



Memo

To: Board of Directors
From: Karl Drew, General Manager
Date: December 16, 2016
Subject: Water Rate Study and Public Hearing on Proposed Rate Increase

WATER RATE STUDY: Attached for your review is a copy of the revised Water Rate Study. The revisions incorporate the information from the audit report for fiscal years 2014-15 and 2015-16, which were presented to the Board of Directors at the November 2016 board meeting. Due to changes in the standards from the Governmental Accounting Standards Board, the financial statements for fiscal year 2014-15 were restated in this year's audit report. This restatement created some significant changes to the Water Rate Study as the Net Operating Loss for both years changed. The draft copy of the study shows the changes that were made. While the proposed change of \$8.00 per month per water service will not eliminate the Net Operating Loss, it will reduce it by 81%. A \$10.76 per month increase would be required to eliminate the Net Operating Loss as reported in fiscal year 2015-16.

PUBLIC HEARING: As was reported at the November board meeting, the Notice of Public Hearing for the Proposed Water Rate Increase was mailed to our customers on November 4, 2016. We have 4,952 active water services and notices were mailed to all owners and registered tenants. This notice described the proposed increase, notified them of the public hearing to be held on December 20, 2016 and described the method of filing a protest. As of today, December 16, 2016, we have received four (4) written protests. We are attaching copies of these letters for your review. Customers have until the close of the public hearing to submit written protests.



DRAFT

Memo

To: Board of Directors
From: Karl B. Drew, General Manager
Date: December 5, 2016
Subject: Water Rate Study

During the process of preparing a proposal for a water rate increase, ~~we have~~ **the District has** reviewed several areas. These areas include an analysis of water consumption use patterns of the water users and a review of the Operating Income/(Losses) of the District.

Background

Crestline Village Water District was formed in 1954 to serve potable water to the Crestline area. In 1979, the Lake Gregory area was annexed into the District. Over the years, several smaller areas served by mutual water companies or homeowner associations around the Crestline – Lake Gregory area have been annexed into the District at the request of the property owners. The District currently has 4,952 active services.

In 1991, the District adopted its current rate structure and began billing customers on a monthly billing cycle in response to the drought that was occurring at that time and concerns about the supplemental water supply available from the State Water Project. While there have been adjustments to the rates and the basic water allocations over the years, the basic structure remains the same as was established in 1991. The rate structure includes a “Monthly Minimum Charge” and a two-tiered consumption rate table consisting of the “Basic Allocation Rate” and the “Excess Consumption Rate”.

The “Monthly Minimum Charge” is a monthly charge based on the water service meter size. The “Basic Allocation Rate” is the rate that is charged for the “Basic Allocation” water used and the “Excess Consumption Rate” is the rate charged for water consumed in excess of the Basic Allocation. The Basic Allocation is set at 1,300 cubic feet for a 30-day period for a family size of 6 persons or less. There are provisions to adjust the Basic Allocation for individual water services based on larger family sizes, medical reasons and economic hardship.

The District’s Water Conservation Program established in 1991 determines the Basic Allocation amount and the Excess Consumption Rate. As the District determines that stricter water conservation is necessary and enters a different phase of water conservation, the Basic Allocation is decreased and the Excess Consumption Rate is increased based on the provisions of the Program. The Board of Directors sets the Monthly Minimum Charge and the Basic Allocation Rate. The Excess Consumption Rate is determined by the provisions of the Water Conservation Program.

Consumption Analysis (See Exhibit A)

This analysis (Exhibit A) shows the number of services and how much water was used at various water usage levels over the past 12 months. It breaks down the consumption usage by Commercial, Industrial and Institutional (CII) accounts and Residential accounts. The CII accounts are basically the business and public agency accounts. The Residential accounts includes single family and multi-unit residential accounts. This analysis also gives information on the accounts which have a 92325 zip code for billing purposes. We use this information to determine our full-time population.

Overall, 96% of our customers stayed within the Basic Allocation of 1,300 cubic feet for a 30-day period. 88.6% used 800 cubic feet or less, and 24% used no water during a billing period. The average monthly water consumption per water service is 537 cubic feet.

96% of the total water accounts are Residential accounts and they use 87% of the total water sold. 55% of the total accounts are local full-time Residential accounts. These local Residential accounts use 67.7% of the total water sold.

Operating Income/(Losses) (See Exhibit B)

The District is a single purpose district in that it provides only water service to its service area. The Operating Income/(Losses) is an accounting of the actual revenues and expenses related to providing water service to our water users. The District does have some Non-Operating Revenues that are used for debt service and to supplement the District's Capital Improvement/Replacement Program. Currently, the District is debt free, as it has no outstanding loans or bonds.

The District's last rate increase was adopted in May 2004, with an effective date of July 2004. With this rate increase, the Monthly Minimum Charge was increased \$2.00 and the Basic Allocation Rate was increased by \$0.45 per 100 cubic feet (ccf). The current Monthly Minimum Charge for a water service with a 5/8" x 3/4" meter is \$17.50. The Basic Allocation Rate is \$4.20 per ccf and the Excess Consumption Rate is \$6.30 per ccf.

In May 2013, the District also decreased the Monthly Minimum Charge for the Lake Gregory customers by \$4.50. In 1979, the Board of Directors had added \$4.50 to the Monthly Minimum Charge for the water services in the Lake Gregory area to pay for the required capital improvements in that area. By May 2013, all the improvements were completed and all associated debt was paid off.

In 2008-09, the District began experiencing Net Operating Losses and began discussing increases to the District's water rates. Due to the economic recession that had begun and which was affecting many of the District's property owners and water users, the decision was made to not increase the water rates, but to make do with the existing revenues. During the ensuing years, the District has experienced a decrease in the number of full-time residents, decreased water usage and increasing expenses.

For the fiscal year ending April 30, 2015, the District had a Net Operating Loss of \$804,394. The unaudited Net Operating Loss for the fiscal year ending April 30, 2016 is \$958,096.

~~By removing Depreciation, which is used to provide funds for the capital replacement program, the Net Operating Loss Before Depreciation for 2014-15 is \$200,639 and \$343,586 for 2015-16.~~

The District recently received its annual audit report for the fiscal year ending April 30, 2016. Due to auditing standard changes implemented by the Governmental Accounting Standards Board, the audited

financial statements for the fiscal year ending April 30, 2015 were restated. For the fiscal year ending April 30, 2015, the District had a Net Operating Loss of \$965,747. The Net Operating Loss for the fiscal year ending April 30, 2016 is \$639,151.

By removing Depreciation, which is used to provide funds for the capital replacement program, the Net Operating Loss Before Depreciation for 2014-15 is \$361,992 and \$24,641 for 2015-16.

Fixed Expenses/Variable Expenses (See Exhibit C): This analysis compares the variable and fixed operating costs for the fiscal year ending April 30, 2016. Fixed costs are those costs that are associated with the cost of the District maintaining the water system and keeping it ready to supply water to all active water services. Variable costs are those costs associated with producing the necessary amount of water which is used in the water system.

The data used for this analysis is from the audit report for the year ending April 30, 2016. The identified variable costs are ~~\$606,010~~ \$565,270 and the fixed costs are ~~\$2,512,279~~ \$2,240,908, with a total operating cost of ~~\$3,118,289~~ \$2,806,178.

Fixed costs are calculated to be ~~\$42.30~~ \$37.71 per active water service and variable costs are ~~\$2.08~~ \$2.20 per 100 cubic feet (CCF).

Water Rate Comparison (See Exhibit D)

The Water Rate Comparison was completed in October 2016. It compares the water rates of various water districts and mutual water companies across the San Bernardino Mountains. While this data is not used in determining water rates, it does indicate how the District's rate compare to other water utilities in the same geographical area. When looking at monthly water consumption at 500 cubic feet or less, the District's water rates generate the 2nd to the lowest bills for a 5/8" x 3/4" meter size. At 800 cubic feet to 1,300 cubic feet of monthly water consumption, the District ranks 6th out of the 12 service areas surveyed.

Findings

- Rate increases should focus on the area of the Monthly Minimum Charge.
- A minimum increase of ~~\$69.38~~ \$4.98 per year per service (~~\$5.78~~ \$0.42 per month) is required to eliminate the Net Operating Loss before Depreciation in 2015-16. This level of increase would not provide any funding for the capital improvements/replacement program.

An increase of ~~\$193.48~~ \$129.07 per year per service (~~\$16.12~~ \$10.76 per month) is required to eliminate the Net Operating Loss incurred in fiscal year 2015-16.

These amounts do not provide for increases in operating costs in 2016-17 and future years.

Recommendations

- It is the Ad Hoc Water Rates Committee's recommendation that the District adopt an \$8.00 per month increase to the Monthly Minimum Charge. This would be a \$96 per year increase for each active water service and generate the necessary revenues to eliminate 81% of the Net Operating Loss before Depreciation.

- The District should review its water rates annually and establish a long-term plan to build the necessary reserves for required capital improvements.

Crestline Village Water District

Consumption Analysis
For Year Ending 08/31/16

Exhibit A

10/12/2016

All Accounts							With 92325 Zip Code						
Consumption Level	12 Month Average		% of Total		% of All Accounts		12 Month Average		% of Total		% of All Accounts		
	In Cubic Feet	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption
0	1,210	-	24.4%	0.0%			190	-	6.7%	0.0%			
1-200	1,133	161,741	22.9%	7.7%			565	87,930	20.0%	5.8%			
201-400	917	318,572	18.5%	15.1%			713	248,875	25.2%	16.4%			
401-600	714	387,333	14.4%	18.3%			595	322,617	21.0%	21.2%			
601-700	234	163,084	4.7%	7.7%			193	134,612	6.8%	8.9%			
701-800	181	144,361	3.7%	6.8%			149	119,714	5.3%	7.9%			
801-900	130	117,202	2.6%	5.6%			109	97,803	3.8%	6.4%			
901-1000	95	94,701	1.9%	4.5%			77	76,708	2.7%	5.1%			
1001-1100	66	73,122	1.3%	3.5%			54	59,661	1.9%	3.9%			
1101-1200	50	59,678	1.0%	2.8%			38	46,300	1.3%	3.1%			
1201-1300	41	53,382	0.8%	2.5%			34	43,848	1.2%	2.9%			
1301+	185	539,150	3.7%	25.5%			116	282,128	4.1%	18.6%			
Total	4,953	2,112,324	100.0%	100.0%	100.0%	100.0%	2,830	1,520,194	100.0%	100.0%	57.1%	72.0%	

CII Accounts (Commercial, Industrial and Institutional)							With 92325 Zip Code						
Consumption Level	12 Month Average		% of Total		% of All Accounts		12 Month Average		% of Total		% of All Accounts		
	In Cubic Feet	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption
0	40	-	21.7%	0.0%			17	-	17.4%	0.0%			
1-200	42	5,688	22.6%	2.1%			25	3,560	26.3%	4.0%			
201-400	17	5,885	9.2%	2.2%			10	3,418	10.0%	3.8%			
401-600	16	8,566	8.7%	3.2%			10	5,466	10.0%	6.1%			
601-700	7	4,433	3.5%	1.7%			5	3,150	5.3%	3.5%			
701-800	7	4,400	3.5%	1.7%			4	2,800	4.2%	3.1%			
801-900	3	2,775	1.6%	1.0%			2	1,425	2.1%	1.6%			
901-1000	4	3,416	1.9%	1.3%			3	2,083	2.6%	2.3%			
1001-1100	4	3,758	1.9%	1.4%			3	2,016	2.6%	2.2%			
1101-1200	3	2,800	1.6%	1.1%			2	1,700	2.1%	1.9%			
1201-1300	3	3,141	1.6%	1.2%			2	1,841	1.6%	2.1%			
1301+	41	222,524	22.0%	83.2%			15	62,542	15.8%	69.5%			
Total	184	267,385	100.0%	100.0%	3.7%	12.7%	95	89,999	100.0%	100.0%	1.9%	4.3%	

Crestline Village Water District

Consumption Analysis
For Year Ending 08/31/16

Exhibit A

10/12/2016

All Residential Accounts					With 92325 Zip Code							
Consumption Level	12 Month Average		% of Total		% of All Accounts		12 Month Average		% of Total		% of All Accounts	
	In Cubic Feet	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services	Consumption	Services
0	1,169	-	24.5%	0.0%			173	-	6.3%	0.0%		
1-200	1,092	156,052	22.9%	8.5%			539	84,370	19.7%	5.9%		
201-400	900	312,687	18.9%	17.0%			704	245,456	25.7%	17.2%		
401-600	699	378,766	14.7%	20.5%			584	317,150	21.4%	22.2%		
601-700	228	158,651	4.8%	8.6%			188	131,462	6.9%	9.2%		
701-800	175	139,962	3.7%	7.6%			146	116,914	5.3%	8.2%		
801-900	127	114,427	2.7%	6.2%			107	96,378	3.9%	6.7%		
901-1000	91	91,284	1.9%	5.0%			75	74,624	2.7%	5.2%		
1001-1100	63	69,364	1.3%	3.8%			52	57,645	1.9%	4.0%		
1101-1200	47	56,878	1.0%	3.1%			37	44,600	1.4%	3.1%		
1201-1300	39	50,240	0.8%	2.7%			32	42,006	1.2%	2.9%		
1301+	143	316,625	3.0%	17.2%			100	219,586	3.6%	15.4%		
Total	4,769	1,844,932	100.0%	100.0%	96.3%	87.3%	2,735	1,430,188	100.0%	100.0%	55.2%	67.7%

Crestline Village Water District

Background Information
12/05/16

Exhibit B

Recent Rate Change History

		<u>Change</u>		
		<u>Monthly Charge</u>	<u>Usage per 100 cf</u>	
Last District Wide Rate Increase	7/1/2004	\$ 2.00	\$ 0.45	Adopted May 25, 2004
Lake Gregory Area Rate Equalization	7/1/2013	\$ (4.50)	\$ -	Adopted May 21, 2013

WATER RATE SCHEDULE

[Water Conservation Program - Phase I.a water conservation measures in effect](#)

Monthly Minimum Charge:

<u>Meter Size</u>	<u>Current Monthly Minimum Charge</u>	<u>Number of Water Services</u>	<u>% of Water Services</u>
5/8 x 3/4 inch meter *	\$17.50	4,775	96.4%
3/4 inch meter	18.50	59	1.2%
1 inch meter	19.50	33	0.7%
1 inch meter (Residential Fire Service)	21.75	52	1.1%
1 1/2 inch meter	23.50	27	0.6%
2 inch meter	28.50	5	0.1%
3 inch meter	34.50	1	0.0%
		4,952	100.0%

* The most common size of water meter.

Quantity Rates:

Basic Allocation Rate - 0 to 1300 cubic feet \$4.20 per 100 cubic feet
Excess Consumption Rate - 1301+ cubic feet \$6.30 per 100 cubic feet

The quantity rates are based on a 30 day billing period. If the actual billing period is longer or shorter than 30 days, the quantity limits are prorated accordingly.

Effect of Change to Monthly Charge

Number of Active Water Services

<u>Proposed Increase</u>		<u>Scenarios for Equal Increases Each Year</u>			
<u>Per Month</u>	<u>Per Year</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
		4,952			
\$ 1.00	\$ 12.00	\$ 59,424	\$ 118,848	\$ 178,272	\$ 237,696
2.00	24.00	118,848	237,696	356,544	475,392
2.50	30.00	148,560	297,120	445,680	594,240
3.00	36.00	178,272	356,544	534,816	713,088
4.00	48.00	237,696	475,392	713,088	950,784
4.50	54.00	267,408	534,816	802,224	1,069,632
5.00	60.00	297,120	594,240	891,360	1,188,480
6.00	72.00	356,544	713,088	1,069,632	1,426,176
7.00	84.00	415,968	831,936	1,247,904	1,663,872
8.00	96.00	475,392	950,784	1,426,176	1,901,568
9.00	108.00	534,816	1,069,632	1,604,448	2,139,264
10.00	120.00	594,240	1,188,480	1,782,720	2,376,960
11.00	132.00	653,664	1,307,328	1,960,992	2,614,656
12.00	144.00	713,088	1,426,176	2,139,264	2,852,352
Existing Rate for 5/8" x 3/4" Meter:	17.50 210.00	1,039,920			

Crestline Village Water District

Background Information

12/05/16

Exhibit B

Review Of Operating Income/(Loss) - Audited

Fiscal Year	Operating Income	Operating Expenses	Net Income/(Loss)	Depreciation	Net Income/(Loss) Before Depreciation
2003-04:	\$ 2,596,706	\$ 2,639,098	\$ (42,392)	\$ 568,366	\$ 525,974
2004-05: Rate Change	2,827,934	2,663,003	164,931	578,449	743,380
2005-06:	2,766,016	2,250,783	515,233	572,369	1,087,602
2006-07:	2,931,152	2,488,604	442,548	574,874	1,017,422
2007-08:	2,834,837	3,371,635	(536,798)	554,457	17,659
2008-09:	2,748,034	2,805,235	(57,201)	574,005	516,804
2009-10:	2,669,472	2,910,921	(241,449)	562,884	321,435
2010-11:	2,571,854	2,776,312	(204,458)	562,896	358,438
2011-12:	2,497,385	2,799,237	(301,852)	575,220	273,368
2012-13:	2,581,852	2,889,764	(307,912)	596,176	288,264
2013-14:	2,418,899	3,080,677	(661,778)	590,728	(71,050)
2014-15:	2,313,895	3,279,642	(965,747)	603,755	(361,992)
2015-16:	2,167,027	2,806,178	(639,151)	614,510	(24,641)
Total from 2005 to 2016			(2,958,565)	6,381,874	3,423,309

Mountain Area Water Rate Comparison

Exhibit D

DISTRICT	Monthly Minimum Charge – By Meter Size						
	5/8"	¾"	1"	1" Fire	1 ½"	2"	3"
Alpine Water Users Association	22.50		28.50		34.50	34.50	46.50
Arrowbear Park County Wtr Dist*	24.50						
Big Bear City CSD	34.89	34.89	34.89				
Big Bear Lake Water & Power**	44.70		80.03				
Cedarpines Park Mutual Wtr Co	47.53	47.53	47.53	47.53	47.53		
LACSD – Arrowhead Woods	36.24	36.24	88.78		177.56	283.73	567.81
LACSD – Deer Lodge Park	27.48	27.48	67.34		134.66	215.19	
LACSD – Rimforest Wtr	47.80	47.80	87.17	54.48	109.83	140.90	233.04
Running Springs Wtr District		28.50	64.19	103.71	123.62	194.96	420.84
Valley of Enchant Mutual Wtr Co	26.00	28.00	30.00		33.00	36.00	
Crestline Village Water District	17.50	18.50	19.50	21.75	23.50	28.50	34.50

*Includes 600 cubic feet of water

**Includes 800 cubic feet of water

DISTRICT	Water Usage Rate (\$/100 CF)
Alpine Water Users Association	\$3.30 (1-15 CCF) \$6.60 (>15 CCF)
Arrowbear Park County Wtr Dist	\$6.00 (>6 CCF)
Big Bear City CSD	\$1.79 (0-12 CCF) \$1.92 (13-38 CCF) \$2.67 (>38 CCF)
Big Bear Lake Water & Power	\$2.70 (9-24 CCF) \$3.74 (25-40 CCF) \$5.58 (41-60 CCF) \$9.50 (61-100 CCF) \$12.78 (>100 CCF)
Cedarpines Park Mutual Wtr Co	\$8.70 (0-480 CF) \$10.30 (481-1121 CF) \$12.90 (>1121 CF)
LACSD – Arrowhead Woods	\$1.22 (0-4 CCF) \$2.32 (5-13 CCF) \$6.87 (14-30 CCF) \$14.31 (>31 CCF)
LACSD – Deer Lodge Park	\$3.45 (0-10 CCF) \$4.12 (>10 CCF)
LACSD – Rimforest Wtr	\$5.00 per CCF
Running Springs Wtr District	\$4.26 per CCF
Valley of Enchant Mutual Wtr Co	\$10.75 (1-600 CF) \$13.00 (601-1200 CF) \$15.00 (>1200 CF)
Crestline Village Water District	\$4.20 (0-13 CCF) \$6.30 (>13 CCF)

Mountain Area Water Rate Comparison

DISTRICT	Average Monthly Water Bill - 5/8" Meter			
	0 Cubic Feet	500 CF	800 CF	1,300 CF
Alpine Water Users Association	22.50	39.00	48.90	65.40
Arrowbear Park County Wtr Dist	24.50	24.50	36.50	66.50
Big Bear City CSD	34.89	43.84	49.21	62.13
Big Bear Lake Water & Power	44.70	44.70	44.70	58.20
Cedarpines Park Mutual Wtr Co	47.53	91.35	122.25	178.40
LACSD – Arrowhead Woods	36.24	43.44	50.40	62.00
LACSD – Deer Lodge Park	27.48	44.73	55.08	74.34
LACSD – Rimforest Wtr	47.80	72.80	87.80	112.80
Running Springs Wtr District *	28.50	49.80	62.58	83.88
Valley of Enchant Mutual Wtr Co	26.00	79.75	116.50	183.50
Crestline Village Water District	17.50	38.50	51.10	72.10

* Running Springs Water District's minimum meter size is a full ¾" meter.

DISTRICT	Annual Assessment
Alpine Water Users Association	\$100 per parcel
Arrowbear Park County Wtr Dist	
Big Bear City CSD	Improved (Less than 1 acre): \$30.00 Unimproved: \$40.00
Big Bear Lake Water & Power	
Cedarpines Park Mutual Wtr Co	None
LACSD – Arrowhead Woods	None
LACSD – Deer Lodge Park	None
LACSD – Rimforest Wtr	None
Running Springs Wtr District	\$30.00
Valley of Enchant Mutual Wtr Co	None
Crestline Village Water District	Improved (Less than 1 acre): \$15.00 Unimproved (Less than 1 acre): \$30.00

To Whom it may Concern:

11/15/16

Kiona Kolander
23453 Kay Road
Crestline, CA 92325

My name is Kiona and I am a resident in Crestline. For our 2 person household, our water bill is already \$42.70 per month. With the proposed increase of \$8.00 per month, that would make our bill over \$50.00 per month.


As I am sure you are aware, the price of everything has gone up. One more utility bill increase would be a strain on our family.

An \$8.00 sudden increase seems drastic and unfair to those of us already struggling. Maybe you, the water district, can propose a lower increase instead of hiking the price to almost \$100 a year. Just for water delivery, that is absurd! Please take into consideration that those of us that conserve water don't stand a chance at avoiding this increase because you guys want to increase the delivery charge, instead of the price per amount used for water.



Thank you,

Kiona Kolander
760-713-9998



11/15/16
0
T.

PAID
DEC X 2 2016
BY CVWR
C. [Signature]

mc
11/23/16
Qu

Crestline Village Water District

This increase in my water Bill is not good. I have a vacation home in Crestline. It is used only during the summer. The house is closed the end of Sept. and were not be used until June 2017. You want me to pay \$25.50 a month for water that is not used Not Good
The pipes are drained and there is no water in the house pipes.

MT Sharon Santo
23996 Wildwood Lane

Home 5039 W. 135th St
Hawthorn CA 90250
Phone 1-310-675-5279

Sherie Buchanan
PO Box 4962
Crestline, CA 92325-4962
909-338-8722

Crestline Village Water Dist.
Attention: Secretary of the Board
PO Box 3347
Crestline, CA 92325-3347

PAID
DEC X 8 2016
CVWD
BY: *Bank*

December 1, 2016

To whom it may concern:

I am currently a resident at 433 Darfo Dr. that would feel the effects of your raising your price from \$17.50 minimum charge to \$25.50. I would like to formally protest this amount due to the amount that you are asking for. I'm on a fixed income and this amount along with what I pay additionally for my water would actually cause a hardship for me.

I would agree that you have not had a increase in water charges since I moved here back in 2004, however, I also conserve my water more than most I would think. As I said I'm on a fixed income of only \$872.00 per month and with all my other bills it will be a real struggle to be able to increase this bill. Your utilities are the only utilities that don't help people with extremely low incomes. All my others do, I get a "Life Line" on my phone bill along with "Care" towards my Electric and Gas bills. Your utility offers nothing. Should you offer something for those of us who are living below the poverty level and raise the price then I wouldn't have an issue with that. But until you do offer some kind of assistance to those of us on a very small income then I would formally protest this increase.

Regards,

Sherie Buchanan

Sherie Buchanan

Cc: file

32-9816-0
NOV 14 2016

Dear Board of Directors
Crestline Village Water District

The proposal of a 31% increase is crazy. If my wages had gone up 31% since 2004 I would have no problem with the increase, The problem is they have not gone up 31%

I could afford a \$5⁰⁰/month increase which is 22% increase.

Residents of the mountain either commute to work (expense) or work on mountain for low wages. My case is I am retired and on fixed income. Please consider a lower increase.

Thank You William Reed
23910 Pioneer Camp Rd.