



Residential Sanitary Sewer Lateral Repair

Policy & Procedures
(Adopted by Ordinance 2001-1225)

ELIGIBILITY

- A. As approved by the Board of Aldermen, this policy will be effective January 1, 2002.
- B. The owner of a single family home may recover one hundred percent (100%) of the authorized costs (not to exceed thirty-four hundred dollars, \$3,400.00), in repairing defective sewer lateral service lines serving the property of the owner, in compliance with the City's policy and procedures governing this program.
- C. Each owner of a single family home shall be assessed twenty-eight dollars (\$28.00) per year on their annual general tax levy bill. Owners of residential dwellings who are delinquent in paying any City of Frontenac taxes, fees or assessments will not be allowed to participate in the program until all taxes; fees, assessment and interest have been paid.
- D. Commercial and industrial properties cannot participate in the program.
- E. This program will not cover any costs associated with sewer lateral repairs performed prior to January 1, 2003.
- F. Reimbursements to homeowners will be based on a first come first served basis.

PROCEDURE

- A. A sewer lateral service line is the sewer line, which extends three to five (3-5) feet from the outside of the building foundation wall or exterior wall to the sewer main in the street or sewer easement. It does not include a sewer line located under any part of any building. A sewer lateral service line may be located in a front, side, or rear yard.
- B. If a property owner is experiencing a problem with their sewer lateral service line, the owner must first contact a St. Louis County licensed plumbing contractor or a St. Louis County licensed drainlayer contractor and have the line

cabled or jetted. (The problem may be a clogged line, and not a defective sewer lateral service line.) The cost of cabling or jetting is not reimbursable by the City because this is a home maintenance expense. If the problem is not resolved by cabling or jetting of the line, the owner should contact the City of Frontenac Public Works Department at 994-9861, Monday through Friday, between the hours 8:30 AM and 5:00 PM, to obtain an application and instructions for participation in the program.

APPLICATION BY PROPERTY OWNER

- A. The property owner (not a tenant or property manager) must submit the application to participate in the program, prior to any repair work of the sewer lateral service line.
- B. A completed application form shall be submitted to the Public Works Department by the property owner with: **1)** a signed and notarized statement completed by the St. Louis County Licensed Master Plumber or Drainlayer who verified the need for sewer lateral repair; **2)** paid receipt for all current year taxes, fees and assessments; **3)** one copy of a camera video of the entire sewer lateral service line showing the break, the video will be kept by the City of Frontenac for its records; and **4)** three (3) bids from St. Louis County licensed Master plumber or Drainlaying contractors.

CITY REVIEW

- A. The City will review the application along with the information submitted by the St. Louis County Licensed Master Plumber or Drainlayer and will accept or deny the application.
- B. Upon approval of an application and at the City's discretion inspections may be performed periodically to verify repairs.

REPAIR PROCEDURE

- A. The property owner will be responsible for the hiring of a contractor to perform the repairs.
- B. In addition to repair of the sewer lateral service line, this program will also be used to defray the costs to replace street-side sidewalks, driveway approaches and streets to the extent they are damaged and/or removed to accomplish the repair, for a total reimbursement up to a maximum of thirty-four hundred dollars (\$3,400.00).
- C. Upon completion of the work the homeowner shall provide the City of Frontenac Department of Public Works for review and approval with the following: **1)** verification of final approval by the St. Louis County Plumbing

Inspection Department; **2)** written verification of acceptance of the repair work by the homeowner; and **3)** a notarized paid receipt and itemized bill for the repair.

The City will issue a reimbursement check directly to the owner(s) of record as listed with the St. Louis County Recorder of Deeds office, not to exceed the lowest bid, up to a maximum of thirty-four hundred dollars (\$3,400.00).

ELIGIBLE REIMBURSEMENT COSTS

The following costs are authorized for reimbursement under the program up to a maximum of thirty-four hundred dollars (\$3,400.00).

- A. The cost of removal of any site improvements (i.e. fences, sidewalks, driveway, etc.) necessary for excavation to repair or replace the sewer.
- B. The cost of excavation and repair of the defective sewer lateral service line and the cost of the video taping of the entire line. This program does not cover excavation and repair under any structure, including the home.
- C. The cost of restoration of any street, street-side sidewalk, or driveway approach.

NON-ELIGIBLE COSTS

The following costs are not authorized for reimbursement under the program:

- A. The cost of interior clean-up or other damage to the interior of the home or personal property caused by sanitary sewer back-ups resulting from the failure of the sanitary sewer lateral.
- B. The cost of lost wages or income to the homeowner or occupant due to absence from work necessary to work with the City or contractors to complete the repairs under the program.
- C. The initial cost of cabling, jetting or other methods to attempt to clear the blockage prior to repair.
- D. If it is determined that the need for such repair of the sanitary sewer lateral is the result of a natural disaster, negligence or damage caused during the course of other excavation or construction on the site.
- E. Flowers, bushes, trees, landscaping and other similar yard improvements.
- F. Utilities, lawn irrigation systems, low voltage and high voltage wiring and other similar equipment, materials or related devices.

FUND

- A. No individual repair shall be charged against the fund in an amount in excess of thirty-four hundred dollars (\$3,400.00). Any costs in excess of this amount shall be the responsibility of the property owner.
- B. The City will invest the money collected for this Fund until needed. Any interest earned shall be added back into the Fund. The money in this fund is dedicated for the sole use of eligible sewer lateral repairs as described in this document and in accordance with Section 249.422 R.S. Mo. and Section 249.423 R.S. Mo. Reimbursements to homeowners will be based on a first come first served bases. Reimbursements shall not exceed the amount in the Fund at any time. If the fund becomes insolvent during any calendar year the homeowner must wait for reimbursement out of the next year's Fund revenue.
- C. The Board of Aldermen may periodically amend these guidelines in the best interest of the City and its homeowners as allowed by state law.