

Wat Buddharatanaram Community
Water and Sewer Main Extensions Community design meeting

Saturday, August 28, 2021

13089 Se Ha Payak Road/Wat Road

Key Fort Worth Staff:

Suby Varughese, project manager

- 817-392-7803; Suby.Varughese@FortWorthTexas.gov

Tony Sholola, P.E., assistant director/Water Capital Delivery

Sally Ellertson, project communications/Water Capital Delivery

Cristina Casso, customer service supervisor/Water Department

- Impact fees, tap fees, and setting up a water account with the City of Fort Worth

Jerry Pressley, assistant water director/Water Department

- Micah Reed, water conservation manager/Water Department
- John Rasor, cross connection technician/Water Department
 - Backflow preventers, thermal expansion tanks and cross connections

Deanna Wright, land agent/Property Management

- Easement questions

Donna York, lieutenant, Fort Worth Fire Department

- Increased fire protection

Noel Finch, development inspection specialist/Development Services

- Inspecting private water and sewer connections to the City's public water and sewer main extensions

Mary Elliott, planning manager/Development Services

- Subdividing lots, platting process, requests for more than one water and sewer tap

Engineering Design Consultant – TranSystems

- Mike Hobbs and Brent Shimanek

Fort Worth City Council District

District 7 Councilmember Leonard Firestone

District 7 District Director Sami Roop

- 817-392-8807; District7@FortWorthTexas.gov

Outreach to the community

72 English mailers mailed and 72 Laotian letters mailed
More than 50 residents participated August 28, 2021.

Petition

There are 49 property owners. As of August 28, 2021:

- 46 out of 49 property owners signed the petition to request that the City of Fort Worth extend water and sewer mains to the community.

Easements

Fort Worth Water needs 29 dedicated water and sanitary sewer easements, 1 acquired water and sanitary sewer easement and 24 public access easements (54 total).

As of August 28, 2021

- 18 water and sanitary sewer easements have been dedicated (11+1 pending)
- 14 public access easements have been dedicated (10 pending)

Why are we doing this project?

The residents of the Wat Buddharatanaram Community petitioned the Fort Worth Water Department to extend water and sewer mains to the community. The community currently has private wells for water and private septic tanks for sewer. Provided that residents are committed to the proposed project, Fort Worth will construct public water and sewer mains in Wat Road and north of Wat Road to provide water and sewer service to customers in the community.

Project Overview:

New water mains and sanitary sewer mains will be extended to serve the Wat Buddharatanaram Community in north Fort Worth. The Wat Road sanitary sewer extension will connect to the City's existing sewer line at Gateway Alliance Drive. The Wat Road water extension will connect to the City's water line at Keller Haslet Road and water and sanitary sewer lines will be extended to north of Wat Road. This project is in Fort Worth City Council District 7 and the North Fort Worth Alliance. This project is also known as Water and Sanitary Sewer Main Extension to Serve Wat Buddharatanaram Community Project and City Project Number 102994.

What is the project area?

- Water and sanitary sewer will be extended on Wat Road from Keller Haslet Road to Keller Haslet Road.
- Water and sanitary sewer will be extended from the west side of Wat Road, easterly.
- Water and sanitary sewer lines will be extended north of Wat Road.

Where are the proposed public water mains being installed?

- A 12-inch diameter water main will be installed on Wat Road.
- An 8-inch diameter water main will be installed on the west side of Wat Road, easterly.
- An 8-inch diameter water main will be extended to north of Wat Road.
- This project includes the installation of fire hydrants.
- Tentative locations for water service lines for each lot were shown on the exhibits.
- *Water service line taps will not be provided to residents who do not sign the petition for water and sewer extensions.*

Where are the proposed public sewer mains being installed?

- An 8-inch diameter sanitary sewer main will be installed on Wat Road and extended to the east to connect to an existing public sewer main at Gateway Alliance.
- An 8-inch diameter sanitary sewer main will be installed on the west side of Wat Road, easterly.
- An 8-inch diameter sanitary sewer main will be extended to north of Wat Road.
- Tentative locations for sewer service lines for each lot were shown on the exhibits.
- *Sewer service line taps will not be provided to residents who do not sign the petition for water and sewer extensions.*
- *After the water and sanitary sewer mains – along with all water/sanitary sewer service lines – have been installed, the City will reconstruct the roadway.*

What will it cost the City of Fort Worth to extend water and sewer services?

The current total estimated cost – to the City of Fort Worth - is \$4.6 million.

- Extending the water main comes in at approximately \$2 million.
- Extending the sewer main also comes in at about \$2 million.
- And upgrading the existing road to an all-weather asphalt surface that can support all emergency vehicles is estimated at \$600,000.

What is the homeowner's cost to connect to City of Fort Worth services?

Water and Sewer impact fee (2021) based on a 5/8x3/4 meter

- Sewer impact fee - - \$1,044
- Water impact fee - \$1,758
- *Total impact fee - \$2,802 (paid to city)*

Water/sewer tap fee – based on the contractor's bid (paid to city)

- The current ordinance tap fee for water and for sewer is \$5,000 (this dollar amount is provided for reference only)
- Reducer fee (fitting to set small meter on 1-inch service line) - \$40
- *If you don't pay your water/sewer tap fee before construction ends you will not be able to connect to the City mains until construction is complete and the two-year warranty has expired.*

Plumbing permits (starting at \$28/permit)

- Water permit and sewer permit are needed

Third party (plumber) costs

- Private water and sewer lines to connect to public water and sewer mains
- Abandon septic tanks
- Seal/permanently close existing well
- Backflow preventer (plumbing permit needed - if necessary)
- Thermal expansion tank (plumbing permit needed - if necessary)
- Pressure reducing valve (if necessary)

Water and sewer impact fees may increase in 2022 and 2023

Fort Worth City Council will vote in September 2021 to consider increases to the water and sewer impact fees for 2022 and 2023.

- If the rate increase passes, the water impact fee may increase to \$1,870 - *or more* - on January 1, 2022, and \$1,981 - *or more* - on January 1, 2023.
- If the rate increase passes, the sewer impact fee will increase to \$1,420 – *or more* - on January 1, 2022 and \$1,796 – *or more* - on January 1, 2023.

Residents who pay the current water and sewer impact fees before December 30, 2021, will not have to pay the higher fees proposed for 2022 and 2023.

Year	Water Impact Fee	Sewer Impact Fee	Total
Pay by December 30, 2021	\$1,758	\$1,044	\$2,802
Pay Jan. 1-Dec. 30, 2022	*Proposed \$1,870	*Proposed \$1,420	\$3,290
Pay Jan. 1-Dec. 30, 2023	*Proposed \$1,981	*Proposed \$1,796	\$3,777
<i>*These are proposed increases in the water and sewer impact fee rates</i>			

What else is the customer responsible for?

- Dedicating public access easements and exclusive water and sewer easements
- Installing a RPZ (reduced pressure zone backflow preventer) if you have a water well or maintain connection to the existing community system
- Installing a PRV (pressure reducing valve) if needed
- Installing a thermal expansion tank if needed

Why are public access easements and exclusive water and sewer easements necessary?

Public water and sanitary sewer mains must be located within public right-of-way or dedicated easements.

- The public access easement allows emergency vehicles to get in to the community.
- Impacted property owners will need to dedicate - to the City of Fort Worth - exclusive water and sewer easements for the water and sewer lines that will be placed in Wat Road.

The easements will be prepared by the City.

What is the water impact fee?

Water impact fees are assessed based on the size of the water meter installed. The standard for residential homes is a 5/8-inch water meter.

- The 2021 water impact fee for this meter size is \$1,758.
- If a larger than 5/8-inch meter is requested, the water impact fee will be higher based on the desired meter size.

The 2021 water and sewer impact fee for a 1-1/2 inch water meter is \$14,010.

- That breaks down to \$8,791 for water and \$5,219 for sewer

The 2021 water and sewer impact fee for a 2-inch water meter is \$22,416.

- That breaks down to \$14,066 for water and \$8,350 for sewer.

Wat Community residents are being charged an impact fee for water because they are not currently connected to a public water system.

What are sewer impact fees?

An impact fee is charged to help offset the expense of new or increased demands that will require additional capacity improvements on the existing Fort Worth sewer system.

- If any existing development presently utilizes a water well, septic tank or individual waste disposal system - and the property owner requests to connect to the city's wastewater system - the customer will pay the current impact fee prior to connecting to the system.

- The 2021 impact fee for sewer/wastewater for this project is \$1,044 for a residential 5/8-inch water meter.
- If larger than 5/8-inch meter is requested, the sewer impact fee will be higher based on the desired meter size.

What is a sewer/water tap fee?

A sewer tap fee is a service fee that is charged for installing the service line from the public sewer main to the property line.

A water tap fee is a service fee that is charged for installing the water service line from the public water main to the City's water meter.

For the Wat Buddharatanaram Community water and sewer extension, the sewer/water tap fee will be determined *after the City of Fort Worth receives bids for construction*.

What part of the water line are customers responsible for?

The City side of the line starts at the main in the street and goes to the customer's water meter.

The customer's side of the line goes from the water meter to the house and includes all plumbing inside the house.

Disconnecting from the private water system and connecting to Fort Worth's public water main is at the owner's expense. A licensed plumber or homeowner is required to install a private water line from the residence to connect to the City's water meter at the property line.

A plumbing permit is required when water plumbing is installed, changed, moved or repaired. The application fee for the permit starts at \$28.

Homeowners will be required to remove water from the internal plumbing in order to connect to the City's water main.

Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.

What is involved in abandoning a well water system?

Before beginning the process of plugging the well, it is strongly advised that the landowner seek advice from a licensed water well driller and/or pump installer.

- Disconnect private individual water system.
- Remove all of the well components, pressure tanks, the well head and all electrical to the well, then cap the well.

Residents must show proof – to the city inspector – that the well water system was decommissioned either by submitting pictures or by a visual inspection.

Why would you need a backflow assembly?

The backflow assembly protects the City's water supply from contamination from a private water source, which in this case would be the community's private wells. If all of the residents connect to the City's public water main - and water wells are taken out of service - the possibility of contamination is removed and backflow preventers are not necessary.

If some residents want to connect to the City's public water main but want to keep their private water wells for irrigation, they can do so. However, a backflow preventer (RPZ) will be required at each water service that maintains a connection to the second source of water.

The requirements include:

- The backflow assembly must be labeled as USC approved;
- Installing a Reduced Pressure Zone Valve Assembly (RPZ) at the meter;
- Installing a thermal expansion tank (required on a closed system to protect the private plumbing from damages resulting from internal pressure build up).

All backflow preventers are required to be tested annually by a licensed Backflow Prevention Assembly Tester (BPAT). These tests are not conducted by the City so the resident would bear that cost.

For inquiries involving the annual backflow assembly testing and enforcement program call 817-392-8008 or email wtrbackflowenforcement@FortWorthTexas.gov.

For inquiries involving new installation, backflow replacement and permitting, call 817-392-8375.

What are cross connections?

A cross-connection is an actual or potential connection between a public water system and:

- A supply of unknown quality;
- Any source which may contain contaminating or polluting substances;
- Or, any source of water treated to a lesser degree than the treatment process of a public water system.

Water from a private well is water that is treated to a lesser degree than the treatment processes of Fort Worth and would constitute a cross-connection.

For these two systems to coexist, there must be adequate protection for the public water system against any potential hazards. This is accomplished through the use of a backflow prevention assembly (specifically an RPZ).

What part of the sewer line are customers responsible for?

The City side of the line starts at the main in the street and goes to the customer's sewer cleanout. The customer's side of the service line goes from the sewer cleanout to the house and includes all plumbing inside the house.

- Disconnecting the septic tank and reconnecting to Fort Worth's public sewer main - is at the owner's expense.
- A licensed plumber or homeowner is required to install a private sewer service line from the residence to connect to the two-way cleanouts at the property line that drain in to the sewer main.
- A plumbing permit is required when sewer plumbing is installed, changed, moved or repaired. The application fee for the plumbing permit starts at \$28. Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.

Will the contractor need access to our property?

The City will be installing public water and sewer mains mostly in the easements, on the customer's side of the easement line. The contractor will only need access to your front yard to install a water meter box and the sanitary sewer cleanout. If Fort Worth Water needs access to anywhere else on your property we will contact you prior to the start of construction.

Can we keep our septic tank system?

The public sewer line that is being installed will allow customers to connect to Fort Worth's wastewater system. In order to connect to Fort Worth's wastewater system you will be required to abandon your existing septic tank system.

What is involved in abandoning a septic system?

All tanks, boreholes, cesspools, seepage pits, holding tanks and pump tanks shall:

- Have the wastewater removed by a liquid waste transporter registered with Texas Commission of Environmental Quality (TCEQ);
- Be filled with fill material – granules less than three inches in diameter and free of organic and construction debris.

Residents shall provide the following to the city inspector:

- Receipt that wastewater has been removed by a waste transporter;
- Proof that the tank has been filled (photo or visual inspection).

Do homeowners have to connect to the City's water and sewer mains?

Property owners who signed the petition must comply with the homeowner responsibilities and connect to the City's public sewer and water mains.

If you did not sign a petition and do not want to connect you may continue to use your existing septic system and existing water system until you choose to connect to Fort Worth's system. At that time, contact Water Development at 817-392-8250 to pay the necessary fees.

- *If you have not paid your water/sewer tap fee before construction ends you cannot connect to the City's mains until construction is complete and the project's two-year warranty has expired.*
- Unauthorized connections to the City's water and sanitary sewer system are prohibited.
- Please be advised that after the extension project is completed, *a different tap fee will apply because the fee will no longer be based on the contractor's bid.* The future tap fee will be higher than the fee that is established from the project bid prices.

Can I divide my lot and get two taps?

If an owner has a one-acre lot but wants to divide that lot into two lots in the future can they request taps for the future lots as part of this project?

- No. Service cannot be provided to lots that do not currently exist.

The Wat Buddharatanaram community was annexed into the City in December 2008. Most of the lots in the community were not platted at the time the community was annexed.

When a property is redeveloped, such as subdividing a property for additional structures, the property must be brought into compliance. This includes zoning and platting the property in conformance with the City's ordinances.

For more about platting, please contact Water Development at 817-392-8027. The link is <https://www.fortworthtexas.gov/departments/development-services/platting>.

How do I add water and sewer services to my bill if I already have an account for garbage collection?

- Contact Water Applications at 817-392-8250 or email zz_WtrDevelopment@FortWorthTexas.gov
- The office is located on the lower level of Fort Worth City Hall at 200 Texas Street.
- Hours are 8 a.m.-5 p.m., Monday-Friday.

What are the construction requirements?

This project is in the design phase. For the project to proceed to construction:

- Homeowners are required to dedicate public access easements and exclusive water and sanitary sewer easements to the City.
- All easements must be dedicated and recorded before the water and sewer impact fees can be paid. The fees must be paid by December 30, 2021 in order for the 2021 rates to apply.
- The City strongly advises homeowners to decommission the existing private water system.
- The City requires residents who wish to connect to the public sanitary sewer main to abandon their existing private septic tanks.

If the project moves forward beyond the design phase, the City will host a second community meeting in the spring of 2022, prior to construction. If the project proceeds to construction, the City expects to start in the summer of 2022. The current projected end date is the summer/fall of 2023.

Construction Requirements

- ✓ Pay the water and sewer impact fees
- ✓ Pay the water/sewer tap fee
- ✓ City installs the water and sewer mains and reconstructs the roadway
- ✓ Homeowner or plumber obtains a plumbing permit
- ✓ Homeowner or plumber extends private water and sewer lines to connect to the City's public water and sewer mains
- ✓ Homeowner or plumber coordinates with the city to inspect the connection to the City's public water and sewer mains
- ✓ Homeowner abandons private well and septic tank

In the event that the project does not move to construction, the City will reimburse homeowners who have paid the impact fees.

When can customers connect to the City's water and sewer mains?

Customers can connect after the City has completed installation of the public water and sewer mains, the required water and sewer tap and impact fees have been paid, and the customer or his/her plumber has obtained a permit and extended the private water and sewer service lines to the lot line.

Does the City offer financial assistance with impact and tap fees?

For residents who are not able to immediately pay the water and sewer impact and tap fees, they can sign a promissory note with the City to cover both costs. This agreement, subject to City approval, provides a mechanics lien (including 6 percent interest)

payable to the City within 5 years for these fees. For additional information, call 817-392-8250 or email zz_WtrDevelopment@FortWorthTexas.gov.

Where can I get more information?

Progress will be updated on the City of Fort Worth website at <https://www.fortworthtexas.gov/projects/cfw-wat-buddharatanaram-community-water-sewer-main-extensions>.

A faster way to find the page is to go to www.FortWorthTexas.gov and enter “102994” in the search bar on the home page.

The link to the project maps, the project summary/frequently asked questions, and a video of this PowerPoint will be linked to the Wat Buddharatanaram Community Water & Sewer Main Extensions project page on the City website.

Contact Information:

Suby Varughese – project manager

- 817-392-7803; Suby.Varughese@FortWorthTexas.gov

Property Management/Easements

Deanna Wright/property management land agent

- 817-392-6349; Deanna.Wright@FortWorthTexas.gov

Pay water & sewer impact fees and tap fees and set up your water account

- 817-392-8250
- zz_WtrDevelopment@FortWorthTexas.gov (underscore between zz & Wtr)

Plumbing Permits – water, sewer, backflow preventer, thermal expansion tank

- Development Customer Service
- 817-392-2222; devcustomerservice@FortWorthTexas.gov

For inquiries involving new installation, backflow assembly replacement and permitting:

- Call 817-392-8375

For information about the annual backflow assembly testing and enforcement program:

- Call 817-392-8007 or email wtrbackflowenforcement@FortWorthTexas.gov.

Plumbing inspection/connecting to City water and sewer

- Noel Finch/development inspection specialist
- Noel.Finch@fortworthtexas.gov

You want to connect to City public mains after construction is complete:

Contact Water Development Customer Service

- 817-392-2222; devcustomerservice@FortWorthTexas.gov

You want to subdivide your property and need more than one service:

Platting – Development Services Department

817-392-8027; www.fortworthtexas.gov/departments/development-services/platting

Sally Ellertson

Project Communications

Capital Project Delivery

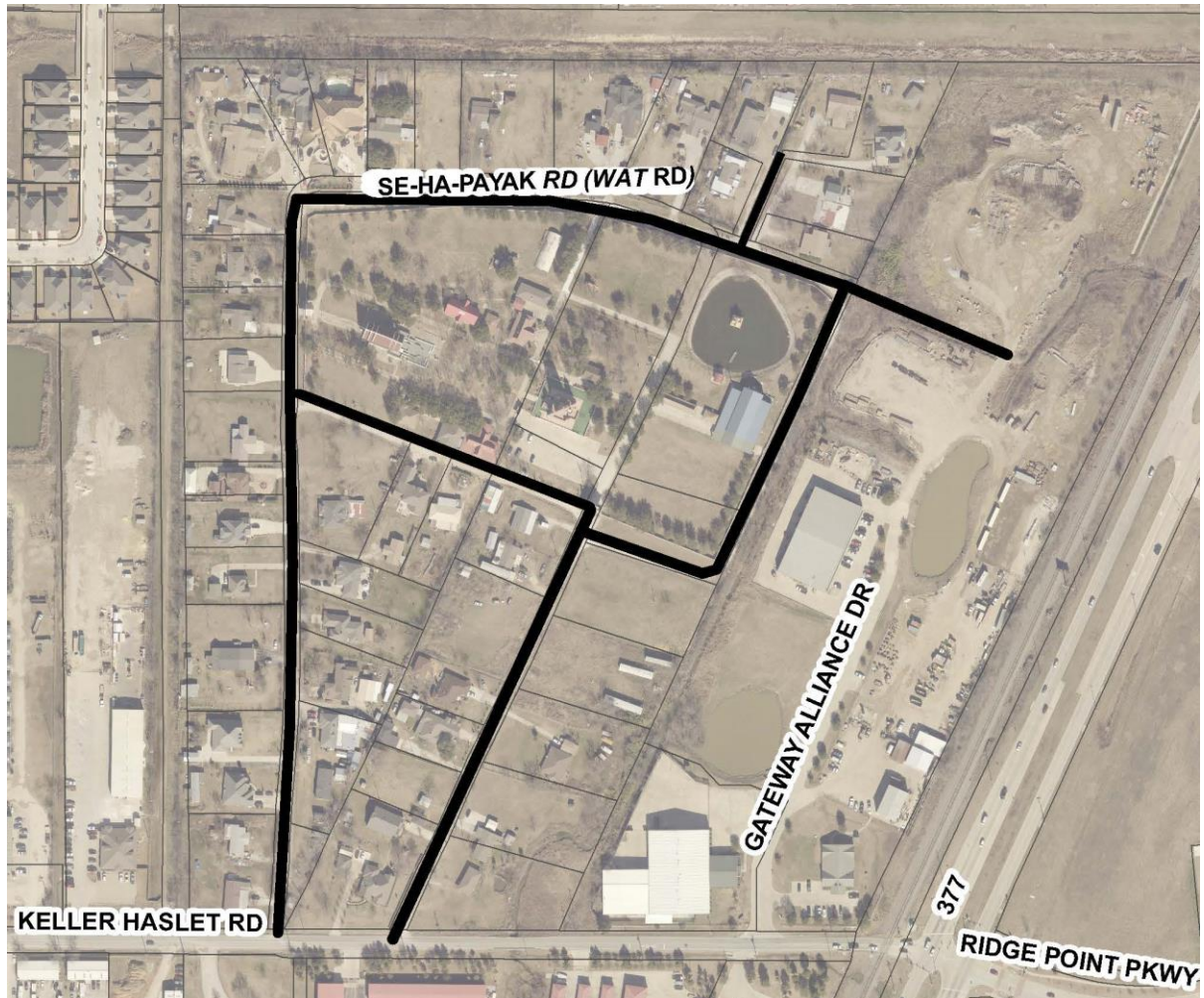
Water Department

927 Taylor St.

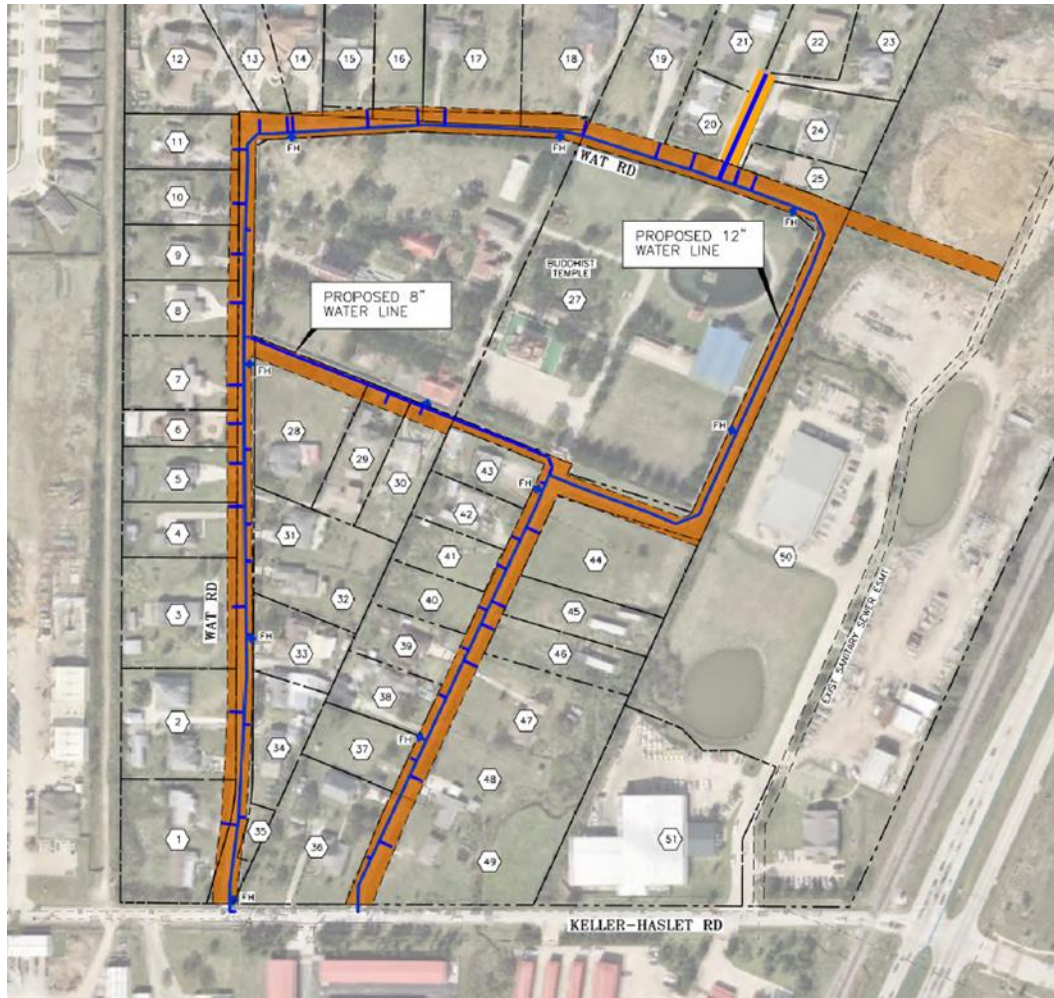
Office: 817-392-6260

Email: Sally.Ellertson@FortWorthTexas.gov

Project Area



Proposed public water mains



Proposed public sewer mains

