



# Lakeside Area Water and Sewer Improvements Community Construction meeting

*Thursday, October 24, 2024, 6 p.m.*

*Fort Worth Police Department Mounted Patrol Facility*

*1901 N Las Vegas Trail*

# Agenda

- Introductions
- Project Overview
- Project Area
- Frequently asked questions
- Construction Timeline



## Your project team includes. . .

Project Manager: Walter Norwood

- 817-392-5026
- [Walter.Norwood@FortWorthTexas.gov](mailto:Walter.Norwood@FortWorthTexas.gov)

Inspector: Andre Taylor

- 817-223-2275
- [Andre.Taylor@FortWorthTexas.gov](mailto:Andre.Taylor@FortWorthTexas.gov)

## Your project team includes. . .

Contractor: Circle C Construction

Engineering Design Consultant: Burgess & Niple

- Billy Wendland and Lyndon Crouch

# Project Overview

- This project is in Fort Worth City Council District 7 and borders the Town of Lakeside.
- Construction may impact the Scenic Shores neighborhood association and Northwest Fort Worth neighborhood alliance.

# Project Scope

New water and sewer mains will be installed along a portion of Jacksboro Highway in an area bound by . . .

- Roadrunner Road to the west and north
- Surfside Drive to the east, and
- Ella Young Drive to the south.

Lakeside Area Water and Sewer Improvements





## New Water & Sewer Mains

### Water Line

Jacksboro Highway from west end of Roadrunner Road to Surfside Dr./Love Circle Intersection.

### Sewer Line

From 1,500 feet east of Roadrunner Road to the intersection of Surfside Drive and Love Circle.

## New Water Main

Roadrunner Road from 3,000 feet west of the Jacksboro Highway/Surfside Drive (Love Circle) intersection . . . then extends to the west by 2,000 feet.





# New Sewer Main

Surfside Drive from Watercress Drive to Jacksboro Highway

Sommerville Place Road from Ella Young Drive to Tyler Place

Tyler Place from Ella Young Drive to Sommerville Place Road

*Pictured: Tyler Place at Sommerville Place Road*



# Why are we doing this project?

This project has three areas – the north side of Jacksboro Highway, the south side of Jacksboro Highway, and Roadrunner Road and Jacksboro Highway.

In 2016, the Town of Lakeside and City of Fort Worth entered an agreement to revise city boundaries and revive the provider of water service to each of the three areas. The areas south of Jacksboro Highway and along Roadrunner Road were not in the City of Fort Worth previous to the agreement.

The areas south of Jacksboro Highway and along Roadrunner Road were not in the City of Fort Worth previous to this agreement.

Fort Worth will expand water service to the north side of Jacksboro and sewer service to the north side of Jacksboro Highway from Surfside Love Circle to 1,500 feet west. Sewer will also be extended in Sommerville Place Road and Tyler Place Road.

## North Side of Jacksboro Highway

Lakeside and Fort Worth do not currently provide water to residences or businesses in this area (Love Circle to 1,500 feet west). Lakeside is releasing a portion of their CCN (Certificate of Convenience and Necessity) that is within the city of Fort Worth to Fort Worth. Water and sewer was not previously available in this area. Water and sewer were not previously available in this area.

Fort Worth will construct a water main on Roadrunner Road as well as both water and sanitary sewer mains along the north side of Jacksboro Highway (Love Circle to 1,500 west). Water was previously constructed in Tyler Place and Sommerville Place Road. These roads will get sewer mains.

Fort Worth will be able to provide water and sewer after water and sewer lines are installed. Not all areas will have access to sewer.

# What are North side customers responsible for?

*(from the Love Circle/Surfside Drive intersection to 1,500 feet west)*

Pay impact fee (water and sewer)

- This depends on when the lot was platted

Pay tap fee (water and sewer)

- \$1,200 for sewer and \$1,250 for water

Extend your private water and sewer services to the street

- This is also at the owner's expense

Install a RPZ (reduced pressure zone)

- If you have a water well – this is also at the owner's expense.

# South Side of Jacksboro Highway

Fort Worth will construct a sewer main in:

- Tyler Place – from Ella Young to Sommerville Place Road
- Sommerville Place Road from Ella Young to Tyler Place
- Surfside Drive from Watercress to Jacksboro Highway.

All of the water mains have been installed on the south side of Jacksboro Highway.

## What are South side customers responsible for?

- Pay impact fee (sewer only)
- Pay tap fee (sewer only)
- Extend your private sewer services to the street
- Abandon your septic tank system

## Roadrunner Road

Lakeside currently provides water service to customers on Roadrunner Road. As part of a compromise agreement Lakeside will release portions of their CCN – that is within the city of Fort Worth’s city limits – to Fort Worth.

Fort Worth will construct a water main in Roadrunner Road.

Fort Worth will begin providing water to customers after the water lines have been installed.

## What are Roadrunner Run and Jacksboro customers responsible for?

Current Lakeside customers will be connected to water at no cost. You will be connected at the existing water meter location.



## How are North Side customers impacted?

Fort Worth will construct the water services along Jacksboro Highway, and sewer services from Love Circle to 1,500 feet west up to the right-of-way.

**If you choose to keep your well in service – or you were connected to a well – that will remain in service, you must have an RPZ backflow preventer.**

North Side customers will connect to the water and sewer lines - once the lines are in service - after the required water tap and sewer tap and impact fees are paid, and, the customer has extended the private water and sewer services to the lot line.

## How are North Side customers impacted?

If you choose to keep your well in service, or you were connected to a well that will remain in service, you need to install an RPZ backflow preventer.

Modifications to all internal plumbing – removing the well connection and rerouting any lines – is at the homeowners expense. The licensed plumber must acquire a plumbing permit from the city.

Call 817-392-2222 or email [devcustomerservice@FortWorthTexas.gov](mailto:devcustomerservice@FortWorthTexas.gov)

## How are North Side customers impacted?

Customers are required to have your lot platted – or have 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.

## How are North Side customers impacted?

If you are only connecting the property you currently own - 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.

# How are North Side customers impacted?

If you have a water well - an alternate water source - you are required to install an RPZ (reduced pressure zone) backflow preventer. If you choose to abandon your well you will not need an RPZ backflow preventer.

Your plumber will install the RPZ backflow preventer when your water service is extended to the lot line.



## How are South Side customers impacted?

The contractor will install a sewer line that will allow customers in this part of the project to connect to a centralized wastewater system.

If you choose to connect to the centralized wastewater system you will be required to abandon your septic tank system when you connect to Fort Worth's new sewer lines.

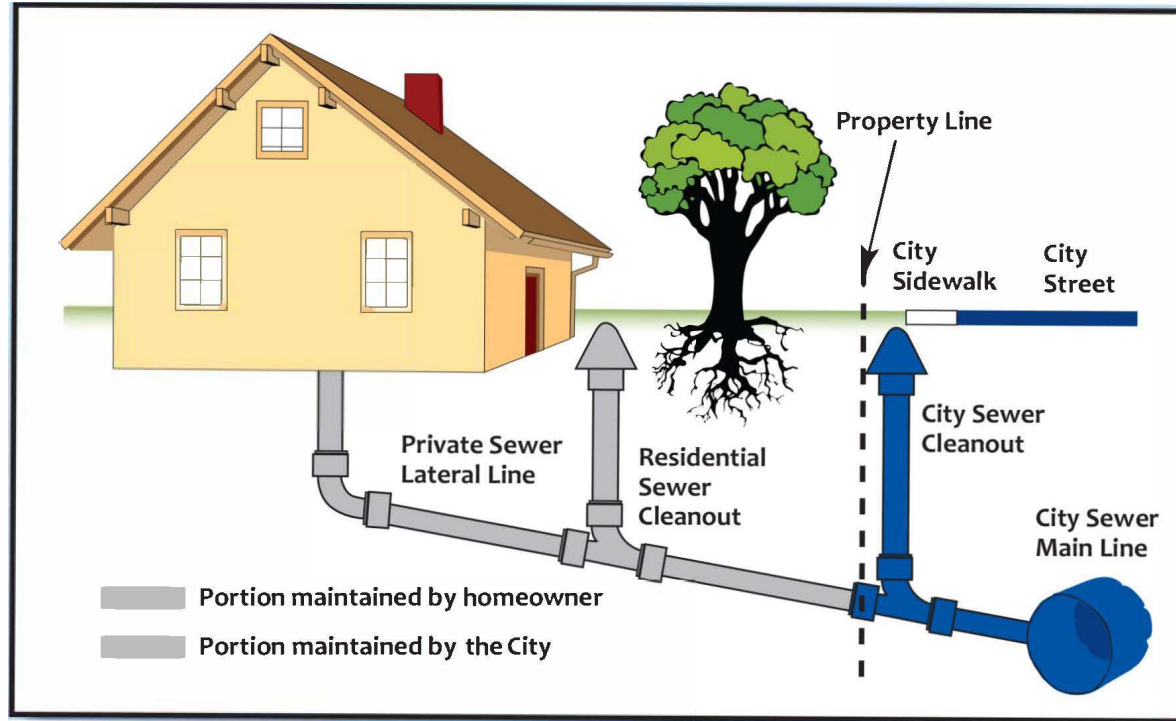
## How are South Side customers impacted?

Fort Worth will construct sewer services up to your lot – the right of way line – and install a sewer cleanout.

Connect to the sewer lines - as soon as they are in service – after you pay the required tap and impact fees for sewer and you extend your private sewer services to the lot line.

You will be charged tap and impact fees for sewer because you are not currently connected to a municipal sewer system.

# How are South Side customers impacted?



You are required to abandon your septic tank system when you connect to the sewer lines.

Internal plumbing, including disconnecting septic and reconnecting to Fort Worth sewer, is at the owner's expense.



## How are South Side customers impacted?

If you subdivide your property – add additional lots or connections – you will be required to pay front foot assessment fees for water and sewer.

If you are only connecting to property you currently own 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.

## How are Roadrunner customers impacted?

Fort Worth will construct water services up to your lot - the location of your water meter. 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 Road.

## What are water & sewer impact fees & 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. This fee is based on when the lot was platted.

A sewer tap fee is a service fee that is charged for installing the service line from the public sewer main to the property line.

## Will our sewer service be disrupted?

Sanitary sewer service will be interrupted only when your plumber is switching from the septic system to the gravity line. That should take less than an hour.

Sewer cleanouts will be installed at the property line. The sewer cleanout provides crews easy access if a backup or blockage occurs.



## Will you need access to our property?

This project does not require the acquisition of easements. Work on private property will be minimal, if at all. Work on private property will be done by the plumber that you hire.

Relocation of your private service is done by you, the property owner.

## Will our water be turned off during construction?

The water will be turned off for 15-30 minutes when service is transferred from the existing Lakeside line.

If you are on a water well, your water will be turned off for 15-30 minutes when your service is transferred from the water well to the new City of Fort Worth water line by the plumber that you hire.

Fort Worth will not extend your private service to the new meter.

## 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 the 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.



## Timeline

- The start date for construction is November 4, 2024.
- The projected end date is August 2025.
- The contractor will start at Tyler Place Road and Sommerville Place Road.



# Connect to City of Fort Worth Water

You may connect to city of Fort Worth water as soon as the water lines are in service as long as you have arranged to have a new account set up with the City of Fort Worth Water Department.

Call 817-392-4477. Call Center hours are 7 a.m.-7 p.m., Monday-Friday. You can also set your account up in person at the New City of Fort Worth City Hall at 100 Fort Worth Trail. The new hours for in-person are 8 a.m. to 5 p.m., Monday through Friday.

<https://www.fortworthtexas.gov/departments/water/services/account>.

# 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>.

Type in the city project number – 102303 – in the search bar on [www.FortWorthTexas.gov](http://www.FortWorthTexas.gov) and the page should pop up.

This community construction meeting PowerPoint and the project map will be linked to this Lakeside Area Water and Sewer Improvements page.

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# Thank you

