

Mistys Run Sewer Extension WebEx Community Design meeting

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Key Fort Worth Staff:

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Engineering design consultant: Donald Lange, BGE Inc.

15 residents participated

Council District

District 7 Councilmember Dennis Shingleton

District 7 Director Sami Roop

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Summary:

This is a virtual WebEx virtual community design meeting.

The Mistys Run Sewer Extension project is also known as City Project Number 103030.

This project impacts customers on Mistys Run as well as the North Fort Worth Alliance and the Village of Woodland Springs neighborhood association.

What streets are impacted?

- Fort Worth Water is extending sanitary sewer to Mistys Run, from the intersection with Keller Hicks Road to the intersection with Old Denton Road. The Mistys Run extension will tie in to the new sewer line that will be extended from the Keller Hicks/Mistys Run intersection, westerly 900 feet

Why are you doing this project?

In August 2019, the city of Fort Worth received a petition from 19 of the Mistys Run residents requesting to be connected to the City of Fort Worth sanitary sewer system. The residents were already served by a 6-inch water line from the city of Fort Worth. That petition said:

- We understand that each occupied residence, on separate lots, will be eligible for 200 foot credit of sewer extension;
- Any extension costs beyond the covered credits will be divided equally among all petitioners;
- Homeowners will pay the tap fee and impact fees when services are requested;
- We also understand that the plumbing permit and plumbing reroute cost are each resident's responsibility;
- We understand that we have the option to pay out the tap fee and impact fee with a mechanic's lien which must be paid through our sewer bills until it is paid off;
- A committee of no more than five property owners of the area to be served must be created;
- All property owners included in the area must authorize the committee to act in their behalf in negotiating with the city on all matters pertaining to water and/or wastewater installation;
- A resident representative should be assigned as a contact person to the city staff.
- Sign below if you agree to the sewer extension on your behalf and will pay the tap fee and impact fee before construction starts – or apply for a mechanic's lien for both). The \$24 mechanic's lien filing fee (in cash) will need to be paid.

What are Mistys Run customers responsible for?

Mistys Run customers are responsible for the sewer impact fee, sewer tap fee, hiring a licensed plumber, the plumbing permit and abandonment of the existing septic system.

What is a sewer impact fee?

An impact fee is charged to help offset new or increased demands that require additional capacity improvements on existing wastewater systems. 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 fee prescribed by § 35-70.5 prior to connection to the system.

The sewer impact fee cost is based on the size of your water meter and the year that your property was platted. The High Meadow Estates Addition was platted in 1982. Most residential homes have a 5/8-inch water meter. If your property has a 5/8 meter and has not been re-platted since 1982, the sewer impact fee for each property is \$161.00 per domestic meter. If you have a meter larger than a 5/8 inch meter please visit the city website at <https://www.fortworthtexas.gov/impact-fees/water/historical> or contact Water Applications at 817-392-8250.

What is a sewer 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. For the Mistys Run sewer extension, the sewer tap fee will be determined after the city of Fort Worth receives bids for construction of the project and we have a contractor on board.

How do I pay my sewer impact and tap fees?

Call 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.

Where will the sewer service line be located?

We are mailing a letter to impacted residents that shows the tentative location of the sewer service line for your lot. If you want to change that location, please mark the exhibit and email it to Brenda.Oropeza@FortWorthTexas.gov.

Do I have to connect to the sewer extension?

Property owners who signed the petition must comply with the homeowner responsibilities and connect to city sewer. If you did not sign the petition and do not want to connect you may continue to use your existing septic 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.

Please be advised that after the extension project is completed, the tap fee will be different than the fee derived from the contractor's bid.

Other homes on the street may have changed ownership since this petition was signed. Do they have to connect?

We can't force them to connect if they didn't sign the petition.

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) and be filled with fill material that is 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).

Why do I need a plumbing permit?

Per plumbing code a plumbing permit is required when plumbing is installed, changed, moved or repaired. The permit must be obtained by a licensed plumber registered with the city of Fort Worth, or the homeowner. 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.

Homeowners must contact Development Services for information on what is required for a homeowner to apply for a permit. The requirements include:

- The homeowner must be doing the work;
- Must live at the home;
- Have a government issued identification matching that home address;
- Must be listed as the owner in the Tarrant Appraisal District or on the warranty deed; and,
- Homestead affidavit must be completed.

The application fee for the plumbing permit starts at \$25. Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.

What if you signed the petition and you want the tap but you don't want to hook to sewer just now. Is that OK?

The petition states the following: "Sign below if you agree to the sewer extension on your behalf and will pay the tap fee and impact fee before construction starts – or apply for a mechanic's lien for both). The \$24 mechanic's lien filing fee (in cash) will need to be paid."

The petition requires the homeowners who signed the petition to connect to the system. If nobody had signed the petition the city would not be doing this extension project. The city is doing this extension project because the people who signed the petition were entitled to a 200-foot credit so the city solely bears the cost of the installation of the sewer main. This project was initiated because we had enough people to sign up so the city could say OK, we will go ahead and build this project. If you didn't sign the petition we cannot force you to connect but we ask you to connect. Once we finish we can't leave the road the way it is so we will be reconstructing the road and it will be better than it is now.

What is the approximate cost to hook up to the system?

It depends on the bids from the contractors. We will have that cost ready for the fall 2021 community construction meeting.

Are we getting sidewalks?

We will repave the street but we will not be putting in sidewalks because it could cause drainage problems.

Will we have access to our driveways during construction?

The contractor's plan will include a way for residents and customers to exit their street. They will also work on access to your driveways.

When they did sewer on Ridgeview Court those residents had to go to town to get their mail for six or eight months. Will we have to do that?

When we did that project it was a large 48 inch water main which impacted Ridgeview Court. In this project, you should have access to your mail.

What is the timeline for construction?

We are in the design phase. We expect to start construction in the fall of 2021. We will host a second community meeting to talk about the construction phase.

What happens if the contractor damages my property?

The contractor will take pictures and video of the property before breaking ground. We also encourage property owners to take pictures and video of their property before construction commences.

How will you notify us that construction is starting?

We will have a second WebEx virtual meeting, this time for the construction phase. That should take place in the fall of this year. The contractor will also put door hangers on your front door seven days before and one day prior to the start of construction.

Where will the construction start?

Sewer installation starts on the downstream side and extends up so it will start at the intersection of Mistys Run and Keller Hicks Road.

Will the timeline of this construction be impacted by the water main breaks during the weeklong negative temperatures?

No, we expect all water main breaks to be repaired by the end of this week.

How do we pinpoint where the stub out is now plotted for our lot?

We are mailing an exhibit to each homeowner that shows the tentative location of the sewer service line to your lot. You can request a change to that tentative location by marking the exhibit and emailing it to Brenda.Oropeza@FortWorthTexas.gov.

Is there a City website page for this project?

Yes, <https://www.fortworthtexas.gov/projects/cfw-mistys-run-sewer-extension>. A YouTube video of the February 24 WebEx meeting and the meeting summary/frequently asked questions will be added to that project page.

Sally Ellertson

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