

SECTION 12200 – EXTENSION OF PUBLIC WATER MAINS

GENERAL POLICY

- As a general policy, BCWS expects all properties that have access to a public water main to pay their share of the cost of the local water mains serving the benefited properties. Such costs shall be paid directly in the case of private extensions of the public mains, or through either assessments, connection fees or a combination of both in the case of publicly extended water mains.
- The necessary public water mains may be constructed by individual property owners, developers, or the County, but in all cases the ownership and operation and maintenance responsibilities for the mains will reside with the Board of County Commissioners.
 1. If constructed by the County, the cost of providing the water mains will be charged to the benefited property owners in the form of direct assessments, connection charges and/or water rates and charges.
 2. When constructed by others, the County may agree to share in the cost of providing public water service if the water mains constructed provide permanent benefit to other Non-Participating County residents or property owners.
- Non-Participating shall mean those property owners that can be served by the water mains that did not initially participate in the cost of constructing the water mains.
- All reimbursement requests (over sizing and off-site), including all supporting documentation must be submitted within 90 calendar days of acceptance for connection. The Director may extend the 90 days for an additional 30 calendar days for extenuating circumstances. Failure to submit all documentation will result in forfeiture of reimbursement.

OVER SIZING

- The County may share in the initial cost of all permanent system improvements to the extent of the cost of over sizing the water mains as per County requirements for the benefit of other Non-Participating property owners. This cost sharing shall be considered on the basis of the following:
 1. The minimum size of public water mains shall be 8-inch diameter for single-family properties and 10-inch diameter for multi-family/commercial/industrial properties, unless otherwise authorized by BCWS.
 2. BCWS may require, as a planning measure, a water main to be increased in size to adequately serve the participating properties. This required over sizing may be eligible for initial cost sharing, according to the charts below.
 3. Over sizing cost eligible for County cost sharing shall be determined by using the actual invoiced cost of material for pipe and valves only, (i.e. material supplier's paid invoices) for the over sizing and the cost factor table presented below. Engineering, easement acquisition, financing cost, site preparation, installation, restoration, any sales tax paid and other ordinary or incidental construction costs are not considered eligible as over sizing costs.

WATER MAIN OVER SIZING COST FACTORS

<u>RELATIVE WATER MAIN COSTS</u>		<u>RELATIVE VALVE COSTS</u>	
8"	1.00	8"	1.00
10"	1.40	10"	1.95
12"	2.00	12"	3.60
16"	3.08	16"	5.85
20"	4.25	20"	8.90
24"	5.50	24"	13.00

As an example, the over sizing of a water main from 8-inch to 12-inch would be equal to:

$$\left(1 - \left(\frac{1.00}{3.08} \right) \right) = 0.68 \times \text{Material cost of the 16-inch water main}$$

PLUS

$$\left(1 - \left(\frac{1.00}{3.60} \right) \right) = 0.72 \times \text{Material cost of the 16-inch valve}$$

Therefore the reimbursement will be sixty-eight percent (68%) of the invoiced 16-inch water main cost plus seventy-two percent (72%) of the invoiced 16-inch valve cost.

- Reimbursement for over sizing will be made after the water main has been constructed, tested and accepted for connections by the County, and the actual materials suppliers' invoices for material costs have been submitted and approved by the County.

WATER MAINS

- Individual property owners and developers that provide expanded or extended public water mains may be reimbursed for a portion of their expense, not to exceed the actual material costs, in addition to the initial oversize cost sharing by the County, through the reimbursement of New Customer Connection Fees. Reimbursements shall be made by the County to individual property owners and developers on a quarterly basis as Permits to Connect to the water system are issued. The extent of this reimbursement shall be determined as follows:

MAXIMUM REIMBURSEMENT AMOUNT

- The County's reimbursement of the material costs of :
 1. Off-site water mains and;
 2. Water mains along the development boundary and across the frontage of Non-Participating properties shall in no instance exceed eighty percent (80%) of the "maximum amount eligible for reimbursement".

ELIGIBLE EXPENSES (FOR COUNTY REIMBURSEMENT)

1. Off-site Water Mains:
Off-site water main costs shall be defined as the actual documented material costs of extending off-site water mains from the boundary of the participating development to the

point of connection with the existing BCWS water mains. The amount eligible for reimbursement shall be determined by using the actual documented material cost of the off-site water mains less the following:

- a. Any applicable County over sizing cost sharing
 - b. The developer's ineligible expenses as defined below
2. Water Mains Extended Along Development Boundaries:
This is defined as the actual documented material costs of extending water mains along the development boundary of the participating development and across the frontage of adjacent Non-Participating properties. The amount eligible for reimbursement, from the County, shall be fifty percent (50%) of the remaining balance of the actual documented material costs of extending the water mains along the development boundary, as explained above, less the following:
- a. Any applicable County over sizing cost sharing
 - b. The developer's ineligible expenses as defined below

INELIGIBLE EXPENSES

1. Non-construction costs such as engineering, land, easement acquisition, financing, legal and other non-construction costs that may apply.
2. Permit fees, connection fees, inspection fees, plan review fees and other fees that may apply.
3. On-site water mains, site work, private water service laterals and other on-site development costs located within the participating development.
4. Site preparation, restoration and other incidental material costs.
5. The developer's share of providing a water main to serve the developer's ultimate development shall be determined by multiplying the current transmission and storage capacity fee times the number of lots or ERUs to be served within the ultimate development are ineligible. The current transmission and storage capacity fees (\$1,750.00/ERU as of the date of this policy, year 2009) shall be those fees in effect at the time the water mains were constructed and accepted for connection by the County.

Example: The ultimate development consists of 200 buildable lots. The developer's share of providing a water main to serve the developer's ultimate development shall be 200 lots or ERUs x \$1,750.00/ERU (year 2009 fee) = \$350,000.00. This amount would not be eligible for reimbursement by the County.

DETERMINATION OF REIMBURSEMENT AMOUNT

- The maximum amount eligible for reimbursement, from New Customer Connection Fees, shall be determined by using the actual "documented material cost of the water mains" less the following:
 1. Any applicable County over sizing cost sharing.
 2. The developer's ineligible expenses as defined above.
 3. Fifty percent (50%) of the cost of extending water mains along the development boundary, as explained above.

A sample calculation for determining the reimbursement amount is illustrated below:

Example: An ultimate development consists of 200 lots. The documented off-site material costs for the water main are \$680,000.00, of which \$180,000.00 is considered over sizing. The costs of extending water mains along the development boundary are \$140,000.00, of which \$40,000.00 is considered over sizing.

EXAMPLE CALCULATIONS:

1. Developer's costs of water main material

a.	Total documented off-site costs	\$680,000.00
	Less County over sizing	<u>- \$180,000.00</u>
	Developer's costs of off-site water main material	\$500,000.00
b.	Total documented cost of extending water mains along the development boundary	\$140,000.00
	Less over-sizing	<u>- \$40,000.00</u>
		\$100,000.00
	Maximum Reimbursable	\$100,000.00
	Times 50% maximum	<u>x .50</u>
	Developer's material cost of extending water mains along the development boundary	\$ 50,000.00
c.	Developer's costs of off-site water main material	\$500,000.00
	Developer's material cost of extending water mains along the development boundary	<u>+ \$50,000.00</u>
	Total developer's cost of water main materials	\$550,000.00

2. Developer's share of providing a water main to serve the developer's ultimate development.

$$200 \text{ lots (ERUs)} \times \$1,750.00 \text{ (year 2009 fee)} = \$350,000.00$$

3. Determining Amount Eligible for Reimbursement

Total developer's cost of water main material	\$550,000.00
Less developer's share of providing a water main to serve the developer's ultimate development	<u>- \$350,000.00</u>
Amount Eligible for reimbursement	\$200,000.00

4. Maximum Reimbursement 80%

Amount Eligible for reimbursement	\$200,000.00
Times 80% maximum	<u>x .80</u>
Maximum Reimbursement	\$160,000.00

Therefore, the maximum reimbursement amount based on this example shall be \$64,000.00, which shall be paid by the County through reimbursements from future connection fees as explained below.

REIMBURSEMENT OF ELIGIBLE COSTS

This reimbursement provision shall be valid for a period of 12 years beginning with the date of acceptance of the water main by the County. The right of the individual property owner or developer to receive reimbursement of the fees, explained below, is not transferable without approval of the Board of County Commissioners. Reimbursements shall be made on a quarterly basis as Permits to Connect are issued.

1. Local Connection Fees:

This portion of the connection fee represents the approximate cost of providing a local water main to serve adjacent lots or parcels for Non-Participating lots and/or parcels which have frontage abutting the off-site water main or water mains extended along the development boundary. This fee is applied to all properties connecting directly to a public water main constructed by others. Up to one hundred percent (100%) of this fee will be reimbursed as Non-Participating properties connect directly to the subject off-site water mains or water main extended along the development boundary.

2. Transmission and Storage Capacity Fees:

This portion of the connection fee represents the cost of providing additional transmission and storage capacity within the County's water system. Up to fifty percent (50%) of this fee will be reimbursed as Permits to Connect are issued to all lots and parcels that are initially supplied by subject off-site water main. Up to one hundred percent (100%) of this fee will be reimbursed as Permits to Connect are issued to all lots and parcels that are initially supplied by subject off-site water main if the Developer's costs for the off-site water main exceeds the Developer's share of providing a water main to serve the developer's ultimate development by two hundred percent (200%). In the above example, the total developer's cost of the water main material was \$550,000.00. This does not exceed the developer's share of providing a water main to serve the developer's ultimate development (\$350,000.00) by two hundred percent (200%). Therefore, the reimbursement for this example would be based on reimbursement of fifty percent (50%) of the Transmission and Storage Capacity Fee.

Note: The current Transmission and Storage Capacity Fees (\$1,750.00/ERU as of January 2, 2009) shall be those fees in effect at the time the water mains were constructed and accepted for connection by the County.

DESIGN OF PUBLIC WATER MAINS

- Public water mains shall be constructed within the public right-of-way or special easements obtained for the purpose of permitting the construction and maintenance of said public water mains. See Design Standards for Water Mains for more detail.
- The minimum size of public water mains shall be 8-inch diameter for single-family properties and 10-inch diameter for multi-family/commercial/industrial properties, unless otherwise authorized by BCWS.
- All water mains shall be extended to the boundary of the property or development being served except for those areas where the natural or planned topography makes it unreasonable to plan for later extensions of the water main. See Water and Design Data for more detail.

PUBLIC VERSUS PRIVATE WATER MAINS

- BCWS acceptance for public ownership or operation, maintenance and replacement responsibility of any water main or fire hydrant that resides outside of the public right-of-way requires the following conditions be met:
 1. The water main must provide for a looped connection to the existing public water system that will, in the opinion of BCWS, benefit the public water system.
 2. The water main must provide for the extension of public water service to other adjoining properties and it must be demonstrated that the proposed water main extension will provide the following (Items A and B or Items A and C below):
 - a. Fire protection, and
 - b. Domestic service to a minimum of five (5) separately connected residential building sites, and/or
 - c. Water service, domestic and/or process water, to a minimum of three (3) separately connected multi-family/commercial/industrial properties
- Public water mains and fire hydrants installed outside of the public right-of-way must reside in an easement dedicated to the Board of County Commissioners for the operation and maintenance of said water main and fire hydrants.

PRIVATE WATER LINES & HYDRANTS

- All water main extensions and fire hydrants installed outside of the public right-of-way that do not meet the above conditions will be considered private water mains, fire service branches and fire hydrants and shall be connected to the public water system utilizing the appropriate backflow prevention devices per the BCWS “Standard Specifications and Details for Water and Sanitary Sewer Construction” and “Backflow Prevention Regulations”. The individual company, association, etc. making application for permission to connect to the public water system (main) for service by means of a private main (service line) or fire service line will be responsible for any and all costs of construction, operation, maintenance and repair of such private facilities.

END OF SECTION