

# Town of Elon

<b>POLICY STATEMENT</b>	NO. <i>Proposed April 25, 2022</i>
SUBJECT:      WATER AND WASTEWATER SYSTEM EXTENSION AND CONNECTION POLICIES	PAGE 1 OF 3
	EFFECTIVE: <i>April 25, 2022</i>
	SUPERSEDES: <b>October 13, 2020</b> policy of same name.
	PREPARED BY: Josh Johnson, Town Engineer
	ADOPTED BY BOARD: DATE:

GENERAL POLICY STATEMENT - EXTENSIONS:

The intent of the following policy is to provide a mechanism by which the Town of Elon can plan and extend its water and wastewater systems to serve the needs of the citizens of Elon as well as those who would desire to connect to the Town's water and wastewater system.

- A. Extensions will be made to serve the areas in the Corporate Limits, Extraterritorial Zoning Jurisdiction and other areas that may be approved by the Elon Board of Alderman.
- B. The Developer of a parcel of land is required by the Town to construct all on-site water and/or wastewater facilities and to provide connection of the water and wastewater facilities in its development to the existing utility system of the Town. All public facilities will become the property of the Town upon completion and acceptance by the Town. Public facilities shall be installed per Town standards.
- C. The Board of Alderman has the right to approve or deny any proposed connection or extension to its water or wastewater system based on the Town's best interest.
- D. The Developer/Owner shall petition the Town for annexation of its property if such property is outside the corporate limits as a condition for the Developer/Owner to connect to the Town's water and/or wastewater system. The Board of Alderman has the right to approve or deny any annexation request based on the Town's best interest.
- E. The extension of water and/or wastewater systems shall be accomplished by one or more of the following methods as recommended by the Town Manager and approved by the Board of Alderman:
  - 1. **DEVELOPER FUNDED:** This method shall be applicable where the developer pays the entire cost for the water and sewer extensions. Facilities

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that are to become public facilities installed under this method shall comply with all Town standards. The Town has the right to approve developer funded private connections and water and sewer extensions on a case-by-case basis.

2. **DEVELOPER FUNDED - OVERSIZE REIMBURSEMENT:** Under this method the Developer shall be responsible for the full cost of installing water and /or wastewater facilities within its own properties and for the connection of its system to the Town's existing utility system. The Town shall share in the cost of constructing oversized facilities when larger sizes are required to serve other tracts outside of the tract being developed.

Town reimbursement for developer funded facilities shall be made for the difference in cost between facilities required for the development and oversized facilities required by the Town of Elon. In no instance shall the Town of Elon reimburse for water or wastewater lines eight (8) inches or less in size. Procedures for preparing documentation for oversizing reimbursement is found in the Policy Statement relating to Oversize Reimbursement Requests.

3. **DEVELOPER FUNDED – TOWN INCENTIVIZED:** Under this method the Town may participate based upon the Town’s infrastructure incentive priority map. This method is intended to encourage development of priority water and/or sewer lines that the Town has previously identified on a priority infrastructure map.
4. **OTHER:** Certain water and sewer extensions may be made by the Town, County, State or Federal Agencies (or a combination thereof) related to economic or community development projects. These projects are approved and funded on a case by case basis as determined by the Board of Alderman.

#### GENERAL POLICY STATEMENT – CONNECTIONS:

Water and sewer connections to the Town’s system shall comply with the following specific requirements. The fees and funding of these connections shall be paid for by the developer/owner and are to be based upon the Town’s adopted fee schedule (as amended).

- A. Water and sewer connections within Town limits with access to existing water and/or sewer shall be approved at a staff level with associated fees.
- B. Water and sewer connections within Town limits without access to existing water and/or sewer shall be approved at staff level with associated fees and the extension is to be per the above extension policy.

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- C. Water and sewer connections within Town ETJ but not Town Limits with access to water and sewer shall require a petition for annexation and Elon Board of Aldermen approval with associated fees.
- D. Water and sewer connections within Town ETJ but not Town Limits without access to water and sewer shall require a petition for annexation and Elon Board of Aldermen approval with associated fees and the extension is to be per the above extension policy.
- E. Water and sewer connections outside of Town Limits and ETJ with access to water and sewer shall require a petition for annexation and Elon Board of Aldermen approval with associated fees.
- F. Water and sewer connections outside of Town Limits and ETJ with access to water and sewer shall require a petition for annexation and Elon Board of Aldermen approval with associated fees and the extension is to be per the above extension policy.
- G. Water and sewer connections outside of Town Limits and ETJ without access to water and sewer shall require a petition for annexation and Elon Board of Aldermen approval with associated fees and the extension is to be per the above extension policy.
- H. Sewer only connections are required to provide 6 months deposit, a valve for sewer termination is required, and an explanation of why sewer only service is being provided. Sewer only connections are subject to the sewer disconnection policy. All sewer only connections require Elon Board of Aldermen approval with associated fees and the extension is to be per the above extension policy. Sewer only connection outside of Town Limits shall require a petition for annexation.

Town may act on petitions for annexation at the Board of Aldermen’s choice and petitions are required to be submitted regardless of Town’s current ability to annex the property.

Appeals of this policy are directed to the Board of Adjustment. Any exceptions to this policy shall be subject to additional conditions and based on extenuating circumstances.