

Weston Town Center Sewer Plan

- First of many Town Halls to Review Progress of Weston Town Center Sewer
- Richard Dormier (FMI), City Engineer, and Mark Hill (FMI), WWTP and Town Center Sewer designer, are here to answer questions
- Current effort is to establish Developer Escrow Fund to pay for design and build effort. Needed minimum 20 residents to meet Development Agreement requirements, currently have 32 plus 4 other buildings.
- Eventual plan is to have everyone in the inner streets of the Town Center, and all commercial buildings and churches, on the sewer line to make Weston safe and pleasant to live in.
- Working a plan to financially help those that can not afford the tie-in costs
- City's intent is to keep Sewer monthly rates at a minimum
- Waiting until WWTP is running and stable before beginning Town Center
- Working with WWSC to coordinate upgrading water lines at the same time

Weston Town Center Sewer Request Letter

City of Weston
PO Box 248
Weston TX 75097



January 25, 2021

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX
WESTON TX 75097-0040

PROPERTY:
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

As part of the Developer Agreement (as amended) that the City of Weston ("City") has with Honey Creek Partners and Weston Land Ltd ("Developer") for the development known as Weston Trails (formerly The Parks of Honey Creek), the Developer is required to install a trunk line, force main, and pump station on and from Chicken Street that will serve specific properties in the downtown area with sewer hook-up, of which your property is a part.

In order for the City to give notice [to the developer] to construct the connection from the force main to the package plant, the City is required to obtain commitments from at least twenty (20) individual homeowners to tie into the trunk line. Construction is required to begin within six months after receipt of the notice.

Tie-in from the sewer trunk line to the home will be at the homeowner's cost, approximately \$2,500 - \$3500. Typical monthly Sewer Bills are around \$25 (based on an Anna sample). The City understands that this could be a financial hardship for some residents and is working to find non-profit funding to help those who cannot afford the sewer hook up to the trunk line.

Please complete the attached survey and return it to City Hall in the enclosed addressed, stamped envelope. It is important to respond as quick as possible so that the engineering design of the Weston sewer hook-up can begin while the main wastewater treatment plant design is still under way.

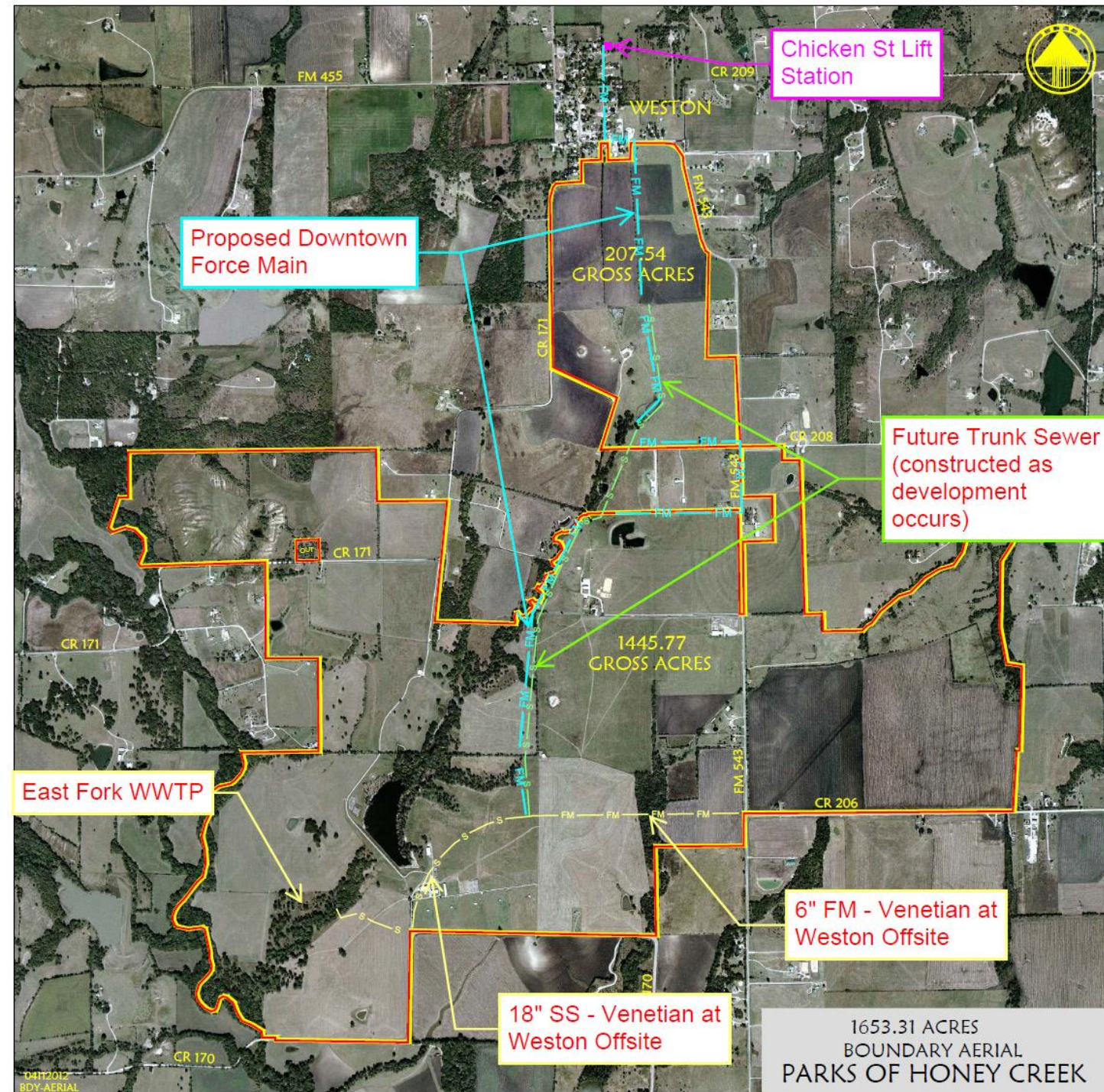
Please contact City Hall with any questions. Contact information is at the bottom of this page. Office hours are Mon-Wed 8am-4pm, Thur 8am-2pm. City Hall is closed on Fridays.

City of Weston

- ☐ I intend to tie in to the sewer trunk line as soon as it is offered
- ☐ I intend to tie in to the sewer trunk line at some point in the future but not immediately
- ☐ I want to tie in to the sewer trunk line as soon as it is offered, however, finances may preclude it
- ☐ I do not intend to tie in to the sewer trunk line

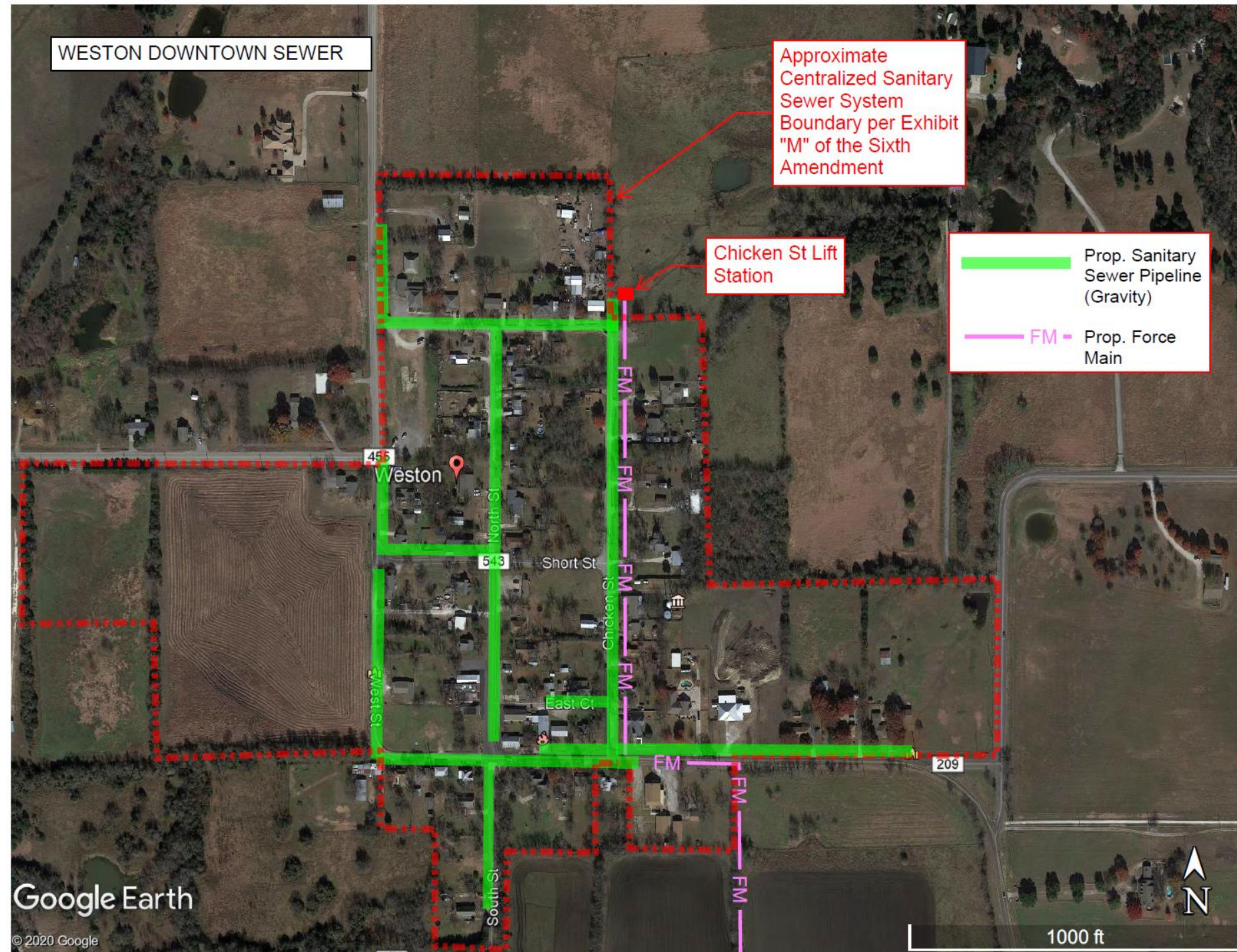
Weston Town Center Sewer Tie-in to WWTP Main Line

- Weston Wastewater Treatment Plant (WWTP) complete in 1Q2022
- 1st tie-in to Venetian at Weston Phase 1 Development North of FM 206 (Chambersville Rd)
- Downtown gravity Force Main down hill to WWTP
- Two options identified for Easements across property not in Weston Trails property
- Planned for later next year build



Weston Town Center Sewer Lines

- Covers just the Weston Town Center (red lined zone)
- Sewer pipes will run along side of city streets (green lines)
- Complete gravity tie-ins, no extra pumps needed
- Lift Station will push sewage up hill to Force Main and then down to WWTP
- Will need to obtain lease/ purchase of property for Lift Station
- Lift Station is completely underground
- Plan to coordinate replacing WWSC pipes at same time as installing sewer lines



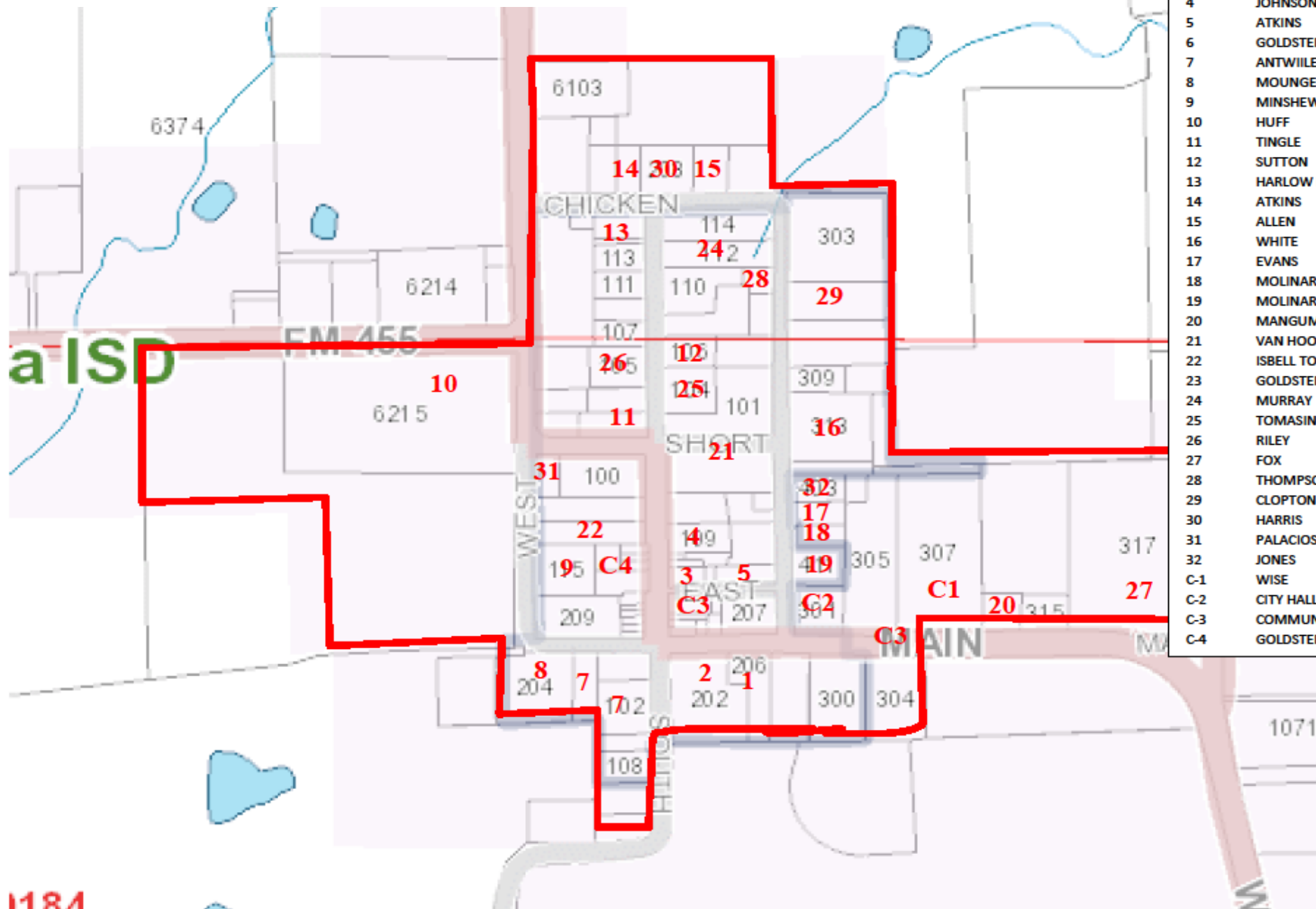
Weston Town Center Sewer Cost Estimate

ENGINEER'S OPINION OF PROBABLE COST

CLIENT	CITY OF WESTON				
PROJECT	Downtown Sewer - Force Main Option				
DATE:	14-May-21				
DOWNTOWN SEWER					
P1	8" SDR 26 PVC Sewer Line (Open Cut)	7,630	LF	\$50.00	\$381,500
P2	8" SDR 26 PVC Sewer Line (Dry Bore & Steel Encase)	50	LF	\$175.00	\$8,750
P3	4' Standard MH	15	EA	\$9,500.00	\$142,500
P4	Driveway Repair	660	LF	\$35.00	\$23,100
P5	Street Repair	240	LF	\$75.00	\$18,000
P6	Chicken Street Lift Station	1	LS	\$250,000.00	\$250,000
P7	8" SDR 26 PVC Force Main (Open Cut)	16,800	LF	\$35.00	\$588,000
P8	8" SDR 26 PVC Force Main (Dry Bore & Steel Encase)	50	LF	\$165.00	\$8,250
P9	Short Services (4" PVC)	41	EA	\$2,100.00	\$86,100
P10	Long Service (4" PVC)	24	EA	\$5,600.00	\$134,400
P11	Trench Safety	7,630	LF	\$2.50	\$19,075
	SUBTOTAL				\$1,659,675
TOTAL PROBABLE CONSTRUCTION COST					\$1,659,675
ENGINEERING					\$169,200
GEOTECHNICAL INVESTIGATION					\$10,000
TOPOGRAPHIC SURVEY					\$39,000
PROPERTY ACQUISITION					\$50,000
CONTINGENCY (20%)					\$332,000
RECOMMENDED PROJECT BUDGET (DOWNTOWN SEWER)					\$2,259,875

Because the Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Engineer cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost.

Weston Town Center Sewer Commitments



1	ALMAGUER	FRANCISCO	206	MAIN
2	TINGLE	BRADEN	202	MAIN
3	MCCOY	JENNIFER	115	MAIN
4	JOHNSON	STACEY	109	MAIN
5	ATKINS	JAMES	416	CHICKEN
6	GOLDSTEIN	EPI	102	SOUTH
7	ANTWILER	DANIEL	208	WEST
8	MOUNGER MCKINNEY RENTALS		204	WEST
9	MINSHEW	BOBBY JACK	115	WEST
10	HUFF	JOHN	6215	FM 455
11	TINGLE	JOHN	101	NORTH
12	SUTTON	SYBIL	106	NORTH
13	HARLOW LIVING TRUST		115	NORTH
14	ATKINS	JEFF	104	CHICKEN
15	ALLEN	VERNAE	205	CHICKEN
16	WHITE	HEATHER	313	CHICKEN
17	EVANS	AMY	405	CHICKEN
18	MOLINAR	TRACY	407	CHICKEN
19	MOLINAR	TRACY	411	CHICKEN
20	MANGUM	JON	313	MAIN
21	VAN HOOZER	JIMMY	101	SHORT
22	ISELL TOMMY L TESTAMENTARY TRUST		106	MAIN
23	GOLDSTEIN	STEVE	108	SOUTH
24	MURRAY	STEWART	112	NORTH
25	TOMASINO	ANTHONY	104	NORTH
26	RILEY	DEWEY	105	NORTH
27	FOX	GAYNELL	317	MAIN
28	THOMPSON	KENDALL	312	CHICKEN
29	CLOPTON	KEVIN	305	CHICKEN
30	HARRIS	NATHANIEL	203	CHICKEN
31	PALACIOS	TED	103	MAIN
32	JONES	MARY	403	CHICKEN
C-1	WISE	LYLE	307	MAIN
C-2	CITY HALL		301	MAIN
C-3	COMMUNITY CENTER		117	MAIN
C-4	GOLDSTEIN	STEVE	116	MAIN