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## COMMUNITY INFRASTRUCTURE EXPANSIONS

### Section 1. PURPOSE

The Bedford Regional Water Authority (“Authority”) is interested in expanding water and sewer infrastructure wherever possible, provided such expansions be in accord with the long range plans, zoning, and ordinances of the local governing body in Bedford County (“County”) and/or the Town of Bedford (“Town”). This policy is to explain the position of the Authority with respect to such water and sewer system expansions.

### Section 2. POLICY

- A. The Authority has a Capital Improvement Plan (“CIP”) that outlines the anticipated schedule of future infrastructure projects; the funding for these projects may take any of the following forms:
  1. The Authority will construct projects according to schedule outlined in the CIP, and as the funding is allocated in the fiscal year budget. The CIP is updated each fiscal year based upon the Authority’s current needs and priorities and the funds that are available.
  2. When parties other than the Authority desire for projects that are not on the CIP to be completed, or when the desire is for the project schedule to be expedited from what is outlined in the CIP, then the other parties are expected to provide the funding for the project.
  3. Financial assistance may be provided by the Authority:
    - a. per the Economic Development Policy 4.60 for projects receiving subsidized funding from the County or Town.
    - b. per the Prepayment Policy 4.40 where the proposed infrastructure follows the Authority’s Water and Sewer Master Plan and is sized larger than necessary for the development.
- B. This Policy applies to the development, extension, or expansion of the following facilities by the Authority:
  1. Waterlines, water booster stations, water storage tanks, water treatment systems, and related infrastructure
  2. Gravity sewer lines, pressure force mains, lift stations, sewer treatment plants, and related infrastructure
- C. This policy is intended to be applicable to non-residential and mixed-use developments where the community will derive benefit from the construction of the water and sewer facilities. Please see section 3 of this policy for other policies related to the extension of water and/or sewer service.

### Section 3. RELATED POLICIES

- A. Neighborhood Line Extension (“NLE”) Policy 4.20: The Authority has a Neighborhood Line Extension policy to govern how water and/or pressure sewer service can be extended into an existing residential subdivision. The concept behind a NLE project is that the majority of the property owners agree to pay for the majority of the cost to extend the utility lines into the subdivision.
- B. Economic Development Policy 4.60: In order to support economic development, the Authority developed policy 4.60 to explain how support can be given to assist with developing a single

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parcel of land with water and/or sewer service. The Economic Development Policy is intended for use for with a single property owner, and primarily for onsite infrastructure and the connection to the adjacent existing water and sewer lines.

- C. Prepayment Policy 4.40: When developers voluntarily extend water and/or sewer lines offsite beyond the requirements of County or Town Ordinances in order to connect their new development to existing water and/or sewer infrastructure, the Authority may elect to provide prepayment credits to the developer. These credits may then be used to offset the Capital Recovery Fees that are charged when connections are made for these newly developed lots.

#### **Section 4. REVISIONS**

- A. This policy was approved and adopted by the Authority's Executive Director on November 13, 2017, effective November 22, 2017.
- B. This policy was modified as follows:
  - 1. Approved October 4, 2022; effective October 4, 2022.
    - a. Section 3.C: 'Facility Fees' was replaced with 'Capital Recovery Fees'