



# City of Rowlett

## Official Copy

Resolution: 2005-194

City of Rowlett  
4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030  
www.ci.rowlett.tx.us

**File Number: 2005-194**

**Enactment Number: RES-85-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AUTHORIZING A POLICY ESTABLISHING REQUIREMENTS FOR MANDATORY CONNECTION TO CITY SANITARY SEWER WITHIN THE CITY OF ROWLETT, TEXAS; PROVIDING TERMS AND CONDITIONS PROVIDING FOR DECOMMISSION OF SEPTIC SYSTEMS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rowlett, Texas is interested in improving the sanitary sewer system, and

**WHEREAS**, the most efficient way to accomplish this goal is through an established process that provides order, timing, and uniform treatment, and

**WHEREAS**, establishment of a policy will promote that process, and

**WHEREAS**, upon full review and consideration of the attached policy and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be implemented in the City of Rowlett, Texas.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS;**

**Section 1.** That the Policy attached hereto and incorporated herein as Exhibit A having been reviewed by the City Council of the City of Rowlett, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved and adopted.

**Section 2.** That the Policy is operational in nature and may be amended, changed or updated by staff as operational issues and priorities indicate in accordance with said policy.

**Section 3.** This Resolution shall become effective immediately upon its passage.

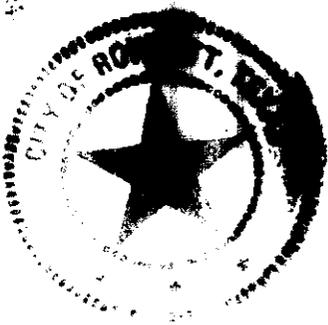
I, ~~Susie~~ Quinn, City Secretary certify that this is a true copy of Resolution No. 2005-194, passed by the City Council on 5/3/2005.

**Ayes: 7** Mayor Johnson, Mayor Pro Tem Sebastian, Deputy Mayor Pro Tem Mahnken, Councilmember Alberts, Councilmember Bryan, Councilmember Maggiotto and Councilmember Rushing

Approved by Shane Johnson Date 5/3/05  
Mayor

Approved to Form by Robert Meyer Date 5/3/05  
City Attorney

Certified by Austin Lunn Date 5/3/05  
City Secretary





**Mandatory Sewer Connection policy**

**EFFECTIVE DATE** \_\_\_\_\_

**Goal:**

Establish a uniform and consistent manner to remove private on-site septic systems and connect house sewers to the City's sewer system as that system becomes available.

**Definitions:**

- City – The City of Rowlett, Texas
- House sewer – Interior drain and waste piping of a dwelling extending to a point three feet outside of the dwelling exterior.
- On-site septic system – all components of private sewage treatment systems including holding tanks (primary, secondary, pumping and similar tanks containing raw or treated sewage), discharge piping, lateral line piping, leaching field lines, pumps, compressors and aeration devices (low dosing drip irrigation systems, sprinkler heads, irrigation piping)
- Property owner – The record owner of the private property containing the on-site septic system.
- Sewer lateral – the piping connecting the house sewer to the sewer main.
- Sewer main – The collection piping of the city owned sanitary sewer system
- Tap, tie-in, connection – The junction of a private sewer lateral to the sewer main.

**Implementation:**

The City continues to improve and expand the service area of sanitary sewer main. As this expansion continues, system performance is relative to the amount of flow in gravity fall lines. In order to ensure adequate flow in the sewer main, mains extended into existing subdivisions heretofore without sewer mains shall trigger requirements to abandon on-site septic systems and connect to the sewer main. It is in the best interest of the community that all septic systems be abandoned as soon as practical after the completion of the sewer main, so this policy and fees should provide incentive for those tie-ins. All work in public Rights of way shall conform with Public Works General Construction Specifications. All work on private property shall conform with the International Plumbing Code.

**Timing of connection:**

Connection to the City system shall be in accordance with the plumbing code.

**Connection costs:**

- All decommission and connection costs shall be the responsibility of the property owner.
- All costs shall be paid prior to time of connection.
- City financed cost:
  - Within twenty-four (24) months (a connection incentive) - Within twelve months of completion and acceptance of the sewer main, the property owner may request that the City pay the initial costs to connect to the sewer main and decommission the on-site septic system. Property owner shall repay the city for initial costs. Such agreement shall carry the following terms:
    - A standard agreement/contract shall be executed between the property owner and the City;
    - Payment shall be by the utility bill and failure to pay may result in the city exercising all remedy for non-payment;
    - Repayment terms shall be selected from thirty-six (36), sixty (60), one-hundred-twenty (120), or one-hundred-eighty (180) month schedules;
    - No payments shall be due the first twelve months of the agreement. Agreement term will begin after the twelve month deferment period.
    - No Interest shall be charged.
    - A lien shall be filed on the property and the shall bear interest. The annual interest rate shall be the prevailing rate on all similar agreements or liens at the time of agreement, but not less than five percent (5%);
    - Upon payment in full, the City shall release the lien and file same with the County Clerk's office.
  - After twenty-four months – No costs for connection will be financed by the City after two years of the sewer being placed in service.
- No impact fees will be charged unless the subdivision was assessed impact fees upon final platting.
- Tap Fees (an incentive to connect the first year after completion and acceptance)
  - \$0.00 - No tap fees shall be charged for connection within the first twenty-four (24) months after completion and acceptance of the sewer main.
  - Tap fees shall be charged according to the adopted fee schedule after that initial twenty-four (24) year period.

**Records:**

Identified land parcels not currently served by sewer mains shall be recorded within the City's Geographical Information System (GIS). Areas receiving new sewer main extensions shall be flagged in the GIS and Building Inspection Department records to track connections and decommissioning of on site septic systems. Plumbing permits issued for taps shall be copied to GIS, Utility Billing and the Public Works and Utilities Departments for their use.

The City Manager or designee shall make operational interpretations in order to protect the health, safety and welfare of the City of Rowlett.