

SECTION 8

MAIN LINE EXTENSION POLICIES

- 800 GENERAL** The purpose of this section is to establish the main line extension policies for the District. The District's policy is that growth and new development will pay for itself. Existing tapholders will not bear an additional financial burden to fund growth or new development.
- 801 NORMAL PROCESSING PROCEDURES** The following describes the normal sequence of events that occurs in processing main line extensions. All required construction, paperwork, and fees shall be completed prior to taps being installed.
- 801.1 Initial Coordination. The prospective developer should contact the District office to determine the location and size of existing water lines and determine what generally will be required to serve the new property. The District staff will be available to assist in determining what, if any, improvements will be required for service. A written request for commitment may be required following initial coordination. The fees for commitment letters are listed on the Schedule of District fees.
- 801.2 Plans and Drawings. The developer must provide the District with a set of detailed drawings on the project. These plans and drawings will be prepared as prescribed in the District Specifications in Section 6 of these Regulations.
- 801.3 Review of Plans. The District will review the plans internally. Plans are reviewed weekly and need to be submitted by noon on Tuesday. The fees for plan reviews are listed on the Schedule of District Fees.
- 801.4 Main Line Extension Agreement Form. Upon final approval of plan and drawings for the project, the District will, at the developer's request, execute a Main Line Extension Agreement (Appendix 12). This document must be signed prior to the actual construction. The Manager of the District is authorized to execute this form on behalf of the District.
- 801.5 Petition for Property Inclusion. All new requests for service must complete Petition for Property Inclusion forms for Little Thompson Water District and the Municipal Subdistrict of the Northern Colorado Water Conservancy District.
- 801.6 Property Easement. Property easements will be provided as necessary using the District's Easement and Right-of-Way Agreement form. A copy of this form is attached (Appendix 10).
- 801.7 Bill of Sale Agreement. The developer or individual will provide a Bill of Sale. This document will reflect the total cost of the line extension, less any reimbursement from the District for over-sizing. A sample copy of a Bill of Sale is attached (Appendix 13).

801.8 As Built Drawings. The developer will provide a complete set of "As Built" drawings to the District upon completion of the construction phase. The format and details required on these drawings will be as specified in the District Specifications.

801.9 Certification of Bacteriological Tests. The District will require passing the bacteriological tests as specified in the District Specifications.

801.10 Certification of Pressure Tests. The District will require the results of the pressure tests conducted on the new line as specified in the District Specifications.

801.11 Transfer of Water Rights. For those developments where the transfer of water rights is required, this transfer should be completed prior to water service being initiated.

801.12 Payment of Fees. All required fees will be paid prior to water service being initiated.

802 FORMAL ACCEPTANCE BY THE DISTRICT Once the water line has been installed in accordance with the District Specifications and the administrative requirements contained in Paragraph 801 above have been completed, the District will accept the water line improvements. The formal letter of acceptance establishes the commencement date for the warranty period required by the District on the line. Any maintenance performed on the water line during the warranty period will either be accomplished by the developer (or contractor) or will be accomplished by District personnel at the developer's expense. It is important to note that the warranty period does not commence until the District has accepted the line in writing.

803 INITIAL WATER SERVICE PROVIDED VIA A MAIN LINE EXTENSION Water service will not be provided via a main line extension until all requirements under this section of the Rules and Regulations have been satisfactorily completed. The District's formal letter of acceptance provides this notification to the developer or individual installing the main line extension.

804 REQUIREMENTS TO PROVIDE WATER RIGHTS The District requires developers to provide water rights in conjunction with the installation of a water main line extension. The following guidelines apply relative to these water rights.

804.1 The water rights that are acceptable to the District are Colorado Big Thompson Water Rights administered by the Northern Colorado Water Conservancy District and other water rights that are available in our region and approved by the Board of Directors of the District.

804.2 All costs associated with the transfer of the water rights from the developer to the Water District will be borne by the developer.

804.3 For residential developments (subdivisions) involving three or more lots, the developer will be required to transfer water rights for each lot to be developed or pay cash in lieu up to an amount specified by the Board of Directors on an annual basis.

804.4 The District has adopted policies concerning Raw Water Required for Subdivisions with secondary water systems. A copy will be made available upon request.

805 DEVELOPER'S MONETARY REBATES The developer is entitled to receive monetary rebates to recover all of his financial investment in the main line extension/waterworks improvements that have been dedicated to the District, subject to the following restrictions and provisions.

805.1 There will be monetary rebate for each additional water tap placed on a main line extension. An additional water tap is defined as one over and above that number of taps identified with the Main Line Extension Agreement. Individual customers purchasing a water tap will be required to pay this fee in addition to all other fees prescribed by the District for a new tap. The fee required will be specified in the Main Line Extension Agreement.

805.2 The rebate period is limited to five years from the date of the Main Line Extension Agreement.

805.3 The total amount to be rebated will not exceed the developer's cost for the main line extension. The figure for the total cost should be the same amount as specified on the "Bill of Sale" to the District and will be the same amount as detailed in the District's formal written acceptance to the developer/individual.

805.4 A new water tap that has been placed on a developer's water main extension that had District participation will be subject to the same monetary rebate as any other new water tap. This monetary rebate will be divided evenly between the District and the developer, and this procedure will continue for the rebate period until either the District or the developer recovers all of their respective costs in the water main extension.

805.5 Tap rebates will not be paid for the second or succeeding phase/filing of the same subdivision or commercial development.

805.6 Any water taps placed directly between the extremities of the original line extension will be eligible for the tap rebate.

805.7 In the event a new line extension is placed on the end of the original line extension, the developer making the new line extension will be required to pay a one-time fee to tie into the original line extension. This fee will be in effect for the same period of time that the line is eligible for tap rebates and will be specified in the original Main Line Extension Agreement.

~ END OF SECTION 8 ~

These Rules and Regulations were revised, approved and adopted by the Little Thompson Water District Board of Directors on April 6, 2006.

Section 8, Appendix 12 – Agreement for Water Main Extensions, was revised, approved and adopted by the Little Thompson Water District Board of Directors on November 10, 2016.