

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE EOLIA
COMMUNITY FIRE PROTECTION DISTRICT REQUIRING FIRE
DEPARTMENT ACCESS TO WATER SUPPLY THROUGH
INSTALLATION OF HYDRANTS OR FLUSH HYDRANTS IN
CONNECTION WITH NEW WATER MAINS, WATERLINE
EXTENSIONS, AND CERTAIN WATERLINE TAPS WITHIN THE
DISTRICT**

WHEREAS, the Eolia Community Fire Protection District (the "District") is a fire protection district organized and existing under Chapter 321 of the Revised Statutes of Missouri; and

WHEREAS, the Board of Directors of the District is charged with providing fire protection to property within the District; and

WHEREAS, Section 321.220, RSMo, authorizes a fire protection district, for the purpose of providing fire protection to property within the district, to enter into contracts and agreements affecting the affairs of the district, including agreements for the planning, development, construction, acquisition, or operation of public improvements or facilities, or for common services relating to the control or prevention of fires, including the installation, operation, and maintenance of water supply distribution, fire hydrant, and fire alarm systems; and

WHEREAS, Section 321.220, RSMo, further authorizes the District to adopt and amend bylaws, fire protection and fire prevention ordinances, and other rules and regulations not in conflict with the Constitution and laws of the State of Missouri, necessary for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board finds that adequate fire department access to water supply is necessary for the protection of life and property, including in connection with new subdivisions, development, redevelopment, construction, and water infrastructure improvements within the District; and

WHEREAS, the Board further finds that installation of at least a flush hydrant or other hydrant acceptable to the District and the applicable water

supplier at appropriate locations in connection with new water mains, waterline extensions, and certain waterline taps will materially assist the District in fire suppression, water supply, and emergency operations; and

WHEREAS, the District has conferred with representatives of the applicable water district or water supplier, which has expressed willingness to coordinate with the District concerning implementation of such requirements; and

WHEREAS, the Board desires to adopt this Ordinance to establish minimum fire protection water access requirements for new water mains, waterline extensions, and waterline taps within the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE EOLIA COMMUNITY FIRE PROTECTION DISTRICT AS FOLLOWS:

1.- Purpose and Intent

1.1.- The purpose of this Ordinance is to promote public safety and fire protection within the District by requiring the installation of fire department-accessible water supply points in connection with new water mains, waterline extensions, and certain taps into waterlines within the District.

1.2.- This Ordinance is intended to provide minimum requirements for fire department access to water supply. It shall be administered in coordination with the applicable water district, water company, water supply corporation, municipality, public water system, or other entity having ownership, control, or operational responsibility for the affected water infrastructure.

1.3.- This Ordinance is not intended to require the District to own, operate, maintain, repair, or accept responsibility for any water main, waterline, hydrant, flush hydrant, valve, fitting, easement, or related water system component unless the District expressly agrees to do so in a separate written agreement approved by the Board.

2.- Definitions

For purposes of this Ordinance, the following terms shall have the meanings stated below:

2.1.- **“Applicant”** means any person, developer, property owner, subdivider, contractor, public utility, water supplier, governmental entity,

association, corporation, limited liability company, partnership, or other entity that proposes, requests, constructs, finances, or causes the construction of a new water main, a waterline extension, or a tap subject to this Ordinance.

2.2.- “**Board**” means the Board of Directors of the Eolia Community Fire Protection District.

2.3.- “**District**” means the Eolia Community Fire Protection District.

2.4.- “**Fire Chief**” means the Fire Chief of the District, or the Fire Chief’s authorized designee.

2.5.- “**Flush hydrant**” means a flushing hydrant, blow-off hydrant, post hydrant, or similar appurtenance connected to a waterline and acceptable to the Fire Chief and the applicable water supplier for fire department access, flushing, and related operational purposes. A flush hydrant may include any valves, fittings, caps, threads, markings, bollards, access features, or related components required by the Fire Chief or the applicable water supplier.

2.6.- “**Hydrant**” means a fire hydrant, flush hydrant, or other fire department-accessible water supply appurtenance approved by the Fire Chief and the applicable water supplier.

2.7.- “**New water main**” means any newly constructed water main, distribution main, or supply main installed within the District, including water mains installed to serve a subdivision, development, redevelopment, commercial project, residential project, institutional project, agricultural facility, public facility, or other improvement.

2.8.- “**Tap**” means any connection, service connection, branch connection, or other physical connection into an existing water main or waterline.

2.9.- “**Waterline extension**” means any extension, enlargement, relocation, looping, replacement, or continuation of a waterline or water main that increases the geographic reach, service area, capacity, or available connection points of the water system within the District. Ordinary repairs or replacements that do not extend service, increase capacity, create new connection points, or materially change fire department access

to water supply shall not constitute a waterline extension unless determined otherwise by the Fire Chief based on fire protection needs.

2.10.- **“Water supplier”** means the water district, public water supply district, municipality, water company, water supply corporation, private water system owner, or other entity having ownership, control, or operational responsibility for the water main, waterline, hydrant, or related infrastructure at issue.

3.- Applicability

3.1.- Except as otherwise provided in this Ordinance, the requirements of this Ordinance apply to each of the following activities occurring within the boundaries of the District:

- (a) installation of any new water main;
- (b) construction of any waterline extension;
- (c) any tap into a water main or waterline that is associated with a subdivision, development, redevelopment, commercial project, multi-lot residential project, industrial project, institutional project, public facility, or other project that, in the judgment of the Fire Chief, creates or materially affects fire protection water supply needs; and
- (d) any other water infrastructure improvement for which the Board or Fire Chief determines that a hydrant or flush hydrant is reasonably necessary to provide fire department access to water supply.

3.2.- This Ordinance shall apply regardless of whether the water infrastructure is publicly or privately funded, publicly or privately owned, or installed by a developer, property owner, contractor, water supplier, or governmental entity.

3.3.- This Ordinance shall not apply to the erection, maintenance, repair, alteration, or extension of farm buildings or farm structures to the extent such application would be prohibited by Missouri law. This subsection does not exempt water infrastructure serving non-farm development or water infrastructure required for fire protection of property other than farm buildings or farm structures.

3.4.- This Ordinance establishes District fire protection requirements only. Compliance with this Ordinance does not relieve any Applicant from complying with all requirements of the applicable water supplier, county, municipality, planning and zoning authority, subdivision regulation, utility regulation, state agency, or other authority having jurisdiction.

4.- Minimum Hydrant or Flush Hydrant Requirement

4.1.- Any Applicant proposing or causing the installation of a new water main or waterline extension within the District shall install, at minimum, one flush hydrant for fire department access unless the Fire Chief determines that a standard fire hydrant or additional hydrants are required based on the nature, location, size, configuration, or fire protection needs of the project.

4.2.- Any Applicant proposing or causing a tap subject to this Ordinance shall install, at minimum, one flush hydrant for fire department access if required by the Fire Chief after review of the proposed tap, the property to be served, the existing water infrastructure, nearby hydrant availability, emergency access, and fire protection needs.

4.3.- The Fire Chief may require a standard fire hydrant instead of a flush hydrant where the Fire Chief determines that a flush hydrant would not provide adequate fire department access, flow, operational usability, visibility, connection compatibility, or reliability for the project or area to be served.

4.4.- The Fire Chief may require additional hydrants or flush hydrants when necessary to provide reasonable fire department access to water supply based on one or more of the following factors:

- (a) length of the new water main or waterline extension;
- (b) number of lots, structures, dwelling units, or buildings served or capable of being served;
- (c) commercial, industrial, institutional, multifamily, or special hazard uses;
- (d) distance to the nearest existing hydrant acceptable to the District;

- (e) road layout, cul-de-sacs, dead-end roads, gated access, grade, width, surface, or other access limitations;
- (f) terrain, vegetation, rural access conditions, or known response constraints;
- (g) water system capacity, line size, pressure, flow, flushing requirements, or operational limitations identified by the water supplier;
- (h) need for hose deployment, tender shuttle operations, drafting support, or other fire suppression operations; and
- (i) any other fire protection factor reasonably related to protection of life or property within the District.

4.5.- Unless otherwise approved in writing by the Fire Chief, a required hydrant or flush hydrant shall be installed before final acceptance of the water infrastructure by the water supplier, before issuance of any District approval or clearance related to fire protection water supply, and before occupancy or use of any structure or development served by the water infrastructure, whichever occurs first.

5.- Location, Design, and Installation Standards

5.1.- The location of each required hydrant or flush hydrant shall be subject to approval by the Fire Chief in coordination with the applicable water supplier.

5.2.- Each required hydrant or flush hydrant shall be installed in a location that is visible, reasonably accessible to District fire apparatus and personnel, protected from physical damage, and compatible with the operational needs of the water supplier.

5.3.- Unless otherwise approved by the Fire Chief, each required hydrant or flush hydrant shall be located adjacent to a roadway, access drive, easement, right-of-way, or other location that provides practical fire department access.

5.4.- Each required hydrant or flush hydrant shall be designed and installed in accordance with:

- (a) the specifications and requirements of the applicable water supplier;

- (b) any applicable county, municipal, or state requirements;
- (c) any standard details, policies, or specifications adopted by the District; and
- (d) any project-specific conditions imposed by the Fire Chief under this Ordinance.

5.5.- The Fire Chief may require particular connection sizes, cap types, thread types, adapters, signage, markings, reflective markers, bollards, clearance areas, or other features reasonably necessary to allow the District to identify and use the hydrant or flush hydrant during emergency operations.

5.6.- No hydrant or flush hydrant required by this Ordinance shall be concealed, obstructed, fenced, locked, removed, disabled, buried, or rendered inaccessible without prior written approval of the Fire Chief and the applicable water supplier.

5.7.- If a required hydrant or flush hydrant is located on private property, the Applicant shall provide any easement, license, access agreement, or other written instrument reasonably required by the Fire Chief or water supplier to ensure access, operation, inspection, maintenance, repair, and replacement.

6.- Review and Approval Procedure

6.1.- Before beginning construction of any new water main, waterline extension, or tap subject to this Ordinance, the Applicant shall submit to the Fire Chief sufficient plans, drawings, maps, specifications, and project information to allow review for compliance with this Ordinance.

6.2.- The submission shall include, at minimum, the following information unless waived by the Fire Chief:

- (a) project name and location;
- (b) name and contact information for the Applicant, developer, owner, contractor, engineer, and water supplier;
- (c) proposed water main, waterline extension, or tap location;

- (d) waterline size, material, length, pressure information, and flow information to the extent known or available;
- (e) proposed hydrant or flush hydrant location and specifications;
- (f) subdivision plats, site plans, utility plans, or development plans associated with the project;
- (g) nearest existing hydrants or other water supply points; and
- (h) any additional information reasonably requested by the Fire Chief.

6.3.- The Fire Chief shall review the submission for compliance with this Ordinance and may approve, approve with conditions, deny, or request additional information.

6.4.- Approval by the Fire Chief under this Ordinance shall not constitute approval by the water supplier or any other authority having jurisdiction.

6.5.- The Fire Chief may coordinate directly with the water supplier, county officials, municipal officials, engineers, developers, or other project representatives concerning the implementation of this Ordinance.

6.6.- The Fire Chief may issue written administrative guidelines, forms, standard details, or checklists to facilitate implementation of this Ordinance, provided such materials are consistent with this Ordinance and any policies adopted by the Board.

7.- Cost, Ownership, Operation, and Maintenance

7.1.- Unless otherwise agreed in writing by the Board, all costs associated with compliance with this Ordinance shall be borne by the Applicant, including costs of design, engineering, materials, installation, inspection, testing, easements, access improvements, relocation, repair of construction damage, and related work.

7.2.- Ownership, operation, maintenance, repair, replacement, and testing responsibilities for any hydrant or flush hydrant required by this Ordinance shall be determined by the applicable water supplier's rules, tariffs, contracts, easements, policies, or written agreements, and not by this Ordinance alone.

7.3.- The District shall not be responsible for maintaining, repairing, replacing, operating, testing, or ensuring water availability, water pressure, water flow, or water quality for any hydrant or flush hydrant required by this Ordinance unless the Board expressly assumes such responsibility by written agreement.

7.4.- The Applicant shall coordinate installation with the applicable water supplier and shall not install any hydrant or flush hydrant in a manner that conflicts with the water supplier's requirements or applicable law.

7.5.- Acceptance, approval, or inspection by the Fire Chief shall not be deemed a warranty or guarantee of water availability, water pressure, water flow, system adequacy, engineering design, workmanship, or compliance with the requirements of any water supplier or other authority.

8.- Variances and Alternative Compliance

8.1.- The Fire Chief may approve an alternative location, alternative device, delayed installation schedule, or other alternative means of compliance when the Fire Chief determines that strict compliance is impractical and that the alternative provides fire department access to water supply that is substantially equivalent to or better than the requirement otherwise applicable under this Ordinance.

8.2.- A request for variance or alternative compliance shall be submitted in writing and shall include supporting information demonstrating the reason for the request and the proposed alternative.

8.3.- In considering a variance or alternative compliance request, the Fire Chief may consider:

- (a) water supplier requirements or limitations;
- (b) waterline size, pressure, flow, and system capacity;
- (c) existing hydrant availability;
- (d) development density, use, and fire risk;
- (e) emergency access conditions;
- (f) timing of construction or phased development;

(g) cost, constructability, and engineering constraints; and

(h) any other factor reasonably related to fire protection and emergency response.

8.4.- The Fire Chief's approval of a variance or alternative compliance request may include conditions necessary to protect life and property and to preserve fire department access to water supply.

8.5.- Any Applicant aggrieved by a written decision of the Fire Chief under this Section may appeal to the Board by filing a written appeal with the District Secretary within [10] days after the date of the Fire Chief's decision. The Board may affirm, modify, or reverse the Fire Chief's decision. The Board's decision shall be final for District administrative purposes.

9.- Inspection, Testing, and Acceptance

9.1.- The Applicant shall notify the Fire Chief and the applicable water supplier before covering, placing into service, or otherwise finalizing installation of any hydrant or flush hydrant required by this Ordinance.

9.2.- The Fire Chief may inspect or witness testing of any required hydrant or flush hydrant for purposes of determining whether the installation satisfies District access, visibility, connection, clearance, marking, and operational requirements.

9.3.- The applicable water supplier shall retain responsibility for any water system inspection, testing, disinfection, pressure testing, flushing, operational approval, or acceptance required by that water supplier or by law.

9.4.- The Fire Chief may withhold District approval or clearance until the required hydrant or flush hydrant has been installed and any deficiencies identified by the Fire Chief have been corrected.

10.- Enforcement

10.1.- It shall be unlawful for any Applicant to construct, install, place into service, or cause the construction, installation, or placement into service of any new water main, waterline extension, or tap subject to this Ordinance without complying with the requirements of this Ordinance.

10.2.- The Fire Chief may issue written notices of noncompliance, stop-work recommendations to other authorities having jurisdiction, letters of objection, or other written communications necessary to enforce or facilitate compliance with this Ordinance.

10.3.- The District may refer violations of this Ordinance to the proper prosecuting authority as permitted by Missouri law.

10.4.- Each day that a violation continues after written notice from the District may be deemed a separate violation to the extent permitted by law.

10.5.- The remedies provided in this Ordinance are cumulative and not exclusive. The District may pursue any remedy available at law or in equity, including injunctive relief, declaratory relief, prosecution, or any other lawful remedy.

10.6.- Nothing in this Ordinance shall limit the authority of any county, municipality, water supplier, public water system, planning and zoning authority, building official, fire code official, state agency, or other authority having jurisdiction to enforce its own requirements.

11.- Coordination With Water Supplier and Other Authorities

11.1.- The Fire Chief is authorized to confer and coordinate with any water supplier concerning hydrant or flush hydrant placement, design, installation, ownership, operation, testing, inspection, maintenance, and access.

11.2.- The Board may approve memoranda of understanding, intergovernmental agreements, utility coordination agreements, standard specifications, development review procedures, or similar instruments with any water supplier or governmental entity to implement this Ordinance.

11.3.- If the requirements of this Ordinance conflict with the technical or operational requirements of the applicable water supplier, the Applicant shall notify the Fire Chief and the water supplier. The Fire Chief may approve an alternative that satisfies the purposes of this Ordinance while avoiding conflict with water supplier requirements.

12.- Existing Ordinances, Prior Requirements, and Transition

12.1.- This Ordinance is intended to supplement and update any prior District ordinance, rule, policy, or practice requiring hydrants to be installed on new water mains within the District.

12.2.- To the extent any prior District ordinance, rule, policy, or practice is inconsistent with this Ordinance, this Ordinance shall control as of its effective date.

12.3.- This Ordinance shall apply to all covered projects for which construction has not commenced as of the effective date of this Ordinance.

12.4.- For projects under review, negotiation, design, platting, permitting, or development discussion as of the effective date of this Ordinance, the Fire Chief is authorized to work with the Applicant and water supplier to achieve compliance or alternative compliance consistent with the purposes of this Ordinance.

12.5.- For phased subdivisions or developments, this Ordinance shall apply to any phase for which water infrastructure construction has not commenced as of the effective date of this Ordinance, unless the Board approves a different implementation schedule in writing.

13.- Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid, unlawful, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid, unlawful, or unenforceable.

14.- Effective Date

This Ordinance shall be in full force and effect from and after its passage and approval by the Board.

15.- Repealer

All ordinances, rules, policies, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict only.

Flush Hydrant Ordinance
Eolia Community Fire Protection District

Adopted by the Board of Directors of the Eolia Community Fire Protection District on this 15 day of June, 2026, by the following vote:

Board Member	Yes	No	Abst.
Bob	✓		
Dan	✓		
Mike	✓		
Tammy	✓		

Signed and approved:

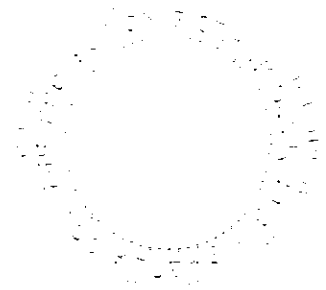
Robert D. Street
Chairperson of the Board

6-15-26
Date

Attested to by:

Robert D. Street
Secretary

[SEAL]



Approved as to Form:

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