

Lakeside Area Water and Sewer Improvements

WebEx Community Design meeting

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Key Fort Worth Staff:

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Mailed 71 invitations. 10 participated

Council District 7

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Summary:

This is a virtual WebEx community design meeting. The Lakeside Area Water and Sewer Improvement Project is also known as City Project Number 100962-2. This project is in Fort Worth Council District 7 and borders the town of Lakeside. These construction improvements will impact customers in the Scenic Shores neighborhood association.

What area is impacted?

This project has three areas – the north side of Jacksboro Highway, the south side of Jacksboro Highway, and Roadrunner Road. Fort Worth will construct a water main on Roadrunner Road as well as both water and sanitary sewer mains along Jacksboro Highway, Tyler Place and Sommerville Place Road. Construction will take place in an area bound by Roadrunner to the west, Surfside Drive to the east and Ella Young Drive to the south.

The impacted area includes:

- Roadrunner from Jacksboro Highway westerly 2,000 feet (water);
- Jacksboro Highway from Roadrunner to Surfside Drive (water and sewer);

- Surfside from Watercress Drive to Jacksboro Highway (sewer);
- Sommerville Place Road from Ella Young Drive to Tyler Place (water & sewer);
- Tyler Place from Sommerville Place Road to Ella Young Drive (water & sewer).

Why are you doing this project?

The town of Lakeside and city of Fort Worth each currently hold the Certificate of Convenience and Necessity (CCN) granted by the State of Texas to be the exclusive provider of water service for all three areas. As part of a compromise agreement, Lakeside will release portions of their CCN – that is within Fort Worth’s city limits - to Fort Worth. Fort Worth will expand water service to all three areas - north side of Jacksboro Highway, south side of Jacksboro Highway and Roadrunner Road - and sewer service to all but Roadrunner.

Through this project, two of the three areas will become Fort Worth Water customers and the third area – North Side of Jacksboro Highway – has the option to connect to Fort Worth Water and sewer. If a property owner has a water well or a septic tank they can opt not to connect. All others who are served by Lakeside - and don’t have a water well or septic tank - will be disconnected from Lakeside water once the Fort Worth water and sewer services are installed and connected.

What do customers need to do to become Fort Worth Water customers?

If you own property on the north side of the Jacksboro Highway you will be required to plat your lot; pay for a plumbing permit; pay the water and sewer impact fee and water and sewer tap fee; extend your private water and sewer services to the street (city right-of-way); install an RPZ (reduced pressure zone backflow preventer) if you have a water well; and install a PRV (pressure reducing valve) and thermal expansion tank.

If you own property on the south side of the Jacksboro you will be required to pay for a plumbing permit, pay an impact fee (sewer only), pay a tap fee (sewer only), extend your private sewer services to the street (city right-of-way), and abandon your septic tank system.

If you live in the Roadrunner Road area and you are a current Lakeside water customer you will be connected to Fort Worth Water at no cost to you. You will be connected at the existing water meter location. Fort Worth will also provide and install pressure reducing valves and thermal expansion tanks at no cost.

What do customers on the north side of Jacksboro Highway need to know?

Fort Worth will construct the water and sewer services up to the right of way. Customers will connect to the water and sewer lines after the required water and sewer tap and impact fees are paid, and, the customer has extended the private water and sewer services to the lot line.

Modifications to the plumbing, including removing the well connection and rerouting any lines, is at the homeowners expense. Your plumber will install the RPZ backflow preventer, thermal expansion tank and PRV when your water service is extended to the lot line. The PRV and thermal expansion tank are installed to prevent potential damage to appliances and piping in your home or business. The licensed plumber must get a plumbing permit from the city. Call 817-392-2222 or email devcustomerservice@FortWorthTexas.gov.

Customers are required to have their lot platted prior to connecting unless you can show that the property was served by a qualified utility (electricity or gas) prior to September 1, 1987. If you subdivide your property and add additional lot(s) or connections, you are required to pay front foot assessment fees. If you currently own property - and have well service - and only require one service you will not be assessed for the frontage of your property. If a property is currently vacant it will be assessed front footage fees for water and sewer when it is connected. If you have a water well - an alternate water source - you are required to install an RPZ backflow preventer.

What do customers on the south side of Jacksboro Highway need to know?

The gravity sewer line that is being installed along the north side of Jacksboro Highway will allow customers on the south side of Jacksboro Highway to connect to a centralized wastewater system.

South Side customers will be charged tap and impact fees for sewer because you are not currently connected to a municipal sewer system. You can connect to the sewer lines - as soon as they are in service – after you pay the required fees for sewer and you extend your private sewer services to the lot line. The contractor will install a sewer cleanout.

You are required to abandon your septic tank system when you connect to the Fort Worth sewer lines. Internal plumbing, including disconnecting septic and reconnecting to Fort Worth sewer, is at the owner's expense.

On the water side, South Side customers will be connected to city of Fort Worth water at the current location of your water meter at no cost to you. A pressure reducing valve and a thermal expansion tank are required. Since South Side customers are currently served by Lakeside, Fort Worth will provide and install the pressure reducing valve and thermal expansion tank at no cost to you, unless you have a well on your property. If you have a well you will also be required to install a backflow preventer and pay for that backflow preventer. The thermal expansion tank is typically installed adjacent to the hot water heater.

If you subdivide your property – add additional lots or connections – you will be required to pay front foot assessment fees for water and sewer when it is connected and, the customer pays the tap and impact fees.

If you are only connecting to property you currently own and occupy and only require one service you will not be assessed for the frontage of your property.

If your property is currently vacant and you do not have a water meter from Lakeside, it will be assessed front foot fees for water and sewer when it is connected and, the customer pays the tap and impact fees.

What do customers on Roadrunner Road need to know?

Fort Worth will construct water services up to your lot, at the right-of-way line. As a current customer of the Lakeside water system you will be connected to the Fort Worth water system, at the location of your current water meter, at no cost to you. Fort Worth does not currently have the ability to provide sewer service to Roadrunner.

A pressure reducing valve (PRV) and a thermal expansion tank will be required to prevent potential damage to appliances and piping in your home or business. Customers in this area are currently served by Lakeside so Fort Worth will provide and install the PRV and thermal expansion tank.

What are water and sewer impact fees and tap fees?

An impact fee is charged to offset new or increased demands that require additional capacity improvements on existing water and wastewater systems. Impact fees are used only to fund expansion of the water and wastewater systems. A sewer/water tap fee is a service fee that is charged for installing the service line from the public sewer/water main to the property line.

How do I set up my water account and pay water and sewer impact and tap fees?

Call Water Applications at 817-392-8250 or email zz_WtrDevelopment@FortWorthTexas.gov. The office is located on the lower level of Fort Worth City Hall at 200 Texas Street. Office hours are 8 a.m.-5 p.m., Monday-Friday.

Will you need access to our property?

We will be building mostly in the easements, on the customer's side of the right-of-way line, along Jacksboro Highway. On Roadrunner, we will be working in the street.

If you are in the South Side Jacksboro or the Roadrunner part of this project, Fort Worth Water staff and the contractor will need access to the inside of your home to install the thermal expansion tank.

For those in the North Side Jacksboro group, your plumber will be installing the thermal expansion tank.

You will be notified and sent a temporary right-of-entry if your property is one that requires access to the customer's side of the right-of-way line. This will help to protect you - the property owner - and the contractor because the property owner will be aware that the contractor requires access and the contractor has the property owner's

acknowledgement of that access.

Will our water be turned off?

Water will be turned off for 15-30 minutes when service is transferred from the Lakeside line to the new Fort Worth line. If you are on a water well your water will be turned off for 15-30 minutes when your service is transferred from your water well to the Fort Worth water line.

What happens if my property is damaged?

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 construction affect my irrigation?

The contractor will ask property owners to turn on the irrigation system so sprinkler heads can be located and flagged. The contractor has to cap irrigation lines before construction starts. The contractor will replace capped or damaged irrigation systems.

Will the street be replaced?

On Roadrunner, Tyler Place and Sommerville Rd, following the water and/or sewer construction, the full width of the street will be rehabilitated with a new asphalt surface. Street rehabilitation will be done via a pulverize and overlay procedure. That is basically removing the old street and laying a new asphalt surface in its place.

What is the timeline for construction?

We are in the design phase. We expect to start construction in the spring of 2022. The current projected end date is the summer of 2023. We will host a second community meeting in the spring of 2022 to talk about the construction phase.

How will you notify us?

The contractor will put door hangers on your front door seven days before and one day prior to the start of construction.

Where can I get more information?

Progress will be updated on the City of Fort Worth website at <https://www.fortworthtexas.gov/projects/cfw-lakeside-area-water-and-sewer-improvements>. The link to this meeting video, the project maps, and this project summary/frequently asked questions will be linked to the project page.

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