

RESOLUTION NO. 1575

INTRODUCED BY:

ALDERMAN PLUFKA	ALDERWOMAN TICE
ALDERWOMAN GOAD	ALDERWOMAN SIMS
ALDERMAN LOCHMOELLER	ALDERMAN GOULD
ALDERWOMAN HARTER	ALDERMAN ERGER

A RESOLUTION ADOPTING A REVISED POLICY FOR ADMINISTRATION OF THE CITY'S SEWER LATERAL REPAIR PROGRAM.

WHEREAS, the City of Brentwood recognizes the critical public health and environmental benefits of its program to insure and underwrite expenses necessary to maintain the integrity of sewer lateral lines in our residential neighborhoods; and

WHEREAS, the Board of Aldermen wants to be sure that taxpayer funding for this program is used as efficiently as possible and that the program will be as effective in protecting the public health and our environment for as long as possible, which requires careful periodic reconsideration of the program's costs, benefits and structure.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF BRENTWOOD, MISSOURI AS FOLLOWS:

SECTION 1. That policy entitled City of Brentwood Residential Sanitary Sewer Lateral Repair Policy & Procedures dated effective January 1, 2019, a copy of which is attached hereto and incorporated herein by this reference, is hereby repealed.

SECTION 2. That policy entitled City of Brentwood Residential Sanitary Sewer Lateral Repair Policy & Procedures dated December 1, 2025, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved by the Board of Aldermen and adopted as the policy by which the sewer lateral repair program of the City of Brentwood as authorized by Sections 500.1110 and 500.1120 of the Code of Ordinances of the City of Brentwood, Missouri, is to be administered. The City's administrative personnel are directed to adhere to this approved policy and provide services to the residents of the City as provided therein.

SECTION 3. This resolution shall be in full force and effect from and after its passage.

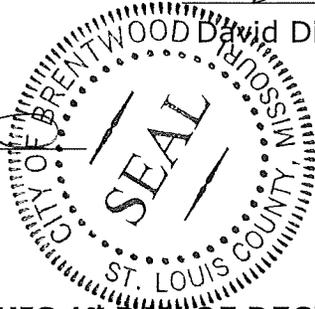
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PASSED BY THE BOARD OF ALDERMEN THIS 1ST DAY OF DECEMBER, 2025.

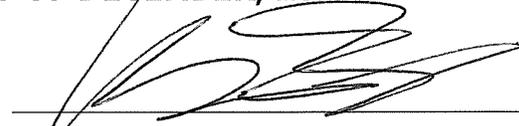


David Dimmitt, Mayor

ATTEST:


Octavia Pittman, City Clerk

APPROVED BY THE MAYOR THIS 1ST DAY OF DECEMBER, 2025.



David Dimmitt, Mayor

ATTEST:


Octavia Pittman, City Clerk

CITY OF BRENTWOOD
RESIDENTIAL SANITARY SEWER LATERAL REPAIR POLICY & PROCEDURES
Revisions Approved on December 1, 2025
by Resolution 1575

1. A sewer lateral is defined as the portion of the sewage system that carries household wastes to the MSD or private sewer main and which begins approximately six inches (6") from the cast iron or plastic stub-out point outside the foundation or exterior wall of the residential dwelling structure and ends at the MSD or private sewer main. The definition is the same whether the pipe is located in the front, side or rear yard. Pipes located within six inches (6"), through foundation or footings, or under any part of any building or structure are not covered by this program.
2. This repair program applies to single-family residential and to single-family fee simple ownership. The service is not available to commercial or industrial property (as determined by the use of the land). The property owner of a townhouse, duplex, condominium, or a multi-family building containing not more than six (6) dwelling units, is eligible to participate in compliance with the City's policy and procedures governing this program. This program is not available to apartment buildings.
3. A defective lateral sewer service line is defined as a line that is not functioning properly.
4. The financial responsibility for contracted repairs to a covered defective sewer lateral approved by the City is limited to closed-circuit television inspection (CCTV) services, excavation, repair or replacement of the defective portion of the lateral line, and backfilling in a workmanlike manner. It will be the responsibility of the property owner to restore the landscaping and ground cover including grass in whatever manner that is consistent with any applicable property standards of the City the owner chooses. The City will not be responsible for restoration of the affected yard to the grass or landscaped surfaces, i.e., bushes, shrubs, trees, and plants.
5. It will be the responsibility of the City to replace sidewalks, driveways and streets, which are removed to accomplish the repair. In the event it is necessary to remove accessory structures such as fences, retaining walls, and the like, the property owner will be obligated to remove and restore such accessory structures to their pre-existing condition. In the event that obstacles such as yard sheds, garages, etc. are in the path of the sewer lateral and lie over the damaged portion of the lateral, the City reserves the right to require a rerouting of the lateral to avoid the necessity of structure removal. In the event that rerouting is impractical, the City and the property owner will meet to discuss a solution equitable to both parties.
6. In the event a dispute arises which has not been resolved through negotiation, the resolution will be brought before the City's Board of Adjustment acting as arbitrators (not in their role as a Board of Adjustment for land use variances and appeals) for a decision. Should the property owner disagree with the position of the City and the outcome of the Board of Adjustment's arbitration decision, the City will refund the full amount of the tax collected from that property owner, and the property owner may repair or replace the lateral at his/her own expense. The repair or replacement must be handled through normal permit procedures.
7. The property owner is responsible for ensuring the contractor has obtained all necessary permits.
8. If the property owner is experiencing a blockage problem with the sewer lateral service line, the property owner should contact a licensed plumber to clear the blockage. As a common home maintenance expense, the cost of cabling and clearing a sewer lateral service line is the property owner's

responsibility. If the sewer lateral flow is restored and no qualified defect exists, then the incident is resolved. Tree root intrusion and root removal is not considered a qualified program defect.

9. If the plumber is unable to clear the blockage or if the sewer lateral shows evidence of qualified defect(s) during the blockage removal process then this incident will become a priority investigation. The property owner should contact Public Works to report this incident at (314) 963-8642 to have Public Works investigate and coordinate possible repairs. Public Works can be contacted between the hours of 7:00 a.m. and 3:30 p.m., Monday through Friday, to coordinate with the Sewer Lateral Program Coordinator.
10. In non-emergency sewer lateral repair situations, the property owner solicits three (3) repair estimates to submit to Public Works along with the program application form. Public Works will review and discuss the repair estimates with the property owner and with the property owner's input accept the estimate in the best interest to the City of Brentwood.
11. For eligible repairs, the property owner will contact and coordinate with the mutually approved contractor to perform repair work for the sewer lateral. The eligible repair cost ceiling is limited to a **maximum of \$4,250 per costs associated with repairs per property per calendar year**. Any sewer lateral repairs required above the \$4,250 maximum per repair incident are the responsibility of the property owner. The contractor will be properly licensed, insured, bonded, and experienced in completing this type of repair work.
12. The City will notify the property owner before work commences if any items will be disturbed as a result of work related to the sewer lateral. Any additional work performed by the contractor beyond the repair of the sewer lateral is the responsibility of the property owner.
13. The contractor will coordinate excavation with utility companies and obtain necessary permits to perform the required sewer lateral repairs.
14. Upon completion of the repair the plumber will leave excavated earth piled on top of the line so that settlement can take place. Lien waiver and one (1) year limited warranty shall be furnished to property owner.
15. A copy of the total repair bill must be provided to the property owner and the city identifying what amount is owed by whom. The property owner will pay any portion of the total cost which exceeds the cost ceiling directly to the contractor per the contractor's billing policy.
16. The Sewer Lateral Repair Program is intended to assist property owners who have continuous blockages and no sanitary sewer service. It is not intended to satisfy a home sale contingency. If the home buyer, seller, or realtor has the sewer lateral inspected and noted defects with no history of blockages or meeting program criteria, then this repair request will be rejected.
17. The City has no obligation or responsibility for the performance by the sewer lateral contractor and no responsibility for any damages caused to the owner's property because of the sewer lateral line defects or failure or repair or restoration activity.
18. This program shall not cover damage to lateral lines which occur from "Acts of God", such as, but is not exclusive to, earthquakes, tornadoes, floods or other natural disasters.
19. The City may periodically amend this policy in the best interest of the City and its homeowners.

STAFF USE ONLY		
Policy Given to Applicant _____	Cabling Bill Attached _____	Repairs Authorized _____

SEWER LATERAL PROGRAM PROPERTY OWNER INFORMATION

Property Owner Name _____

Address of Property _____

Mailing Address of Owner if different from above:

Street _____ City _____ State _____ Zip _____

Phone Number of Owner _____

Date of Reported Defective Sewer Lateral: _____

PROPERTY OWNER RELEASE

I hereby authorize the City of Brentwood and the approved plumbing contractor to enter onto my property in order to repair my sanitary sewer lateral. As part of this work, I realize that there will be noise, dirt, dust, mud and inconvenience. In the process a large hole could be excavated and earth mounded in my yard. My property could become damaged by the use of large machinery and the stockpiling of materials.

I agree to hold the City of Brentwood harmless from damages that could result from this work. Any contractor to be properly licensed, insured, and bonded.

I understand that the City's Sanitary Sewer Lateral Repair Program does not cover the following items, which will be the property owner's responsibility:

1. Repairs to the sewer lines inside the house, through the footing/foundation, under the basement floor, or in crawl spaces.
2. Repairs costing in excess of \$4,250 aggregate costs per calendar year.
3. Restoration of any disturbed areas, sprinkler systems, underground dog fences and other private wiring, private driveways or walkways, patios, retaining walls, fences, etc., that may be damaged by this work.
4. Sanitary sewer line repairs under any permanent or semi-permanent structures such as garages, sheds, swimming pools, playgrounds, retaining walls etc., unless these items are removed first by the property owner or unless the owner pays all additional charges for relocating the sanitary sewer line around these facilities.
5. The cost of cabling and cleaning is the property owner's responsibility.
6. Sewer lateral repairs for home sale contingencies are not covered.

I understand that it will be my responsibility to make all final repairs to my lawn. The City's contractor will leave the excavated earth from the trench piled on top of the replaced sewer lateral. I may need to remove some of this material later if it does not all settle into the trench.

Signed: _____ Date: _____