single-family residential class, a customer’s CEU Rating may be calculated for Water and Sewer Tap Fee assessments and Fixed Water and Sanitation Operating Fee assessments in accordance with the following procedures:

1. The customer may submit building plans to the District, including specific fixtures to be used in the project, which the District will use to calculate the water demand based on the engineering equation of:

$$q_{et} = q_{nl} + 0.015 (\Sigma q_n - q_{nl}) + 0.17 (\Sigma q_n - q_{nl})^{1/2} \text{ where}$$

q_{et} = expected peak flow (l/s)

q_{nl} = demand of largest single fixture (l/s)

Σq_n = Total fixture demand (l/s)

2. Based on a calculation of peak flow/demand, made by staff using the above formula, or prepared for the tap owner under the seal and signature of a Professional Engineer per above, the District shall determine which meter size is required to meet such demand from Table 1 below and the corresponding CEU’s associated with the applicable meter size.

Table 1: CEU Based on Meter Size

Meter Size (Inches)	Peak Demand (Gallons Per Minute)	Average Annual Water Demand	CEU’s Per Tap	Tap Fee At Current Rate
0.75	14	78,000	3.9	\$37,830
1	23	130,000	6.5	\$63,050
1.5	45	260,000	13.0	\$126,100
2	72	416,000	20.8	\$201,760

For projects that require a meter in excess of 2 inches, refer to the procedures outlined above.

A project’s CEU Rating shall be valid for a minimum period of two full calendar years after an occupancy permit is issued and the project is occupied for its intended use. At the next periodic review cycle, as determined by the District for all District CEU’s following the 2-year time period, the project’s CEU rating shall be recalculated in line with the other properties within the District. The CEU rating is currently calculated by averaging the project’s two highest calendar quarters of metered water use, excluding metered irrigation use, dividing the quotient by 10,000 gallons per calendar quarter, and rounding the resultant quotient to the nearest 0.1 CEU and rounding any CEU Rating less than 0.6 CEU to 0.6 CEU. In calculating the new CEU for a project classified into the Multi-Family Customer Class, the District will calculate the project’s new CEU on the basis of the average water use per occupied unit: multiplying average water use per occupied unit times the total number of units in the project in order to estimate the ultimate new CEU for the entire project at full occupancy.

Once a new CEU Rating is established specific to a given project, the project’s monthly/quarterly Water and Sanitation Base Service Fees will be adjusted for all subsequent periods until the next periodic review by the District.

The District shall periodically review all customer meter records, on not greater than 5-year intervals, to ascertain the sufficiency of each customer’s CEU Rating for the assessment and collection of monthly/quarterly water and sanitation Base Service Fees. If the then calculated CEU Rating is less/greater than the customer’s historic CEU Rating, the customer’s historic CEU Rating shall be adjusted to increase/decrease, as appropriate, the customer’s historic rating to equal the customer’s revised calculated CEU Rating and, thereafter, bill the customer for monthly/quarterly service charges in accordance with the customer’s revised CEU Rating. The revision of a customer’s CEU Rating shall not affect any change in a customer’s Tap Fee as previously calculated and paid; and the revision of a customer’s CEU Rating shall not affect any collection/refund of lost/excess Base Service Fee revenues previously collected.