

# **WATER & WASTEWATER AUTHORITY OF WILSON COUNTY, TENNESSEE**

## **POLICY OF REQUIRING UPGRADED FACILITIES IN SUBDIVISIONS**

June 20, 1996

- A. The Water Authority may require an owner of property to be subdivided to build water distribution facilities which are in excess of the standard specifications of the Water Authority if the upgrade is caused by the increased usage expected in the subdivision, by geographical or physical characteristics of the property to be subdivided or by some other definable factor connected with the property to be subdivided.
- B. If the upgrade is caused solely by anticipated future needs of the system, the Water Authority may, on application of the owner, financially assist the project if the Water Authority Board specifically finds that all of the following conditions exist:
  - 1. That the upgrade is caused solely by anticipated future needs of the system and not in any manner by the factors named in Section A. above;
  - 2. That the future needs of the system are not speculative or based upon any projections not grounded in fact;
  - 3. That the proposed financial assistance is reasonably based upon the actual cost of the upgrade less any value which the upgrade may have to the property being subdivided or any other property of the owner;
  - 4. That the present and foreseeable financial condition of the Water Authority contains adequate funds to provide the financial assistance for the upgrade;
  - 5. That the entire transaction will serve the best interests of present and future customers of the Water Authority.

Financial assistance for an upgrade need not cover all expenses of the upgrade.

No financial assistance shall be made without the approval of the Water Authority Board entered on the minutes along with the specific findings required by this policy.