



Village of Four Seasons
133 Cherokee Road
Four Seasons, MO 65049
Phone: 573-365-3833
info@villageoffourseasons.com

August 12, 2026

Board of Directors
Camden County Public Water Supply District No. 4
P.O. Box 9
62 Bittersweet Road
Lake Ozark, Missouri 65049

Re: Proposed 2026 Water and Sewer Impact Fees

Dear Members of the Board:

The Board of Trustees of the Village of Four Seasons writes collectively regarding Camden County Public Water Supply District No. 4's proposed 2026 impact-fee schedule. The Village recognizes the District's responsibility to operate, maintain, and expand essential water and wastewater infrastructure, and we appreciate the District's advance notice that the figures remain representative and are not yet final. We also recognize that responsible growth must contribute fairly to the capacity it consumes.

The magnitude and structure of the proposal, however, have caused substantial concern among Village residents, builders, contractors, property owners, and prospective developers. The Village's Inspection Department reports a substantial decline in building permits and related fees. Contractors surveyed by Village personnel have repeatedly identified the District's existing and proposed up-front water and sewer charges as a primary reason for directing projects to other communities. Those reports are consistent with the economic reality that a large, unavoidable charge imposed before construction begins can determine whether a residence, multifamily project, or small commercial development is financially feasible.

For a standard three-fourths-inch meter, the District proposes increasing the combined impact fee from \$4,568 to \$12,000, an increase of \$7,432, or approximately 162.7%. The District's notice further states that standard water and sewer connection charges of \$2,210 and \$2,979 are added to the impact fee. Thus, the stated total up-front District charge for a standard water-and-sewer connection would be approximately \$17,189, exclusive of other owner, builder, or contractor costs. The proposal also appears to increase the general multifamily impact fee from \$1,223 per unit to \$6,000 per unit, an increase of approximately 390.6%, while listing a separate \$2,000 amount for one-bedroom/one-bath units.

These figures are alarming when compared with publicly available charges imposed by other Missouri utilities. The City of Lake Ozark lists a combined single-family residential connection fee of \$3,000 (\$2,000 water and \$1,000 sewer). The City of Camdenton lists \$1,050 (\$900 water and \$150 residential sewer). St. Charles County Public Water Supply District No. 2 lists combined water and sewer system-development fees of \$3,680 for a three-fourths-inch connection. Perryville lists combined standard water and sewer connection fees of \$1,555. Hannibal lists an estimated \$500 three-fourths-inch water tap and a \$150 sewer tap. Although utility fee structures are not identical, the comparison is too substantial to dismiss as a difference in terminology or installation practice.

The proposed \$12,000 impact fee alone is four times Lake Ozark's listed combined residential fee, approximately 11.4 times Camdenton's, and approximately 3.3 times St. Charles County PWSD No. 2's combined system-development fees. When the District's stated standard connection charges are added, the proposed \$17,189 total is approximately 5.7 times Lake Ozark's listed fee and 16.4 times Camdenton's. The attached comparison identifies the sources and relevant qualifications.

The Village is also concerned that the District's explanatory notice does not provide the underlying cost-of-service study, capital-improvement plan, capacity analysis, debt assumptions, customer-growth projections, allocation methodology, or explanation for charging identical water and sewer impact fees at every meter size. Nor does the notice explain why the impact fee for a standard residence is derived from "three people per unit $\times$ 80 gallons per person per day $\times$ \$25 per gallon," how the \$25-per-gallon figure was developed, whether the calculation measures peak capacity or average daily demand, or how existing ratepayers' prior contributions and accumulated system equity were credited. A transparent, professionally supported methodology is especially important when a proposed fee will increase by more than 160% in a single year and may materially affect housing and economic development throughout the service area.

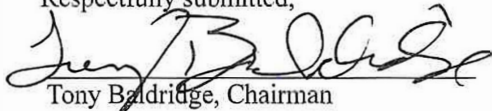
The Horseshoe Bend area succeeds because public entities, property-owner associations, businesses, contractors, developers, and residents have historically worked cooperatively. Together, these parties have made the area one of Missouri's most attractive places to live, retire, invest, and visit. The Village and the District share the same constituents and the same long-term interest in sound infrastructure, orderly development, stable property values, and a sustainable customer base. Fees that discourage new connections may shift growth elsewhere, reduce the District's future customer base, increase costs borne by existing users, and diminish the tax base and economic vitality of the entire area.

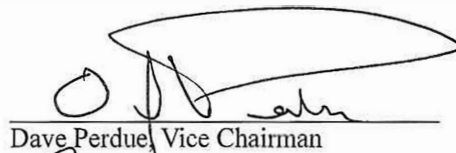
Accordingly, the Village respectfully requests that the District Board decline to adopt the proposed schedule in its present form and reconsider the proposal altogether. Before any increase is adopted, we ask the District to: (1) commission or disclose an independent cost-of-service and capacity-fee study; (2) publish the assumptions, capital projects, available capacity, existing-customer credits, and allocation formulas supporting each fee; (3) compare the resulting charges with nearby and similarly situated Missouri utilities; (4) evaluate the effect on residential, multifamily, and commercial development; (5) consider lower, phased, or tiered fees that are proportionate to demonstrable capacity demands; and (6) conduct a public work session with the Village, contractors, developers, residents, and other affected stakeholders.

The Village is not asking the District to defer necessary maintenance or require existing customers to subsidize new growth. We are asking for a demonstrably reasonable, transparent, and regionally competitive approach, one that permits the District to meet legitimate infrastructure needs without placing the Horseshoe Bend area at a severe competitive disadvantage.

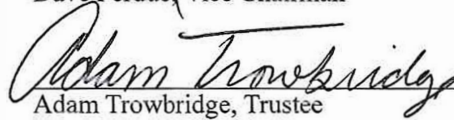
We would welcome a joint meeting at the earliest practical time and respectfully request that the District postpone final action until that discussion and the supporting analysis can occur. We appreciate the Board's service and trust that, through cooperation, the Village and District can reach a fee structure that protects both the utility system and the community it exists to serve.

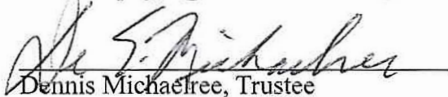
Respectfully submitted,


Tony Baldridge, Chairman


Dave Perdue, Vice Chairman


Ron Murphy, Trustee


Adam Trowbridge, Trustee


Dennis Michaelree, Trustee

Enclosure: Exhibit A — Comparison of Selected Water and Sewer Connection / Development Fees

EXHIBIT A - COMPARISON OF SELECTED WATER AND SEWER CONNECTION / DEVELOPMENT FEES

Standard residential connection, unless otherwise noted

Utility / Fee	Combined Amount	Notes
Camden County PWSD No. 4 — proposed impact fee	\$12,000	Impact fee only; connection charges are additional.
Camden County PWSD No. 4 — proposed total standard charge	\$17,189	\$12,000 impact fee + \$2,210 water connection + \$2,979 sewer connection.
City of Lake Ozark	\$3,000	\$2,000 water + \$1,000 sewer for a single-family residence, up to 3/4-inch water and 4-inch gravity sewer.
City of Camdenton	\$1,050	\$900 water hookup + \$150 residential sewer permit.
St. Charles County PWSD No. 2	\$3,680	\$1,580 water + \$2,100 sewer system-development fees; customer also bears specified private installation costs.
City of Perryville	\$1,555	\$665 water + \$890 sewer connection fee for listed standard service sizes.
City of Hannibal	\$650	\$500 estimated 3/4-inch water tap + \$150 sewer tap; actual water labor/material may vary.
City of Sturgeon (inside city limits)	\$2,500	\$1,000 water connection on same side of road + \$1,500 sewer permit; larger or crossroad connections may cost more.

Key comparisons. The proposed \$12,000 impact fee alone is 4.0 times Lake Ozark's listed combined residential connection fee; approximately 11.4 times Camdenton's; approximately 3.3 times St. Charles County PWSD No. 2's combined system-development fees; and approximately 7.7 times Perryville's listed combined connection fees. When the District's stated standard connection charges are added, the proposed \$17,189 total is approximately 5.7 times Lake Ozark's listed amount and 16.4 times Camdenton's listed amount.

District increase. For a standard 3/4-inch meter, the District proposes increasing the combined impact fee from \$4,568 to \$12,000—an increase of \$7,432, or approximately 162.7%. The listed multifamily charge would increase from \$1,223 per unit to \$6,000 per unit for many units, approximately 390.6%, with a separate \$2,000 amount stated for one-bedroom/one-bath units.

Methodological caution. Utilities structure charges differently. Some amounts include meter installation or inspection; others exclude private-side labor, materials, road boring, oversizing, or special assessments. The figures nevertheless provide a useful order-of-magnitude comparison of the up-front public-utility charges imposed on a typical new residential connection.

Sources (official utility or municipal publications, accessed July 22, 2026):

Camden County Public Water Supply District No. 4, "Proposed Impact Fees Starting 2026" and accompanying notice supplied to the Village.

City of Lake Ozark Municipal Code § 705.180(B), Water and Sewer Service and Connections.

City of Camdenton, Water/Sewer Fees & Rates (Code §§ 700.260 and 700.090).

Public Water Supply District No. 2 of St. Charles County, Missouri, Rules and Regulations, Rule 4 (2022 revision).

City of Perryville, Fee Schedule (water and sewer connection fees; water rates updated April 7, 2026).

Hannibal Board of Public Works, Schedule of Rates and Fees, Fiscal Year 2026.

City of Sturgeon Municipal Code § 700.080(B), connection charges.