

Lakeside Area Water and Sewer Improvements Community Design meeting

April 14, 2021

This presentation will begin at 6:05 p.m.

Please post questions in the Chat. When the presentation is done we will answer those first, then we will take questions from call-in users one at a time.

Please mute yourself until it is time for questions. Thank you.

This presentation is being recorded.

Agenda

- Introductions
- Project Overview
- Project Area
- Why are we doing this project



Your design project team includes. . .

Project Manager: Walter Norwood

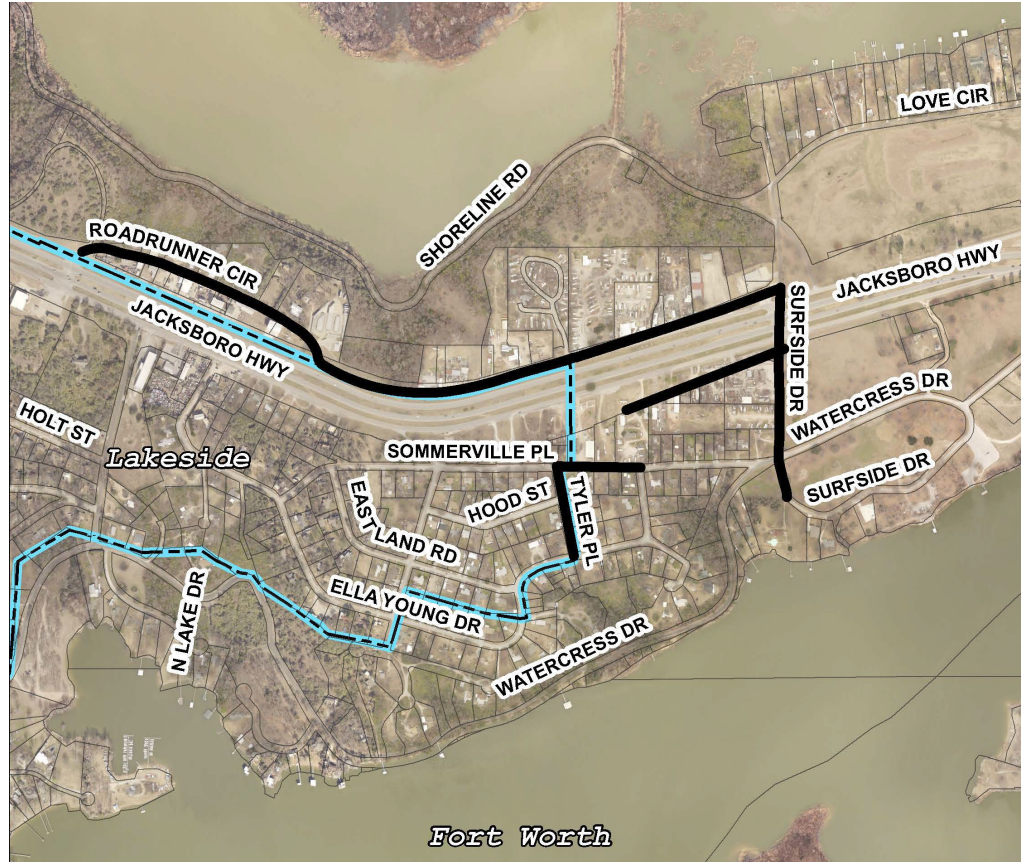
- 817-392-5026
- Walter.Norwood@FortWorthTexas.gov

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 city of Lakeside.
- New water mains and sewer mains will be installed along Jacksboro Highway in an area bound by Roadrunner to the west, Surfside Drive to the east and Ella Young Drive to the south.



Lakeside Area Water and Sewer Improvements Project area

- 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).

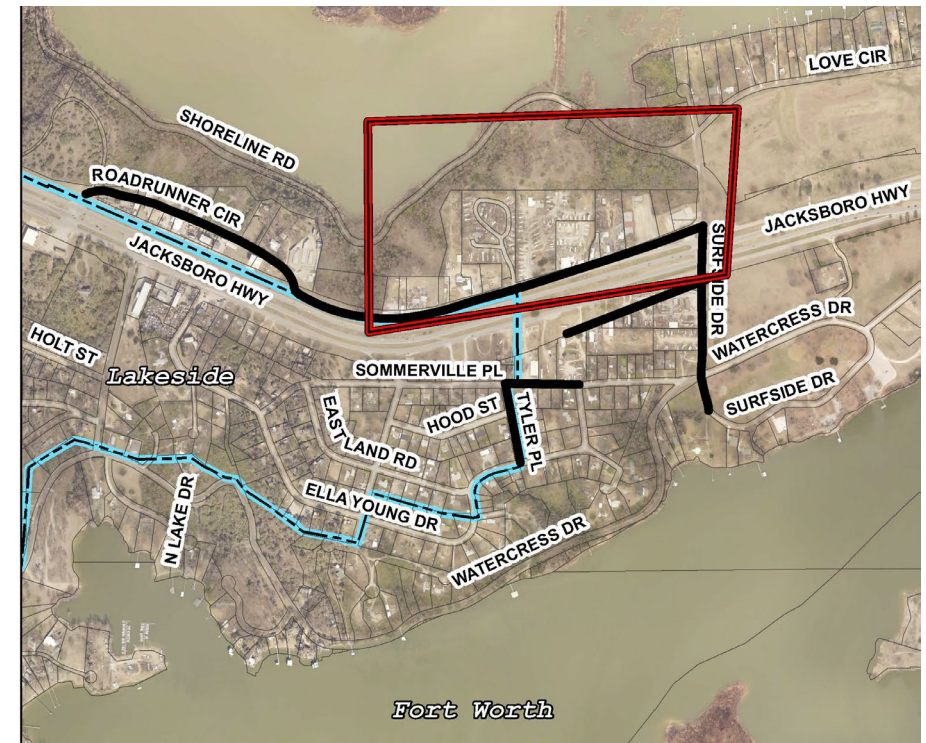
Why are we doing this project?

- This project has three areas – the north side of Jacksboro Highway, the south side of Jacksboro Highway, and Roadrunner and Jacksboro Highway.
- Lakeside and 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 each of the three areas.
- Fort Worth will expand water service to all three areas and sewer service to all but Roadrunner.

North Side of Jacksboro Highway

Lakeside and Fort Worth do not currently provide water to residences or businesses in this area.

Fort Worth will install water and sewer mains. North Side customers can connect once property owner obligations are met.



What are North Side customers (property owners) responsible for?



- Plat your lot
- Plumbing permit
- Pay impact fee (water and sewer)
- Pay tap fee (water and sewer)
- Extend your private water and sewer services to the street
- Install a RPZ (reduced pressure zone backflow preventer) if you have a water well
- Install a PRV (pressure reducing valve)
- Install thermal expansion tank

What are water & sewer impact fees & tap fees?

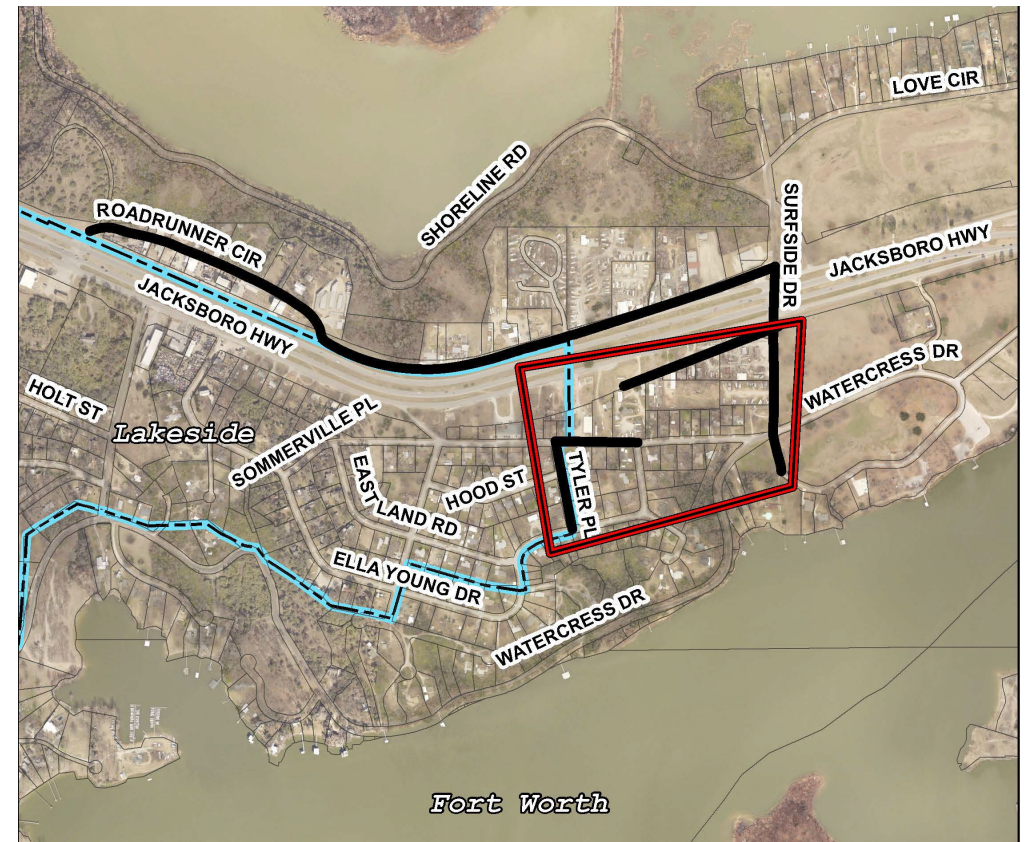
- An impact fee is charged to offset new or increased demands that require additional capacity improvements on existing water and wastewater systems.
- Impact fees are used only to fund expansion of the water and wastewater systems.
- A sewer/water tap fee is a service fee that is charged for installing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

South Side of Jacksboro Highway

Lakeside provides water to customers in the area south of Jacksboro Highway. Lakeside will release portions of their CCN – that are within Fort Worth’s city limits – to Fort Worth.

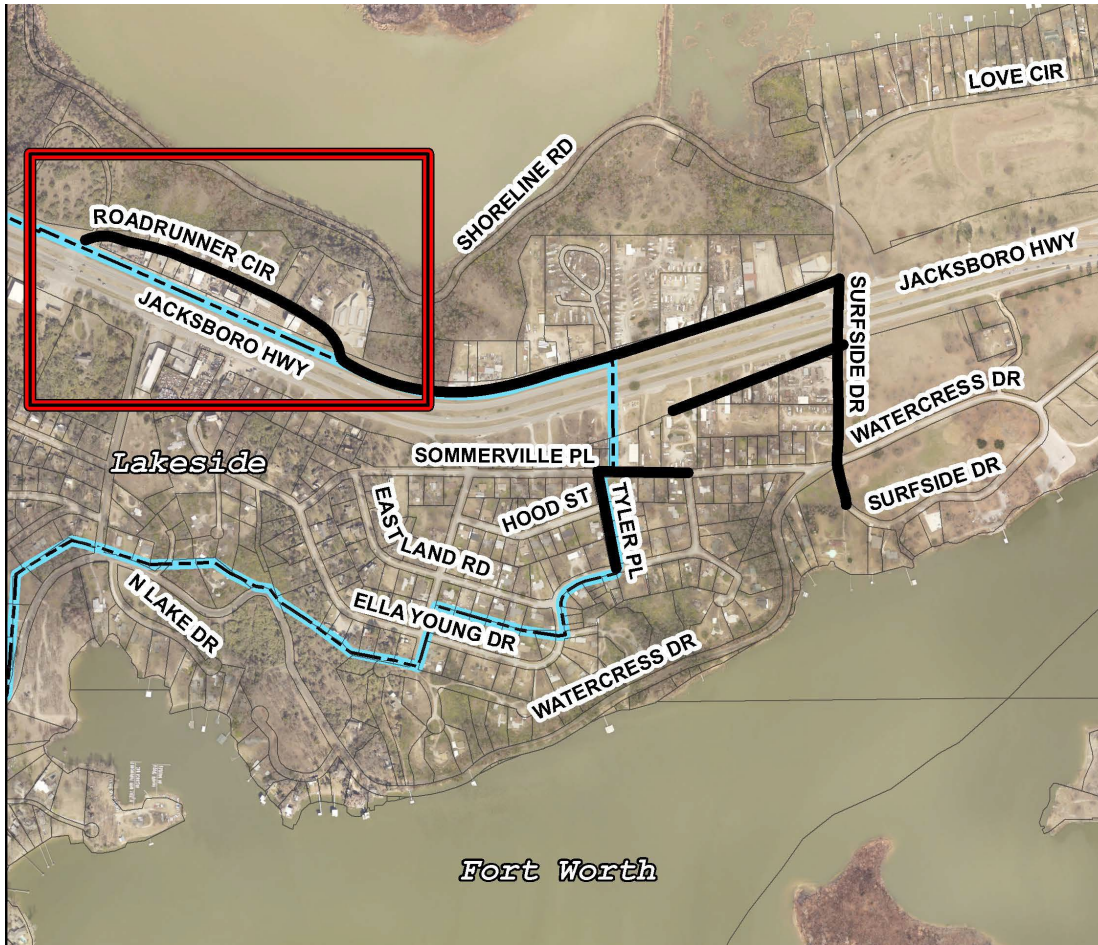
Fort Worth will begin providing water to customers on the south side after the lines are installed. Fort Worth will disconnect customers from Lakeside and connect them to Fort Worth.

South Side customers can connect to the Fort Worth sewer main after property owner obligations are met.



What are South Side Jacksboro customers responsible for?

- Plumbing Permit
- 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 in this part of the project. 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 and provide water to Roadrunner customers.

What are Roadrunner residents responsible for?

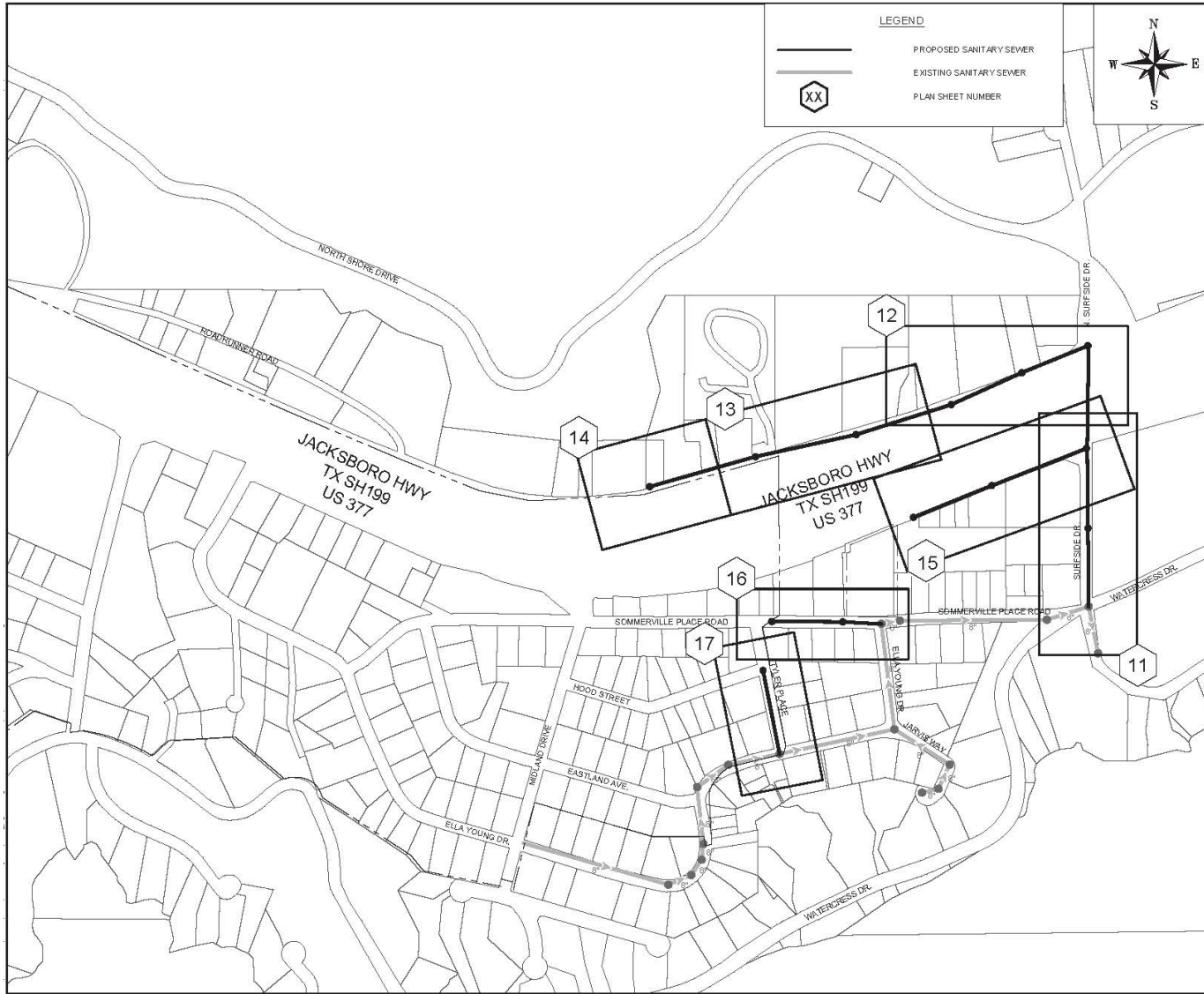
As a current Lakeside customer you will be connected to water at no cost. You will be connected at the existing water meter location.

Fort Worth will provide and install pressure reducing valves and thermal expansion tanks at no cost to current Lakeside customers.



How are North Side customers impacted?

- Fort Worth will construct the water and sewer services up to the easement/right of way.
- North Side 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.
- The customer's plumber needs to install an RPZ backflow preventer and a pressure reducing valve (PRV).
- Modifications to the plumbing, including 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



Plans for proposed sanitary sewer layout

How are North Side customers impacted?

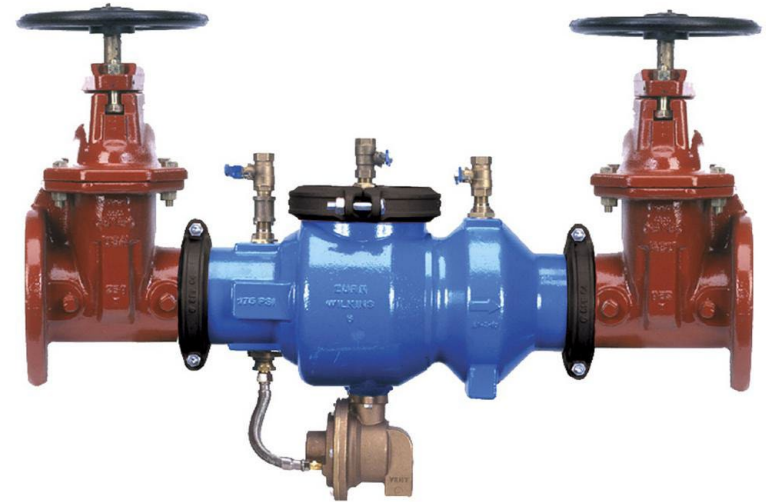
- Customers are required to have their lot platted prior to connecting unless you can show that the property was served by a qualified utility (electricity or gas) prior to September 1, 1987.
- If you subdivide your property and add additional lot(s) or connections, you are required to pay front foot 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.

How are North Side customers impacted?

- If you have a water well, which is considered an alternate water source, you are required to install an RPZ backflow preventer.
- Water pressure in this area is unusually high at times so you will be required to install a pressure reducing valve and thermal expansion tank to prevent potential damage to appliances and piping in your home or business.
- Your plumber will install the RPZ backflow preventer, thermal expansion tank and PRV in order to connect to Fort Worth water system.

How are South Side customers impacted?

- The gravity sewer line that is being installed will allow customers to connect to Fort Worth's wastewater system.
- If you choose to connect to Fort Worth's wastewater system you will be required to abandon your septic tank system when you connect to Fort Worth.



How are South Side customers impacted?

- Fort Worth will construct the water services up to your lot at the right-of-way line.
- South Side addresses are current customers of Lakeside and will be connected to city of Fort Worth water at the current location of your water meter at no cost to you.

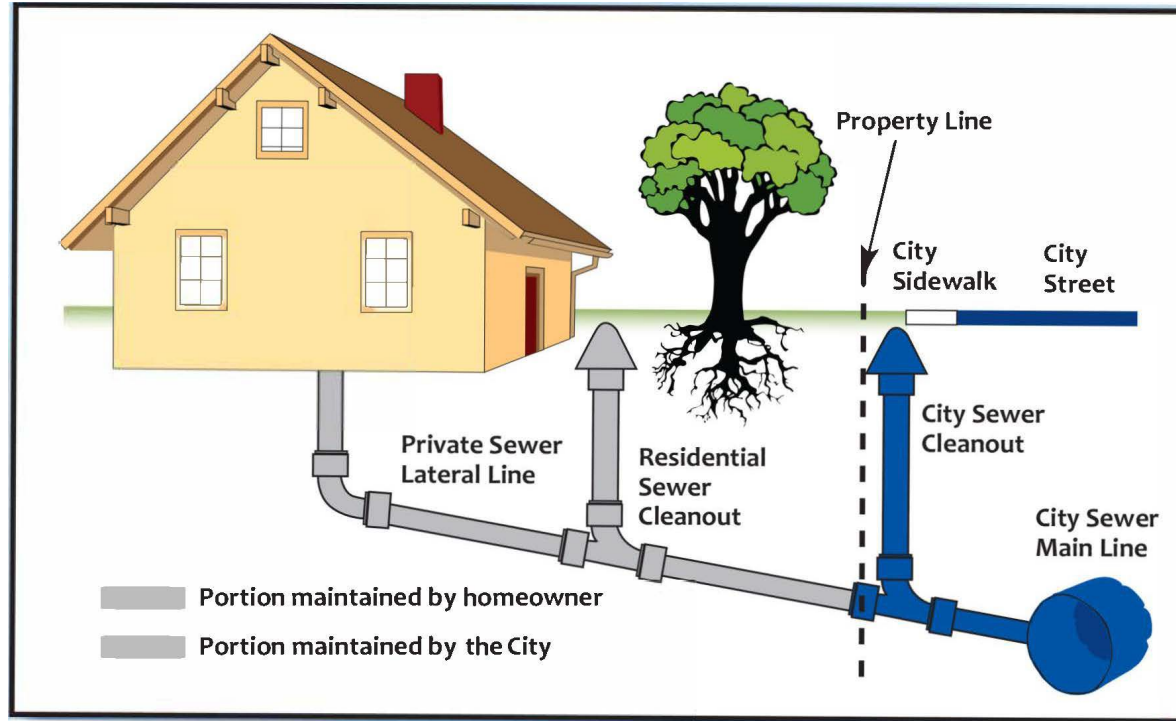
How are South Side customers impacted?

- A pressure reducing valve and a thermal expansion tank will be required.
- South Side customers are currently served by Lakeside so 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 pay for and install a backflow preventer.
- The thermal expansion tank is typically installed adjacent to the hot water heater.

How are South Side customers impacted?

- Fort Worth will construct sewer services up to your lot at the right of way line and install a sewer cleanout.
- You 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 tap and impact fees for sewer and you extend your private sewer services to the lot line.

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?

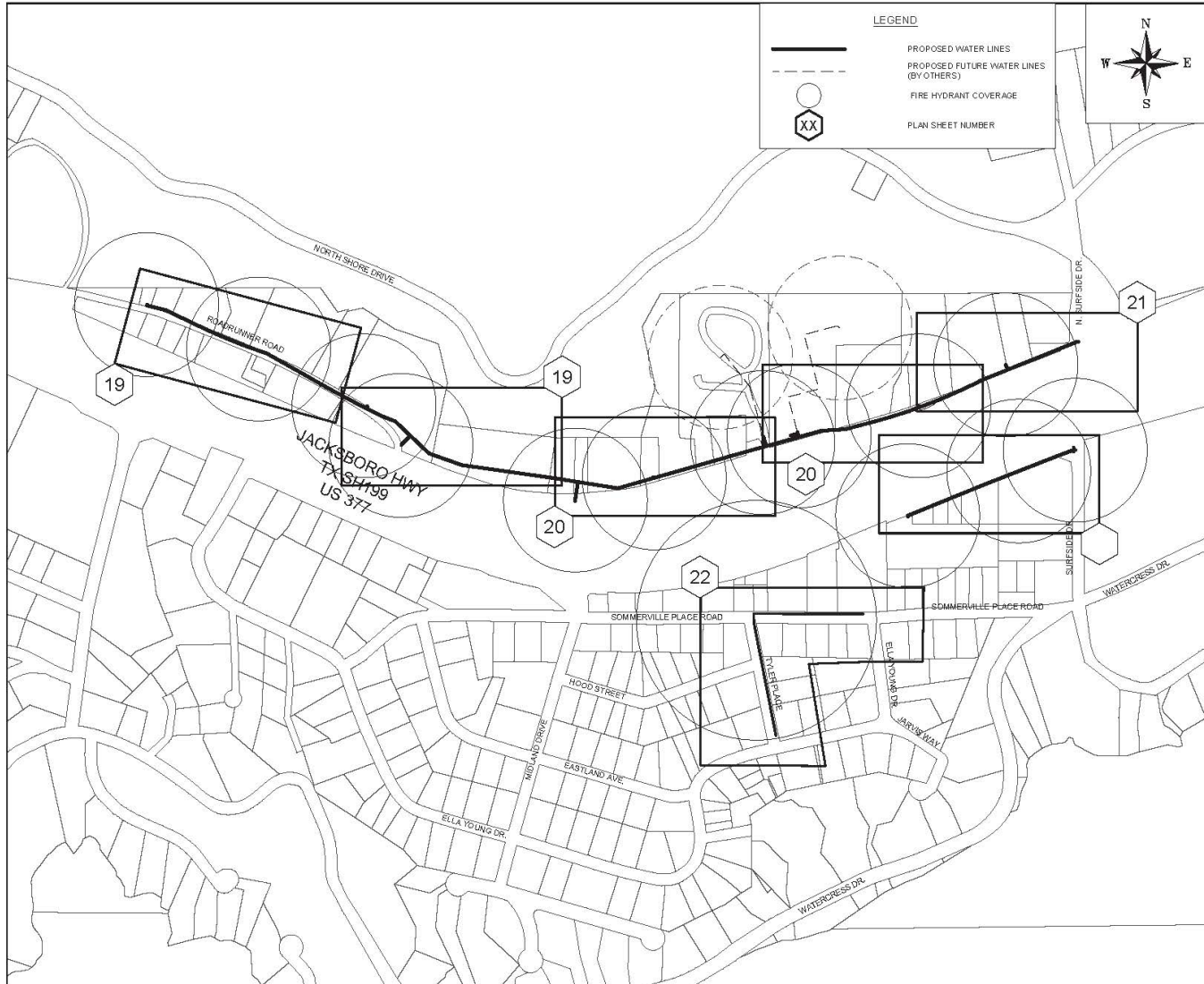
- If you subdivide your property – add additional lots or connections – you will be required to pay front foot assessment fees for water and sewer when it is connected and, the customer pays the tap and impact fees.
- If you are only connecting to property you currently own and occupy and only require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

How are Roadrunner customers impacted?

- 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.

How are Roadrunner customers impacted?

- 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.



Plans for proposed water system layout

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

- Contact 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.
- Hours are 8 a.m.-5 p.m., Monday-Friday.

Will our sewer service be disrupted?

- Sanitary sewer service will be interrupted only when the contractor is switching from the septic system to the gravity line. That should only take a few minutes.
- 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?

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

Will our water be turned off?

- Water will be turned off for 15-30 minutes when service is transferred from the Lakeside water line to the new Fort Worth water 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 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 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

- 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 spring of 2022 to talk about the construction phase.

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 map, and the project summary/frequently asked questions will be linked to this Lakeside Area Water and Sewer Improvements page.

Contacts

Project Manager: Walter Norwood

- 817-392-5026
- Walter.Norwood@FortWorthTexas.gov

Water Applications

- 817-392-8250
- zz WtrDevelopment@FortWorthTexas.gov (underscore between zz and Wtr)
- Water Applications will set up your water account with the City of Fort Worth

Report Emergencies

Water main breaks, sewer backups - 24 hours a day
817-392-4477, Select Option 1

Call Center (non-emergency)

7 am to 7 pm Monday through Friday
817-392-4477
Closed City holidays

Thank you

