

# COUNCIL DECISION REQUEST

SUBJECT: West Bridle Path Lane Wells

MEETING DATE: July 5, 2007

PAYSON GOAL: NEW:                      EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Buzz Walker 

AMOUNT BUDGETED: -0-

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: ?

CONT. FUNDING REQUIRED: -0-

  
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EXHIBITS (If Applicable, To Be Attached): Res. Nos. 2250 and 2266, letter from Mike Ploughe, R.G. re; condition of W. Bridle Path wells and proposed water system connection policy.

## PROPOSED MOTION

- A. I MOVE TO AUTHORIZE THE PAYMENT OF \$8,100.00 TO RICHARD AND CINDY CROY, \$7,900.00 TO DAVID AND LESLIE REISDORF AND \$7,900.00 TO CALVIN AND SUE WILLSON PURSUANT TO RESOLUTION NO. 2250.  
(or)
- B. I MOVE TO WAIVE WATER SYSTEM CONNECTION FEES IN THE AMOUNT OF \$4,585.00 FOR RICHARD AND CINDY CROY, DAVID AND LESLIE REISDORF AND CALVIN AND SUE WILLSON FOR THEIR CURRENT OCCUPIED PROPERTIES LOCATED ON WEST BRIDLE PATH LANE.  
(or)
- C. I MOVE TO DEFER THE \$4,585.00 COST OF WATER SYSTEM CONNECTION TO THE FIRST SALE OF PROPERTY LOCATED ON WEST BRIDLE PATH LANE AND OWNED BY RICHARD AND CINDY CROY, DAVID AND LESLIE REISDORF AND CALVIN AND SUE WILLSON FOR THEIR CURRENT OCCUPIED PROPERTIES LOCATED ON WEST BRIDLE PATH LANE.

**SUMMARY OF THE BASIS FOR PROPOSED MOTION:** Res. No. 2250 passed Council on March I, 2007. The resolution authorized the payment of approximately \$8,000.00 to each of three private well owners living close to the Town-owned well located at 1042 W. Bridle Path Lane. These well owners experienced a decline in water production in their wells and wished the option of deepening their wells or connecting to the public water system. Since that action, some Council members have expressed an interest in utilizing a more comprehensive policy in this matter that would apply to all private well owners. Concerns seemed to center on the fact that the private well owners could profit financially from connecting to the public water system because they would be receiving monies in excess of required water system connection fees. Following are three options for completing this matter.

**PROS:** Option C. allows for equal treatment of all well owners wishing to connect to the public water system. (Assumes new water system connection policy is implemented)

**CONS:** Option A. creates uncertainty for well owners wishing to connect to the public water system. (Should well owner attempt to profit from connection to water system?)

**PUBLIC INPUT (if any):** March 1, 2007 Town Council meeting.

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## PROPOSED POLICY FOR OWNERS OF PRIVATE WELLS TO ESTABLISH PUBLIC WATER SERVICE

### Background

At various times property owners who rely on private wells for their water supply may experience decline or failure in water production from those well(s). This may happen for a variety of reasons such as drought, limited perched groundwater availability, groundwater pumping from adjacent wells, contamination, equipment failure, etc. In some instances, the owner of the private well wishes to establish public water service if a public water line is available to the property. In other instances the owner of the well does not wish to establish public water service. In the former instance, it is possible to use established policies for determining the cost of connection to the public water system. In the latter instance, the owner of the well must bear the costs of the particular remedy of the reason for the loss of production in the private well. This may include deepening of the well, hauling water, installing or replacing equipment or adapting to the decrease in well production by reducing water use.

Connection to the public water system can be an expensive action. Costs of connection for a single-family residence range from \$50.00 to \$4,725.00 depending on the location of the residence and the development history of the lot on which the residence is located. Extension of a public water main necessary to service the property can add considerable additional expense to these figures. Some property owners find it difficult to finance these expenses, especially if the failure of their private well is sudden or unexpected.

It may be appropriate to develop a policy that allows for owners of private wells to connect to the public water system and defray the cost of that connection to a later date. At this time, homeowners who have experienced failure of their well can connect to the public water system and pay the costs of connection in monthly payments for up to a five-year period. By way of example, connection fees in the amount of \$4,725.00 could be satisfied with an initial payment of \$50.00 (security deposit) and sixty subsequent monthly payments of \$77.92. In actuality, the cost of connection to the public water system is an investment as the value of the property rises consistent with the cost of the public water service connection.

In other instances of well failure it may be appropriate to defer the costs of connection to a date certain in the future. This could be accomplished by an initial payment of \$50.00 (security deposit) to establish public water service and the placement of a lien on the property for the balance of the connection costs to be paid at the transfer of title of the property for which water service is established. In both instances, the homeowner would agree to discontinue use of the private well and allow the Town to either use the well for groundwater monitoring purposes or legally abandon the well. The costs of well abandonment would be borne by the Town.

Monthly payment for cost of water service at regular rates will be the responsibility of the new customer.

ADMINISTRATIVE PROCEDURE FOR CONNECTION OF PROPERTY SERVED  
BY A PRIVATE WELL TO PUBLIC WATER SYSTEM

1. Owner of property served by a private water well requests water service from the Town of Payson.
2. Owner is informed of applicable fees for new water service (includes water development fee, water meter connection fee and security deposit).
3. Cost of water main extension is determined if public water line is not adjacent to property to be served. Cost of any required water main extension and method of payment by property owner negotiated at this time.
4. Property owner elects to pay all or a portion of the costs or to defer payment of fees to Town until first sale of the property to be served. Minimum payment of security deposit for water service is required.
5. Property owner acknowledges responsibility for any deferred payments by signing deferred payment acknowledgement of lien form.
6. Lien for unpaid balance of applicable water fees is placed on property to be served.
7. Property owner may elect to enter into agreement with Town to make monthly payments for applicable fees for a period not to exceed sixty months at 0% interest. Security deposit must be paid before establishment of public water service.
8. Water meter is installed at property to be served.
9. Property owner or assign(s) is responsible for all monthly water service charges.
10. Town may deny use of this procedure to prevent fraud or abuse.