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Sent: Tuesday, May 27, 2025 1:55 PM

To: [REDACTED]

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Subject: Rate Advisory Group Meeting #1 - Questions

Good afternoon, Rate Advisory Group.

I have received several questions from RAG members based on the Meeting materials provided over the weekend. To make sure the entire group is reviewing all the same information, I am forwarding the questions and answers I can provide to the full RAG. The questions from members are *italicized* below. Answers or explanations are in **red**.

Slide #36–124: Commercial Accounts

Could you clarify how these commercial accounts are categorized? Additionally, is it possible to view the actual usage data for these accounts by category?

The categories of interest include:

- *Agriculture & Nurseries*
 - *Food & Beverage Production (e.g., Breweries)*
 - *Hospitality & Lodging*
 - *Laundromats*
 - *Car Washes*
 - *Restaurants & Food Service*
 - *Manufacturing (e.g., Camron, SLB, AWC)*
 - *Educational & Institutional (e.g., Schools & Daycares)*
 - *Health Care*
- [REDACTED]

· *Banking*

The Town does not categorize commercial accounts for billing purposes, as we do not currently have different rates for different categories of commercial customers. We can look at usage patterns across commercial tap sizes. I will work to have some extra graphics pulled together for review at the meeting tomorrow.

To clarify, while the summary statistics and presentation graphics are based on detailed water usage data, the Rate Advisory Group is not intended to review detailed consumption data. Those efforts are performed by staff and our consultant team. Additionally, under Town Code, individual water usage data is not classified as publicly available information. This group's role is to provide input on pricing objectives, potential rate structure modifications, and potential customer impacts, rather than conducting technical data analysis.

Please know that all data used in the analysis has been thoroughly reviewed by multiple staff and the consultant team to ensure it accurately reflects system-wide trends.

Slide #45: Single-Unit Residential Lot Size and Water Use with Potable Irrigation

- *Medium–Large Lots (10,001–14,000 sq ft): 236 accounts*
- *Large Lots (14,001–25,000 sq ft): 114 accounts*
- *Largest Lots (>25,000 sq ft): 65 accounts*

Can you provide insight into where these lots are located? Are they concentrated in specific HOAs? Also, how was this lot size data gathered?

Lot size data is based on Larimer County Assessor data. Attached is a map showing Wellington neighborhoods and the various combinations of potable and non-potable irrigation systems for both the private residential irrigation and the HOA managed irrigation, where applicable.

Slide #47: Highest Monthly Usage by Single-Unit Residential Customers with Potable Irrigation

The graph on this slide is quite busy and difficult to interpret. Would it be possible to receive the underlying data used to create the chart?

We will step through all the slides and data together tomorrow, with the intention of providing more detailed explanations at each step and providing time for Q&A.

Can you please pull together what data was utilized to determine the cost of service per class and how those % of cost were reached. Can we also have the length of bills from meter read to meter read (for Example June 30 days, July 35 days etc)? What are the averages. I'm mostly interested to see on the higher end users 25k + per month what lengths of time we have between meter readings.

The cost-of-service numbers found on slide 19 in the presentation reflect the Cost of Service from

the 2022 Rate and Fee Study. The data and steps for this cost-of-service analysis are found in detail in Appendix A in the final report for the 2022 Rate and Fee Study. Specifically, tables A-8 through A-17.

Currently, our utility billing software does not provide reporting specifically on number of days between meter reads. We can look into custom reporting with the software developer, however the feasibility of developing the custom reporting will depend on staff workload and coding efforts by the software developer. Current utilities guidelines in place since August 2024 specify that meter

readings take place between the 20th and the 24th of each month. Prior to August 2024, meter readings took place between the 20th and the 25th of each month. Also, meter reading is broken up into five routes, and the routes are read in the same order each month. The number of days between meter readings is likely to vary month to month based where weekends and holidays fall.

We look forward to answering more questions at tomorrow's meeting at the Leeper Center at 6 PM. See you all there!

Best,

Meagan



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