



Beaver Brook Currents

Lookout Mountain Water District Newsletter

News, Facts and Articles Fall 2007

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Is The Drought Over?

In terms of drought, this season has been easier on the Lookout Mountain Water District than for the previous five years. However, we do not know yet if the drought is over. We still had to purchase supplementary water which was used for exchange in July and on many days we have had to release water from our reservoir to supply Clear Creek due to downstream calls.

What does this mean for our customers in the Lookout Mountain Water District? We encourage voluntary water conservation and our rates are structured for wise use of water. Each household should try to determine what works best for their family. It also means that that the District incurs additional costs such as purchasing water, operating our augmentation station, and higher treatment costs due to lower raw water quality, funds which could otherwise be spent on infrastructure.



REPORTING WATER LOSS

Wasted water means more water must be treated to replace it and thus unnecessary costs. Please report any evidence of outside water pipeline leaks or breaks to 303-688-7072. Also, please report any use of fire hydrants that appears to be unofficial business (other than Lookout Mountain Water District or Foothills Fire Protection District) to 303-688-7072. Please note vehicle make, model, color and license number if possible and exact time of day.

Tap owners are responsible to repair private service line leaks or household leaks as soon as possible.

25958 Genesee Trail Road #514
Golden, CO 80401-5742
Tel 303-526-2025
Fax 303-526-1257

Residential Water Rates

Effective since November 25, 2005

Billing period is every 60 days

Thousand Gallons:

0 to 5	6 to 10	11 to 15	16 to 20	21 to 25	26 to 30	over 30
Minimum charge						
\$26.98	\$5.06	\$6.06	\$7.56	\$9.56	\$12.06	\$15.06

Overview of the District

The District must comply with a number of regulatory agencies for water quality and administration/governmental issues. Our water source is surface water from the Lower Beaver Brook Reservoir, which is fed from the larger Upper Beaver Brook Reservoir of the Beaver Brook Watershed. The water is then measured, treated and tested at the John P. Downs Treatment Facility, pumped up to our million gallon storage tank, and then distributed to about 500 households, governmental agencies and businesses by gravity flows.

LMWD is a Special District as governed by Title 32 of the Colorado Revised Statutes. In terms of a system it is comprised of tap owners and property owners included in the District's boundaries, the Board of Directors, and the contractors and consultants who provide operation and management. Its assets include the land, rights to water within its reservoirs, a treatment facility, and components of the distribution system, such as the main pipeline and meters.

Our constant goal is to provide you with a safe and dependable supply of drinking water. A Drinking Water Quality Report is compiled each summer; copies may be requested at any time.

Please see our website for Drinking Water Quality Reports, Policies, Rules and Regulations, and other information at:

www.lookoutmountainwaterdistrict.org



Meetings and Board of Directors

The Board of Directors normally meets on the second Monday of the month at 8:30 a.m. at 317 S. Lookout Mountain Road (Highland Rescue Team Ambulance Station). **As always, meetings are open to the public.** The Meeting Schedule for the year is posted at the HRT Ambulance Station as well as on our web site.

John Roscoe	(2004 – 2008)
Court Young	(2004 – 2008)
Bill Siefert	(2006 – 2010)
Don Ranta	(2004 – 2008)
Mark Mancini	(2006 – 2008)

Elections are normally held every other May in even-numbered years, and a regular term is four years. Next May, three 4 year terms and one 2 year term will be up for election.

SAFETY AND SECURITY

Please be aware that our staff needs to come near or onto your property for reading meters, meter repair or water line repairs. If anyone enters your property and claims to be with LMWD please feel free to ask for identification. Most of the time staff vehicles will have identification. Do not let anyone into your home without verification.

Please report suspicious activity around fire hydrants, water valves or vaults and reservoirs to the Sheriff's Department or if an emergency, please call 911. Please note vehicle make, model, color and license number if possible and exact time of day.

What's New?

✓ 20 Years of Operation for the Lookout Mountain Water District in 2008

The District reaches twenty years! We celebrate the retiring of debt associated with building the Treatment Facility, improving the dams, building a million gallon storage reservoir and improving sections of main water pipe. We've had some ups and downs and have survived some extremely tough years of drought.

✓ Membrane Filtration Upgrade at the John P. Downs Water Treatment Facility

The Membrane Filtration Upgrade Project engineering has been completed and we are awaiting approval for the project from the Colorado Department of Public Health and Environment. The District chose the most feasible and proactive alternative which requires an addition of 800 square foot to the Facility. Membrane filtration is now a cost-effective alternative to our technologically obsolete filtration system, now twenty years old. The construction will begin in October and the installation of the membrane units is scheduled for this upcoming winter, when water consumption is lowest. The total cost is estimated at about \$1,200,000 and it will be financed by property taxes with no increase from the current mill levy.

✓ 2008 Budget and Mill Levy

The District is in the process of working on the 2008 Budget. Based on our projections so far, the mill levy is likely to be reduced between 1.00 and 1.50 when compared to 2007—good news for your tax bill!

Privately Owned Lateral Systems, Hydrants, and Owner Responsibilities

Over eighty percent of the District's customers are served through privately owned, shared pipelines that are connected to the District's main pipeline. We refer to these private shared lines as "laterals". The laterals are owned and managed by either an organization, as tenants in common, or an individual; usually the organization is a homeowners association, but it could also be a corporation or a partnership.

For a number of reasons-- to facilitate arranging for emergency repairs, to provide for financing of repairs and improvements, to set policy for any proposed new taps on a lateral--it is highly desirable for a lateral to be owned by a single ownership entity, formed by agreement of the District tap-owners served by the lateral.

If you are served by a lateral without a formal ownership organization and desire

information about how to form one, please contact us.

The District's Service Plan provided for the ownership and maintenance of the laterals to be a continuing responsibility of the individual users served by the respective laterals, which includes the hydrants attached to the laterals.

The District undertakes no financial or other liability for maintaining or repairing any privately owned component of the public water system.

The District's *Policies Rules and Regulations* describe these specific responsibilities for lateral owners:

- Protect the integrity of the public water system by maintaining the lines and their connection to the Main in good repair at all times, including ensuring that

hydrants are in good operating condition.

- Submit an annual registration report
- Before going out for bid, obtain District approval of plans to replace or refurbish lateral lines
- Comply with prescribed procedures for reporting and repair of leaks and hydrant maintenance

A lateral organization should seek a contractor to act as an agent for emergencies, breaks and other maintenance.

To assist the lateral organizations with maintenance, Treatment Technology, Inc., the District's Certified Operator, offers Emergency and Preventative Maintenance for Laterals (303-670-3936) on a contract basis.

Septic Tank Maintenance and LMWD Septic Tank Pumping Requirement

All customers of the Lookout Mountain Water District treat their household wastewater through an Individual Sewage Disposal System (ISDS), in most cases this is commonly called a septic tank and a leaching field. **LMWD requires that water users pump their septic tank once every two to four years; this resolution was adopted in 1997 and was a requirement of a water decree.**

Source for ISDS information below: Jefferson County Department of Health and Environment
303-271-5755
Please see the Jefferson County website:
http://www.co.jefferson.co.us/health/health_T111_R56.htm

What's an individual sewage disposal system and how does it work?

The typical ISDS consists of a Septic Tank and Absorption Bed (sometimes called the leaching field). The septic tank is usually made of concrete or other durable materials. Most tanks will have a capacity of 1,000 gallons or more and will be divided into two compartments. Sewage (or effluent) from the dwelling flows through a building sewer and enters the first compartment of the tank. Here, bacterial decomposition occurs and materials which cannot be digested settle to the bottom as sludge or float to the top to form a scum layer.

The remaining liquid then flows into the second compartment of the tank through a series of baffles, where additional treatment occurs. Although most tanks are non-mechanical, some will have a motor or aerator which agitates the sewage. These mechanisms are an integral part of the tank and should not be removed or disconnected as this may seriously affect the operation of the system.

From the tank, the effluent is piped to the Absorption Bed and enters a series of perforated pipes bedded in gravel and underlying soil before flowing naturally back into the groundwater system. The filtering action of the soil removes most of the harmful bacteria. The result is a high degree of treatment occurring in a natural, environmentally sound process. Not all contaminants can be removed by these systems. Nitrates, a chemical by-product of human waste, are not removed and may impact the groundwater. Distance separation from wells and proper system maintenance is necessary to increase treatment effectiveness as well as the life span of the system.

Care and Feeding of Your ISDS

One of the most important factors in proper ISDS operation is being careful of what goes into the system. An ISDS is designed to treat only household wastewater. Although typical household soaps and cleaners should not cause a problem, liquids such as paints, solvents, thinners, pesticides, or photographic chemicals should never be poured down the drain. These materials can damage your system and seriously pollute the groundwater. Likewise, items such as disposable diapers, cigarette butts, and sanitary napkins should be kept out of the system. Kitchen wastes such as bones, eggshells, and coffee grounds do not readily decompose and should be thrown out rather than put through the garbage grinder. Grease is probably the worst enemy of your ISDS; pans should be wiped clean prior to washing and excess grease or drippings should never be poured down the drain.

Pumping Tank

Since some materials in sewage cannot be decomposed, they must be periodically removed by a licensed systems cleaner who will pump this material from the tank. The pumper should also remove all of the water from the tank; this will allow a "rest period" for the leaching field. Failure to regularly pump the tank may result in sludge being carried into the leaching field where it can plug the soil pores and cause failure. Since repairing a failing absorption bed may cost many thousands of dollars, the cost of routine pumping represents a very reasonable investment in protecting your ISDS.

Recommended frequency for pumping/cleaning of tank in years:

Tank Size (Gallons)	Household Size (Number of People)					
	1	2	3	4	5	6
500	5.8	2.6	1.5	1.0	0.7	0.4
750	9.1	4.2	2.6	1.8	1.3	1.0
900	11.0	5.2	3.3	2.3	1.7	1.3
1000	12.4	5.9	3.7	2.6	2.0	1.5
1250	15.6	7.5	4.8	3.4	2.6	2.0
1500	18.9	9.1	5.9	4.2	3.3	2.6
1750	22.1	10.7	6.9	5.0	3.9	3.1
2000	25.4	12.4	8.0	5.9	4.5	3.7
2250	28.6	14.0	9.1	6.7	5.2	4.2
2500	31.9	15.6	10.2	7.5	5.9	4.8