



Aurora Water

City of Aurora

Financial Administration
15151 E. Alameda Parkway, Ste. 3600
Aurora, Colorado 80012
303.739.7370



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September 25, 2019

Ms. Lisa Darling
South Metro WISE Authority
8400 East Prentice Avenue, Suite 1500
Greenwood Village, CO 80111

Ms. Darling:

The charges and modification to charges for WISE deliveries are outlined in the Amended and Restated WISE Partnership-Water Delivery Agreement between Denver Water, the City of Aurora, acting by and through its Utility Enterprise, and the South Metro WISE Authority executed December 2013.

Section 3.5.2 (Modification of Charges) of the agreement states that charges may be increased based on Denver Water's Raw Water Rate and/or an update to the cost of service model. Notice of any proposed rate adjustment is to be provided to the Authority prior to October 1. The Authority shall have the opportunity to comment on the proposal prior to the effective date of the rate on January 1 of the following year.

This is the notification of the Delivery Rate, effective January 1, 2020, for water provided under this Agreement. It has been determined there will be a \$0.16 increase on January 1, 2020 and the rate will be \$5.77 per thousand gallons. The increase is associated to the raw rate which is based on Denver Water's OCSA raw water rate.

Additionally, the Conveyance Fee for water delivered to the Temporary Interconnect as stated in the Agreement section 3.5.1 has been analyzed and will be charged at **\$0.22** per thousand gallons effective January 1, 2020. This calculation was based on actual costs billed to Aurora Water from Xcel. This fee will be adjusted by any increases Xcel has approved.

Please do not hesitate to contact me with any questions or comments.

Sincerely,

Jo Ann Giddings, CPA
Deputy Director of Water Financial Administration

Wise Water**FMV**

Project Name: Wise Binney Connection	Property Owner: Gun Club Group Partners, et al
Parcel #: PE-1 and TE-1	Assessor Parcel #: 207118300272, 207118300300

A. LAND/SITE VALUE OF PART(S) TAKEN

Parcel	Land Class	Area/Unit	Unit Value	Appraisal Support	Value
TOTAL LAND/SITE VALUE OF PARTS ACQUIRED					\$ 0

B. EASEMENT VALUE OF PART(S) TAKEN

PE, SE, etc.	Purpose	Area/Unit	Unit Value	% of Unit Value	Value
PE-1	multi-use	15,198 SF	\$13.50	50%	\$102,587
TOTAL LAND/SITE AND EASEMENT VALUE OF PART(S) TAKEN					\$ 102,587

C. IMPROVEMENTS CONTRIBUTORY VALUE OF PART(S) TAKEN (For numerous improvements, attach a separate sheet)

Parcel	Improvement Type	Size	Unit Value	Appraisal Support	Value
TOTAL IMPROVEMENTS CONTRIBUTORY VALUE OF PART(S) TAKEN					\$ 0
TOTAL VALUE OF PART(S) TAKEN					\$ 102,587

D. COMPENSABLE DAMAGES AND/OR OFFSETTING BENEFITS

Compensable Damages – Curable (Net Restoration Cost to Cure)	\$-0-	
Compensable Damages – Incurable	\$-0-	
Offsetting Specific Benefits (Up to 100% of Incurable Damages)	\$-0-	
Offsetting Specific Benefits (Up to 50% of Parts Taken)	\$-0-	
NET COMPENSABLE DAMAGES AND/OR OFFSETTING BENEFITS		\$ 0

E. RENTAL VALUE OF TEMPORARY EASEMENTS

TE	Purpose	Area/Unit	Unit Value	% of Unit Value	Term (Mo/Yr)	Value
TE-1A	multi-use	17,043 SF	\$13,50	10%	1 Yr	\$23,008
TOTAL RENTAL VALUE OF TEMPORARY EASEMENTS						\$ 23,008
COMPENSATION ESTIMATE						\$ 125,600.00 (rounded)

F. APPRAISAL SUPPORT

Recommended report prepared by: Charles Nelson, MAI Date of value: September 17, 2019 Date of report: September 30, 2019

G. UNECONOMIC REMAINDERS - None

REMAINDER TOTAL **\$ 0**

COMPENSATION ESTIMATE RECOMMENDED FOR APPROVAL **\$ 125,600.00**

H. SALVAGE VALUE AND REMARKS (Include remarks for non-participating items, takings, damages, benefits, etc., as applicable) N/A

Wise Water	Date
The above amount is APPROVED as the basis for just compensation	