

# Mistys Run Sewer Extension

## WebEx virtual community construction meeting

*January 10, 2022*

### **Key Fort Worth Staff:**

Brenda Oropeza, project manager

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

Sally Ellertson, capital project communications/Water Capital Delivery

**Engineering design consultant:** Donald Lange, BGE Inc.

**Contractor:** Jason Cherian, Reyes Group LTD

59 Mailers mailed; 20 residents participated

### **Council District**

District 7 Councilmember Leonard Firestone

- District 7 District Director Sami Roop
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### **Summary:**

This is a virtual WebEx community construction 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 customers in the North Fort Worth Alliance and the Village of Woodland Springs neighborhood association.

### **Project Overview:**

Sanitary sewer will be extended to Mistys Run from the intersection with Keller Hicks Road to the intersection with Old Denton Road. The area is bound by residential to the north, east and west and commercial to the south. Timber Creek High School baseball fields are to the northeast.

### **Why are we doing this project?**

In August 2019, the city of Fort Worth received a petition from a majority of the Mistys Run residents who requested to be connected to the City of Fort Worth sanitary sewer system. The residents are already served by a 6-inch water line from the City of Fort Worth.

### **What did the residents agree to when they signed the petition?**

1. We understand that each occupied residence, on separate lots, will be eligible for 200-foot credit of sewer extension.
2. Any extension costs beyond the covered credits will be divided equally among all petitioners.
3. Homeowners will pay the tap fee and impact fee when services are requested.
4. We also understand that the plumbing permit and plumbing reroute cost are each resident's responsibility.
5. 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.
6. A committee of no more than five property owners of the area to be served must be created.
7. 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 the responsibilities of Mistys Run customers?**

- Sewer impact fee
- Sewer tap fee
- Hiring a licensed plumber/plumbing permit
- Plumbing permit
- Abandonment of the existing septic system

### **What are sewer impact fees?**

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.

### **What is the impact fee for this project?**

The sewer impact fee 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-inch 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 you may visit the city website at <https://www.fortworthtexas.gov/impact-fees/water/historical-impact-fees> 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. The owner “taps in” to the city’s service line at their property line. For the Mistys Run sewer extension, the sewer tap fee – based on the contractor’s bid – is \$2,725.75.

### **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. 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. The cleanouts drain in to the sewer main.

### **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 homeowner.

- *Homeowners must contact Development Services for information on what is required for a homeowner to apply for a permit.*

Disconnecting the septic tank and reconnecting to Fort Worth’s public sewer main - is at the owner’s expense. The application fee for the plumbing permit starts at \$28. Call 817-392-2222 or email [devcustomerservice@FortWorthTexas.gov](mailto:devcustomerservice@FortWorthTexas.gov).

### **Can we keep our septic tank?**

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 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).

### **How much will it cost the City of Fort Worth to extend sewer services?**

The approximate cost to extend the sewer main is \$674,186.00. The estimated cost for the City to upgrade the existing road is \$264,042.00. The total estimated cost to the City is \$938,228.00. These costs are subject to change.

### **How much will we as homeowners have to pay to connect?**

The sewer impact fee is \$161.00 based on a 5/8 inches x 3/4 inches meter that was platted in 1982.

The sewer tap fee is based on the contractor's bid. The contractor's bid is \$2,725.75.

A plumbing permit starts at \$28. You have to have a sewer permit.

The unknown costs include the private sewer line that you need to have installed to connect to the public sewer main and the cost of abandoning the septic tank. You have to go through a third party for those two items.

### **We are new homeowners on Mistys Run. Who do we contact?**

If you want to look at the exhibit for your lot, you can call Project Manager Brenda Oropeza at 817-392-8271 or email [Brenda.Oropeza@FortWorthTexas.gov](mailto:Brenda.Oropeza@FortWorthTexas.gov). If you want to pay your tap fee and impact fee, you can contact Water Development to connect. That number is 817-392-8250.

### **Will the contractor need access to our property?**

We will be installing the public sewer main in the right-of-way. We will only need access to your front yard to install 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.

### **Do we have to connect to the City's sewer main?**

We ask that property owners who signed the petition comply with the homeowner responsibilities and connect to city sewer. If you did not sign a 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.

### **Do I have to pay my tap fee before construction ends?**

If you have not paid your sewer tap fee before construction ends, 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 was established from the contractor's bid.* Unauthorized connections to the City's sanitary sewer system are prohibited.

### **How do I pay my sewer impact and tap fees?**

Contact Water Applications at 817-392-8250 or email [WaterApps@FortWorthTexas.gov](mailto:WaterApps@FortWorthTexas.gov). The office is located on the lower level of Fort Worth City Hall at 200 Texas Street. The hours are 8 a.m. - 5 p.m., Monday-Friday.

### **When can customers connect to the City's sewer main?**

Customers can connect after the City has completed installation of the public sewer main, the required sewer tap and impact fees have been paid, and the customer - or the customer's plumber - has obtained a permit and extended the private sewer service line to the lot line.

### **Does the City offer financial assistance?**

For residents who are not able to immediately pay the 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 [WaterApps@FortWorthTexas.gov](mailto:WaterApps@FortWorthTexas.gov).

### **Where will the service line be?**

An exhibit was mailed to all residents. It shows the tentative location of the sewer service line for your lot. To change the proposed location for the sewer line, please mark that location on the exhibit and email it to [Brenda.Oropeza@FortWorthTexas.gov](mailto:Brenda.Oropeza@FortWorthTexas.gov).

### **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.

### **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 work on access to your driveways.

### **Are we getting sidewalks?**

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

### **What do we have to do – checklist – before connecting to the City sewer main?**

- ✓ Pay the sewer impact fee
- ✓ Pay the sewer tap fee
- ✓ City installs the sewer main and repaves the existing roadway
- ✓ Homeowner or plumber obtains a plumbing permit
- ✓ Homeowner or plumber extends a private sewer line to connect to the City sewer main
- ✓ Homeowner or plumber coordinates with the Development Services Department to inspect the connection to the City's sewer main
- ✓ Homeowner abandons the septic tank

### **What is the timeline for this project?**

The contractor will be on site starting January 18, 2022. Construction will start at the intersection of Mistys Run and Keller Hicks Road then move northwesterly to Old Denton Road. The current projected end date is November 2022.

### **Where can I get more information?**

Progress will be updated on the City of Fort Worth website at

<https://www.fortworthtexas.gov/projects/cfw-mistys-run-sewer-extension>.

A faster way to find the page is to go to [www.FortWorthTexas.gov](http://www.FortWorthTexas.gov) and enter "103030" 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 Mistys Run Sewer Extension project page on the City website.

### **Will traffic be fed from both ends of Mistys Run?**

Yes, you will be able to access your homes from Keller Hicks Road and Old Denton Road. We will have a traffic control plan in place and we will have flaggers directing traffic during the work day. The sewer line must be installed, which involves digging a trench to put the line in. That trench will be closed at night. Safety is paramount on the job. Unfortunately, there will be some inconvenience but we are trying to minimize it.

### **What will our road look like when the project is complete?**

Once the sewer line is installed the contractor will do a temporary pavement repair so the road is drivable, then we will come back and do asphalt pavement. We will overlay the entire street.

### **Are you going to make it so that it's just for residents – no through traffic?**

Unfortunately, we cannot do that.

### **What's the deadline to pay the tap and impact fees?**

The tap and impact fees can be paid after construction starts. We will contact you at that time. We can send the information to Shawna Combs so she can put it your Facebook page. We will also post it to the Fort Worth project page, <https://www.fortworthtexas.gov/projects/cfw-mistys-run-sewer-extension>.

### **Will the insert from our driveway to the street be replaced?**

Whatever the contractor takes out, the contractor is obligated to put back. Take pictures of your property before construction starts so you have documentation. Our contractor will also take pictures of each property before construction starts. If there is any discrepancy, we will look at those pictures. We want to put things back as we found them. That is our goal.

### **Will mail delivery continue during the project? We had to go in to Keller to get our mail when previous drainage work was done.**

We do not anticipate a disruption to your mail delivery service.

### **Will our brick and stone mailboxes be destroyed?**

No, the mailboxes should not be touched. If they are, they will be replaced.

### **The initial tap fee of \$600 was acceptable. Now it's over \$2,700 and that is not acceptable. Most people would not have signed the petition if they knew it was \$2,700.**

The tap fee is the cost for the property owner to "tap in" to the City sewer main. That is determined in the contractor's bid for the project. The contractor's bid cost for the tap fee is \$2,725.75. We did not mention a tap fee in our design meeting because we did not have a contractor on board then. We said we would discuss the fee we received from the contractor during this meeting. The contractor fee (\$2,725.75) is less than the current ordinance fees. If you choose to connect after the project has been completed the cost will be higher.

### **Do we know the depth of the sewer line?**

The deepest section of the line is approximately 12.6 feet. The line will be deep enough to pick up each homeowner's sewer service line.

**We have internet lines in our ditch, right next to our mailboxes. Is there going to be an interruption to that? Some of the internet lines cross the street.**

All of our work except for one owner, who is relocating his service, will be in the street. We have been in communication with Frontier in regards to the project and have let them know we are starting construction.

**Will delivery services like FedEx be able to get in to the neighborhood during construction?**

Yes, they will be able to get in and out of the street.

**Sally Ellertson**

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