

Westside Water System Information

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What Is The Westside Water System?

The westside water utility district is a partially constructed municipal water system that was approved for construction in 2006 by the Village Board and Planning Commission. The Water District was and is intended to serve the Village commercial business and residential developments in the western growth area of Paddock Lake.

Where Exactly Is This Water District?

The current boundaries of the system are: the State Highways 83/75 west to 262nd Ave, north of State Highway 50 3/10th of a mile along State Highway 75 and south of State Highway 50, approximately 4/10th of a mile.

Why Did The 2005 Village Board of Trustees Decide to Construct This Water System?

If you will recall, the Village, as well as the county, was inundated with national and regional residential developers requesting to build housing and commercial developments in the area of State Highway 50 and 83. The Village Board recognized that with upwards of 700 residential housing units proposed the safest form of water supply was a municipally managed water utility district. The Village Board negotiated with five developers to fully fund the water utility district.

How Much of the System Is Constructed?

The water system consists of five components which are as follows:

- High volume water wells
 - Both of the wells have been constructed and tested
- Pumping
 - Includes electrical equipment, buildings, various valves and piping.
 - This equipment although planned has yet to be constructed.
- Distribution
 - The main delivery system which includes, fire hydrants and valves have been constructed.
- Treatment
 - In the case of the westside water system the water from the aquifer was found to be slightly hard with low levels of iron. The treatment required is minimal in comparison to other water systems. This component is not presently designed or constructed.
- Storage
 - All water systems require some means of storage the westside system was designed to be equipped with at grade hydro pneumatic pressure tanks to be housed inside the planned pump house at well site #4

Why a Municipal Water System Chosen Was Over Individual Wells or Several Privately Managed Community Water System?

The Village Planning Commission in cooperation with the Village Board determined that two water wells under municipal management were safer to the entire Village and its underlying aquifer than the alternate of 700 individual private wells tapped into the Village-wide aquifer.

Who Is Funding The Westside Water Utility District?

In 2004 and 2005 the Village Board of Trustees entered into an agreement with four residential developers to finance the \$2,650,000.00 water system construction project. The developers agreed to pay a special assessment in the amount of \$6,500.00 per dwelling unit (the approximate cost of an on site private well). The special assessment was to be paid in the following increments: \$1,000 per unit paid to the Village at the time of subdivision platting, \$1,000 per unit paid to the Village at the time of recording of the developers agreement, the remaining \$4,500 is to be paid at the time a building permit is obtained or over the course of 10 years as a special assessment paid with developers property taxes.

How Is The Water System Being Funded If The Residential Developments Are Not Moving Forward?

The four residential developments contributed \$238,000.00 up front and to date have paid special assessments to the Village in the amount of \$484,000.00 annually the inactive developments (now banked owned) pay special assessments to the Village.

Is The Construction Of The Westside Water System Part Of A Larger Plan To Force Existing Residents With Private Wells To Connect To A Municipal Water System?

NO. The Village Board of Trustees, Village Planning Commission and Village Staff have no plans to extend municipal water from the westside water utility district to any existing residential neighborhoods in the Village.

Can Existing Residents In Close Proximity To The Water System Be Served With Municipal Water If They Request Water Service?

At this point no, the system is geographically too far away from existing neighborhoods. Furthermore; the system is being funded by developers and commercial users, not taxpayers. It has been a long standing position of the Village Board that municipal water would not be forced on any existing residential user. The Board of Trustees has, however, provided an option to entire neighborhoods, which if the majority of the residents within an existing neighborhood request municipal water and if municipal water is available to those residents requesting water can be served by said water system. Simply put, if the majority of existing taxpayers within any neighborhood do not want municipal water the municipal water will not be provided.

What Are The Benefits Of Having A Municipal Water System?

The west side growth area and existing commercial districts will benefit by having a clean and safe water system that will increase public safety with the installation of fire hydrants throughout the system. Also providing safe municipal water will promote business growth along the Highway 50 and Highway 83 business corridor which, in turn, helps keep taxes down as commercial businesses do not require the same level of services as residences

How Can Additional Business Benefit Existing Residents In The Village?

With more business comes an increase in tax base, a tax base without impacts to local schools. Increases in commercial tax base in time will have a positive effect on existing residential property owners tax bills.

Why Has Construction Stopped On The Westside Water System?

In 2009, the recession caused the residential construction market to come to a halt. The developers formally notified the Village that they (the developers) would not be constructing dwelling units any time soon. Without the proposed water users the system was idled until such time as users were in need of water.

Will The Westside Water System Eventually Interconnect With The Existing Eastside Water Utility District?

Yes. This will be accomplished by extending a 12 inch diameter water main within State Highway 50 from State Highway 83 east to 236th Ave. This will allow commercial users on Highway 50 to gain the benefits of the municipal water system, which they will pay for by special assessment.