

City of West Point Development Utility Construction and Fee Guidelines

For the purpose of this document Development is defined as a residential project with more than 5 residential units being constructed or any commercial construction inside the City Limits of West Point.

All construction plans and materials must be approved by the City of West Point prior to construction or installation.

All construction must be inspected by the City of West Point or its representative.

- All infrastructures built to provide service inside a development will be constructed and paid for by the Developer/Builder/Owner (Developer). If the new infrastructure is built with excess capacity to provide service for other developments or future expansion of the City of West Point (City) system the City and the Developer may enter into a Development Agreement. The agreement will define the conditions of the Cities and Developers responsibilities for construction and cost. The Developer may enter into agreements with other Developers to share cost of infrastructure. The City will be a party to any agreement that will include the construction of infrastructure that will become City property.
- SEWER - The Developer must pay a sewer capacity fee of \$5.00 per gallon of sewer required by the development. The number of gallons will be determined by the Cities Basic Water Demand Schedule and/or information provided by the Developer and research by the City. Sewer capacity will be purchased with the building permit.
- WATER – RESIDENTIAL - The Developer must pay a water connection fee of \$300.00. Developer will make the tap, run the service line and set meter box. City will install meter and backflow prevention device. Developer may pay the connection fees “up front” or the builder may purchase with the building permit. COMMERCIAL - All commercial connection fees will be based on the demands and conditions of the individual customer. The commercial connection fee will not be less than \$300.00.
- ELECTRIC - The Developer will be responsible for all cost associated with electric infrastructure inside the development. Electric service will be installed underground. The Developer may contract with the City or a private company to install the electric infrastructure. The builder/owner will be responsible to pay a \$100.00 meter connection fee when the building permit is applied for.
- GAS – RESIDENTIAL - Gas connection fee is \$100.00 per lot. The City will construct all natural gas infrastructure. The City requires each unit to have a gas hot water heater and 1(one) other gas appliance for a total of 2(two) gas appliances. COMMERCIAL – Commercial gas connection fees will be based on the customer’s demands and conditions. The Commercial connection fee will not be less than \$300.00.
- FIRE PROTECTION – COMMERCIAL – The Developer will install all fire protection equipment including a fire line meter and back flow prevention device at the Developers cost.