

BALDWIN COUNTY WATER LINE EXTENSION POLICY

ARTICLE I — PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF WATER LINES

The Baldwin County Board of Commissioners shall have the right to specify the requirements, plans and specifications for the construction of water lines in Baldwin County. All water lines constructed by any Consumer or Developer shall be constructed according to the plans and specifications established by the Baldwin County Board of Commissioners for the construction of water lines in Baldwin County. No water line shall be covered without first being inspected and approved by the Baldwin County Water and Sewer Department

ARTICLE II — WATER SERVICE WHERE NO EXTENSION IS REQUIRED

- A. Application. Any Consumer or Developer desiring to be provided water services by the County to property owned by that Consumer and Developer shall make an application for water services in person at the offices of the Baldwin County Water & Sewer Department or at such other place as the Baldwin County Board of Commissioners may designate from time to time. The owner (whether Consumer or Developer) of the Property to be served shall be responsible for filling out and providing the Baldwin County Water & Sewer Department with a completed application.
- B. Water Services to Consumer with no Extension
 - 1) Is adjacent to a Consumer's property and no water line extension is required, service will be provided upon the Consumer executing the water subscription contract and payment of the connection fees.
 - 2) Is across the road from a Consumer's property, service will be provided upon the receipt of payment from the Consumer of the connection fees.
- C. Water Services to Developer with no Extension
 - 1) If the water distribution system is adjacent to a Developer's property (as described in the vesting deed before subdivision), service will be provided to the nearest property line of the Developer's property (as described in the vesting deed before subdivision) so long as the property (as planned for development) has been properly deeded, subdivided into a platted subdivision and recorded of record as a subdivision (whether commercial, industrial, or residential) according to the laws of the State of Georgia and the Ordinances of Baldwin County and so long as the Developer has executed a water subscription contract and has paid the applicable connection fees. If the water distribution system is directly across the road from a Developer's property, service will be provided according to the provisions above, with the addition of the Developer paying for the boring, casing and pipe to cross the road.
 - 2) A Developer shall, at his/her sole cost, extend water lines to each Subdivision so that the line will serve each lot developed therein.
 - 3) Any property owner (not otherwise meeting the definition of Developer) who purchases a sub-divided plot of property from a Developer that has extended

water lines into a Subdivision shall be considered a Consumer for the purposes of this Article.

ARTICLE IV — WATER LINE EXTENSIONS

Initially, when public funds are available and a need for expansion arises, at the sole discretion of the Baldwin County Board of Commissioners, the Baldwin County Water & Sewer Department will extend water lines throughout the County in the order established by the Board of Commissioners. The priority list shall be based upon a balance of sound engineering and the goal of expansion of service to most possible Consumers and Developers. Said priority list may be changed, from time to time without notice, at the sole discretion of the Baldwin County Board of Commissioners. During the initial extension of water lines throughout the county and thereafter, extension of water lines at the request of a Consumer or Developer shall be governed by the provisions of this Article.

A. Water Service to Residential Consumers Requiring Line Extensions.

- 1) Generally: Water lines may be extended along county roads, which have a minimum dedicated right of way of sixty feet (60), or along presently existing county roads where easements acceptable to the Baldwin County Water & Sewer Department for the installation and maintenance of the water line have been obtained at no expense to Baldwin County Board of Commissioners.
- 2) Applications: Any Residential Consumer wishing to have water lines extended to their property shall make an application for water services in person at the offices of the Baldwin County Water & Sewer Department.
- 3) Application fee: Prior to the commencement of construction, the Residential Consumer to whose property water lines are to be extended shall pay a sum estimated by the Baldwin County Water & Sewer Department per linear foot of water line (of sufficient capacity to service the Residential Consumer) installed from the existing Baldwin County water line to the Residential Consumer's residence (or, in the case of planned but not yet constructed residences, to a point perpendicular to where the residence is planned to be constructed). The estimated sum shall be sufficient to cover all costs associated with design, materials, and construction involved in the extension. Installations over rock and wetlands are impossible to estimate and will be charged at cost.
 - a) At its sole discretion, the Baldwin County Water & Sewer Department may establish a program by which the Residential Consumer may finance the cost of the cost of the extension over a set period of time. In such instances, the Residential Consumer would make regular payments as part of the monthly water billing.
 - b) In the event that it becomes apparent to the Baldwin County Water & Sewer Department that the cost of extension of water lines to a Residential Consumer exceeds the charged estimate, Baldwin County Water & Sewer Department may immediately terminate work on the extension until such time as the Residential Consumer pays (or agrees to pay under paragraph (B. Water

Services to Residential Developers Requiring Line Extensions) of this Section) such additional funds as are necessary.

- c) In the event that it becomes impossible, at the sole discretion of the Baldwin County Water & Sewer Department, to install water lines to a Residential Consumer, the Baldwin County Water & Sewer Department shall refund the Application fee provided for in this section.
- 4) Additional Obligations: In addition to all other obligations placed upon Residential Consumer by this Policy or other applicable law, prior to the Baldwin County Water & Sewer Department approving any Residential Consumer's application for the extension of water lines and water services, the Residential Consumer shall:
 - a) Obtain such right of way deeds and/or easements as are required by the County and/or the Baldwin County Water and Sewer Department.
 - b) Execute the line extension petition provided by the Baldwin County Water and Sewer Department.
 - c) Pay the water line extension fees described in Article IV, paragraph A. (3).
 - d) Pay the applicable connection fee.
 - e) Execute a water subscription contract application with Baldwin County Water & Sewer Department. If the application is approved, an estimated date of completion will be given to the Residential Consumer however, a date of completion cannot be guaranteed due to changes in work schedule, weather conditions, equipment breakdown, delays in delivery of materials, improvement of right-of-way or other unpredictable circumstances.

B. Water Services to Residential Developers Requiring Line Extensions

Generally If a water line extension is to serve a Developer's residential subdivision development, the Developer shall, in addition to obligations set forth in Article IV, B above (regarding Residential Consumers Requiring Line Extensions); submit to the Baldwin County Water and Sewer Department the following;

- 1) An application for line extension;
 - 2) Two (2) copies of a plat or accurate drawing of the property to be served. The plat or drawing shall contain the following information:
 - a) Location of the closest existing Baldwin County water line which is of sufficient size to serve the property;
 - b) Location of the existing roads and proposed roads to serve the property;
 - c) An exact footage measurement of water line required to be installed in order to serve the property;
 - d) Location of all water lines and appurtenances to be constructed in the area to be developed.
 - 3) The required water line extension fee.
- C. Water Services to Industrial and Commercial Developers Requiring Line Extensions
- 1) Generally: If a water line extension is to serve a Developer's industrial or

Commercial development, the Developer shall, in addition to obligations set forth in Article IV, B above (regarding Residential Consumers Requiring Line Extensions); submit to the Baldwin County Water and Sewer Department the following;

- a) Line extension application to serve industrial/commercial development;
- b) A letter from the Baldwin County Land Use Administrator stating that the property has been met Baldwin County Land Use Regulations for the proposed use;
- c) Two (2) copies of a plat or accurate drawing of the property to be served. The Plat or drawing shall contain the following information:
 1. Location of the closest existing Baldwin County water line which is of sufficient size to serve the property;
 2. Location of the existing roads and proposed roads to serve the property,
 3. An exact footage measurement of water line required to be installed in order to serve the property;
 4. Location of all water lines and appurtenances to be constructed in the area to be developed;
 5. Estimated daily consumption.
 6. The required water line extension fee.

- 2) Additional Lines: If units served will require fire lines and/or sprinkler systems to the structure, expenses for same shall be borne by the Developer.

D. Water Line Services Inside Residential Subdivisions, Industrial Sites and Commercial Sites

- 1) Generally: It shall be a Developer's responsibility to construct and complete Systems inside all residential, industrial, and commercial subdivisions, as well as all industrial and commercial sites. The Developer shall:
 - a) Submit the required application to the Baldwin County Water and Sewer Department for its approval;
 - b) Pay for all labor and materials necessary to construct the water line inside the area to be developed, including costs for supply lines, fire hydrants, tees, gate valves, reducers and regulators, together with all meter service connection material, including cooperation and curb stops, inserts and service lines to meters, and any other pertinent structure that may be needed for proper construction of said lines and appurtenances thereto;
 - c) Construct all water lines according to plans and specifications of the Baldwin County Water & Sewer Department.
- 2) Additional Obligations Upon completion of the construction of the water lines into the subdivision, but prior to commencement of water services by the Baldwin County Water and Sewer Department, a Developer shall:
 - a) Execute an affidavit stating the actual cost of all labor and materials expended in the construction of all water lines and appurtenances thereto;
 - b) Execute a deed conveying the water line, appurtenances thereto, and a twenty-foot permanent easement to the Baldwin County Board of Commissioners;

- c) Post an irrevocable letter of credit from a banking institution located within the State of Georgia with the Baldwin County Board of Commissioners in the amount of ten (10) percent of the total cost of construction of said line which said letter of credit shall guarantee payment to the Baldwin County Water & Sewer Department for any repairs, maintenance and locating of facilities as needed in said line over a period of time as required by the Baldwin County Water & Sewer Department.
- d) Submit two (2) copies of "as-built" plans of said water lines and appurtenances thereto showing the exact location of the water line and appurtenances thereto;
- e) Execute an affidavit prescribed by the Baldwin County Water & Sewer Department stating that the cost of all labor and material has been paid in full.
- f) Pay the required connection fees set forth in the Schedule of Rates, Fees and Penalties.

E. Capacity Fees

- 1) Generally. When a Developer requests a water line extension for Proposed Development from the Baldwin County Water and Sewer Department the Superintendent shall determine the following:
 - a) The size of the water line that will be needed for the Development (the minimum water line that can be constructed in Baldwin County along County and State public roads is (6 inches).
 - b) The number of fire hydrants, T's and T valves at public road intersections, cutoff valves, and metering stations that will be needed to provide water service to the Development.
 - c) If a larger water line should be constructed to accommodate future growth and development along the length of the newly constructed line, or to serve other areas of Baldwin County from the line being built, and determine the cost of constructing the larger line and the appurtenances thereto.
- 2) Construction of larger lines. The Baldwin County Water and Sewer Department shall then determine if it wants to have the larger line constructed. If so, it shall have the option to either.
 - a) Pay the additional cost itself or
 - b) Require the developer to pay the additional cost.
- 3) Development within one (1) mile of existing line. If the Development is located within one (1) mile of an existing Baldwin County water line that has sufficient capacity to provide for the water services needed by the Development, the Developer will pay 100% of all costs incurred by the Baldwin County Water and Sewer Department in providing water services to the Developer's property plus the cost of the construction of the water line for the entire length of that portion of the Developer's property that fronts the public road along which the Developer is receiving water services.
- 4) If the Development is located more than one (1) mile from the county's existing water line, the Developer will pay the total cost of the construction of the water line required by

the Baldwin County Water and Sewer Department to the Development, under this scenario, the Developer will be entitled to receive a rebate from the Baldwin County Water and Sewer Department as additional customers connect onto the line in the following manner:

- a) Property owners along the public road will be notified of the construction of the line.
- b) Any property owner that contributes the fees set by the Baldwin County Water and Sewer Department for the line extension and line capacity, prior to the Baldwin County Water's acceptance of the line, will not be required to pay the line extension and line capacity fee.
- c) Those property owners that do not contribute to the line extension will be charged the line extension and capacity fee at the time that they connect onto the service.
- d) Fees cumulative. The fees provided for in this Paragraph shall be in addition to any other application fee, tap-on fee, metering fee, or other fee required by Baldwin County Water & Sewer Department to connect to the Baldwin County water service as established elsewhere in this Policy.
- e) Establishment of line extension and capacity fees. The Baldwin County Board of Commissioners shall set the line extension and capacity fees from time to time.

ARTICLE V — WATER SUBSCRIPTION CONTRACTS REQUIRED

Prior to commencement of water service by the Baldwin County Water and Sewer Department each Consumer and/or Developer wishing to become a Customer of Baldwin County must execute a water subscription contract with Baldwin County Water and Sewer Department

ARTICLE VI — CHANGES AFTER INITIAL WATER SERVICE

A. Relocations:

Any relocation of waterlines, appurtenances, fire hydrants, or the like requested by the customer or required by the Baldwin County Water and Sewer Department will be billed to the Customer at the actual cost of the removal or relocation of each of said items. An additional 10% fee shall be charged for administrative expenses.

B. Professional Buildings:

A professional building shall have a meter installed for each unit and the prevailing tap-on fee shall be paid for each unit.

C. Entry upon Premises for Purposes of Inspection.

The Baldwin County Water and Sewer Department shall be authorized to conduct inspections to determine compliance with this Policy by the program manager, or such other employee or representative as may be appointed by the Baldwin County Water and Sewer Department from time to time. Agents and employees of the Baldwin County Water & Sewer Department shall be authorized to enter the premises of the Customer without notice during daylight hours for the purpose of inspection and testing of the backflow prevention device.

D. Installation of Thermal Expansion Device.

An auxiliary release valve, or expansion chamber, shall be installed where water is heated and stored in a Customer's water system, or a branch of the system, which has been closed by the installation of a backflow prevention device. Said auxiliary release valve or expansion chamber shall be installed to limit thermal expansion of the heated water to not more than eighty (80) psi static (no-flow) pressure at any fixture on the system.

E.. Lawn Sprinkler or Irrigation Systems.

- 1) Lawn sprinkler or other irrigation systems, when connected to the Baldwin County water system, shall include adequate provision for drainage and backflow prevention.
- 2) Where chemicals, pesticides, fertilizer, or other additives are utilized with a sprinkler system, said system shall have an approved reduced pressure zone (RPZ) backflow prevention device.

ARTICLE XVIII — ALL LOCATION OF WATER SERVICES

The Baldwin County Water and Sewer Department shall have the right from time to time, if necessary, to allocate water to a Customer under specific rules and regulations that may hereinafter be adopted by the Baldwin County Board of Commissioners.

ARTICLE XIX — AMENDMENTS TO POLICY

Since special circumstances frequently occur which require changes, amendments or modifications to this Policy, this Policy may be amended by the Baldwin County Board of Commissioners at a Public Meeting.

ARTICLE XX — PROMULGATION OF RULES AND/OR POLICIES

The Baldwin County Board of Commissioners develop, implement, and administer such rules, regulations, and policies as are necessary for the construction, maintenance and operation of the water facilities of Baldwin County, including but not limited to achieving and maintaining compliance with the rules, regulations and policies of all federal or state agencies having jurisdiction over same.