
CITY COUNCIL WORK SESSION
TUESDAY, AUGUST 28, 2018
3:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS

FORT WORTH CRIME CONTROL AND PREVENTION DISTRICT BOARD OF DIRECTORS
QUARTERLY MEETING
TUESDAY, AUGUST 28, 2018
IMMEDIATELY FOLLOWING THE CITY COUNCIL WORK SESSION
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS

1. Report of the City Manager - **David Cooke, City Manager**
 - a. Changes to the City Council Agenda
 - b. Upcoming and Recent Events
 - c. Organizational Updates and Employee Recognition(s)
 - d. Informal Reports

[IR 10181](#): Staffing Analysis and Workload Study for Police and Code Compliance Departments
 2. Current Agenda Items - **City Council Members**
 3. Responses to Items Continued from a Previous Week
 4. Presentation on Human Trafficking - **Ken Dean, Police**
 5. Presentation on Towing Request for Proposals - **Jay Chapa, City Manager's Office**
 6. City Council Requests for Future Agenda Items and/or Reports
 7. Executive Session (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) -
SEE ATTACHMENT A
Attachment(s):
[Executive Session Agenda - Attachment A.pdf](#)
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CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT A
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, August 28, 2018

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. Legal Issues regarding the City Council Rules of Procedure;
- b. Legal Issues regarding *Annie Taylor-Curtis and Kerry Hughes v. City of Fort Worth, Texas*, Cause No. 342-272270-14; and
- c. Legal issues regarding any item listed on today's City Council meeting agenda.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.

**CITY COUNCIL AGENDA
FOR THE MEETING AT 7:00 P.M. TUESDAY, AUGUST 28, 2018
CITY COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. INVOCATION – Pastor Clarence Heath, Carter Metropolitan CME Church

**III. PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS
(State of Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.")**

**IV. CONSIDERATION OF MINUTES OF THE CITY COUNCIL WORK SESSION AND
REGULAR MEETING OF AUGUST 28, 2018**

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

VII. CONSENT AGENDA

Items on the Consent Agenda require little or no deliberation by the City Council. Approval of the Consent Agenda authorizes the City Manager, or his designee, to implement each item in accordance with staff recommendations.

A. General - Consent Items

1. [M&C G-19349](#) - Authorize and Approve Amendments to Article 14, Section 5 of the Meet and Confer Agreement Between the City of Fort Worth, Texas and the Fort Worth Police Officers Association, which will Expire on September 30, 2020 (ALL COUNCIL DISTRICTS)
2. [M&C G-19350](#) - Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Grants Operating Other Fund in the Amount of \$35,000.00 for Reimbursements from the Tarrant County College District for Apprenticeship Services Administered by the Fire Department (ALL COUNCIL DISTRICTS)
3. [M&C G-19351](#) - Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Grants Operating Other Fund in the Amount of \$10,000.00 for the Fire Department's Payments from the State of Texas Law Enforcement Officer Standards and Education Account (ALL COUNCIL DISTRICTS)
4. [M&C G-19352](#) - Authorize Acceptance of the Fire Department's Share of the Tarrant County 9-1-1 District's 2018 Public Safety Answering Points Assistance Program in the Amount of \$27,902.50 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
5. [M&C G-19353](#) - Adopt Corrected Appropriation Ordinance in the Amount of \$203,000.00 for an Engineering Services Agreement with Garver for Design and Construction Management Services of the Midfield Redevelopment Improvements – Access Road and Utility Corridor Project at Meacham International Airport (COUNCIL DISTRICT 2)

B. Purchase of Equipment, Materials, and Services - Consent Items

1. [M&C P-12239](#) - Authorize Amendment to the Existing Purchase Agreement for Fire Sprinkler and Suppression Systems Services with Fire & Life Safety America Incorporated for City Departments to Increase the Agreement Amount by \$25,000.00 for a New Annual Amount Up to \$125,000.00 (ALL COUNCIL DISTRICTS)
2. [M&C P-12240](#) - Authorize Execution of a Purchase Agreement with Suez Treatment Solutions Inc., for Deionized Water Service in an Annual Amount Up to \$144,000.00 and Authorize Five Renewal Options for all City Departments (ALL COUNCIL DISTRICTS)
3. [M&C P-12241](#) - Authorize Rejection of All Bids Received for the Lancaster Litter Removal Additional Areas for the Code Compliance Department (COUNCIL DISTRICT 8)
4. [M&C P-12242](#) - Authorize the Purchase of Seven 2019 Ford F-150 Pickup Trucks from RRPFG, LP d/b/a Randall Reed's Prestige Ford in an Amount Up to \$200,500.00 for the Police Department Through the Property Management Department (ALL COUNCIL DISTRICTS)
5. [M&C P-12243](#) - Authorize Execution of a Purchase Agreement with Core & Main, LP for Vault Sewer Access Lids, Frames, Covers and Riser Rings in an Annual Amount Up to \$175,000.00 and Authorize Five Renewal Options for the Water Department (ALL COUNCIL DISTRICTS)
6. [M&C P-12244](#) - Authorize Purchase of Five Fire Trucks from Siddons Martin Emergency Group, LLC in the Amount of \$4,386,499.00 Using a Cooperative Contract for the Fire Department (ALL COUNCIL DISTRICTS)

C. Land - Consent Items - None

D. Planning & Zoning - Consent Items

1. [M&C PZ-3166](#) - Adopt Ordinance Vacating an Alley in Block 22, Ryan and Pruitt Addition Near the Intersection of East Berry Street South and Grove Street, to be Replatted with the Adjoining Property for Additional Parking for the Existing Commercial Development (COUNCIL DISTRICT 9)
2. [M&C PZ-3167](#) - Adopt Ordinance Vacating a Portion of Fisher Street to be Replatted with the Adjoining Property for a New Industrial Development (COUNCIL DISTRICT 8)
3. [M&C PZ-3168](#) - Adopt Ordinance Vacating a Portion of West 13th Street within Downtown for the Burnett Lofts Development (COUNCIL DISTRICT 9)

E. Award of Contract - Consent Items

1. [M&C C-28811](#) - Authorize Execution of a Communications System Agreement

with the City of Saginaw for Participation in the City of Fort Worth's Two-Way Public Safety Radio System at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)

2. [M&C C-28812](#) - Authorize Execution of an Amendment to a Communications System Agreement with the City of Watauga for Expanded Services of the City of Fort Worth's Public Safety Radio System at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)
3. [M&C C-28813](#) - Authorize Execution of Change Order No. 2 to City Secretary Contract No. 48309 with Peachtree Construction, Ltd., in the Amount of \$329,404.80 and the Addition of 290 Calendar Days for a Procedural and Scope Change to Street Segments of 8th Avenue, within the Original Project Limits, Thereby Increasing the Total Contract Amount to \$3,164,133.74 (2014 Bond Program) (COUNCIL DISTRICT 9)
4. [M&C C-28814](#) - Authorize Execution of a Contract with Select Striping, LLC, in the Amount of \$940,678.00 for Concrete Street Restoration along Western Center Boulevard (COUNCIL DISTRICTS 2 and 4)
5. [M&C C-28815](#) - Authorize Execution of a Contract with Klutz Construction, L.L.C., in the Amount of \$2,697,663.00 for Construction of the Lebow Channel Roadway Crossing Replacements Phase 3 – Brennan Avenue, Provide for Project Costs and Contingencies for a Total Project Amount of \$2,949,763.00 (COUNCIL DISTRICT 2)
6. [M&C C-28816](#) - Authorize Execution of Amendment No. 1 to the Professional Services Agreement with 360 Clarus, LLC, (City Secretary Contract No. 47570) in an Amount Up to \$150,000.00 and Additional Time for Hydraulic Modeling Assistance Contract (ALL COUNCIL DISTRICTS)
7. [M&C C-28817](#) - Authorize Execution of an Engineering Agreement with Half Associates, Inc., in the Amount Up to \$300,000.00 for Storm Drain Rehabilitation Program Services (ALL COUNCIL DISTRICTS)
8. [M&C C-28818](#) - Authorize Execution of a Lease Agreement Between the City of Fort Worth and the Tarrant Regional Water District for Approximately 9,422 Square Feet of Space Located at 308 Arthur Street, Fort Worth, Texas, 76107 to be Used by the Fort Worth Police Department as a Police Substation to Serve the West 7th Street Area (COUNCIL DISTRICT 9)
9. [M&C C-28819](#) - Authorize Execution of Contract with Veolia ES Technical Solutions, LLS, in the Amount Not to Exceed \$455,000.00 for Transportation, Disposal and Recycling of Household Hazardous Wastes (ALL COUNCIL DISTRICTS)
10. [M&C C-28820](#) - Authorize Execution of an Interlocal Agreement Concerning Mutual Aid Fire Services with the City of White Settlement (ALL COUNCIL DISTRICTS)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation on Results of the Read Fort Worth Summer Scholars Cohort
2. Presentation of Certificates of Recognition for Fort Worth Police Explorers Competition

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events
2. Recognition of Citizens
3. Approval of Ceremonial Travel

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

XIII. PUBLIC HEARING

1. Conduct Public Hearings on Proposed Fiscal Year 2018-2019 Budget and Proposed 2018 Tax Rate
 - a. Report of City Staff
 - b. Citizen Comments
2. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 76.7 Acres of Land in Denton County, Located North and Along Highway 114, West of I-35 and East of FM 156, Known as Northwest Commerce Park, in the Far North Planning Sector, AX-18-004 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments
3. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 136.90 Acres of Land in Tarrant County, Known as Westpointe, in the Far Northwest Planning Sector, AX-18-001 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments
4. Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 24.78 Acres of Land in Tarrant County, Located North and Along Keller Hicks Road, East of Riverside Drive, and West of Alta Vista Road, in the Far North Planning Sector, AX-18-002 (FUTURE COUNCIL DISTRICT 7)
 - a. Report of City Staff
 - b. Citizen Comments

XIV. REPORT OF THE CITY MANAGER

A. Benefit Hearing

1. [M&C BH-396](#)
 - Conduct Public Benefit Hearing for Fort Worth Public Improvement District No. 18 - Tourism, Approve Fiscal Year 2018-2019 Budget in the Amount of \$4,895,041.00 and Nine-Year Service Plan, and Approve Assessment Roll, Adopt Ordinance Levying Special Assessments for Fiscal Year 2019, and Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District No. 18 Fund for Fiscal Year 2019 (ALL COUNCIL DISTRICTS) (PUBLIC HEARING)
 - a. Report of City Staff

- b. Citizen Presentations
- c. Council Action

B. General

1. [M&C G-19354](#) - Approve the Updated Five Year Service and Assessment Plan for Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) and Adopt Appropriation Ordinance (COUNCIL DISTRICT 3)
2. [M&C G-19355](#) - Approve the Updated Five Year Service and Assessment Plan for Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) and Adopt Appropriation Ordinance (COUNCIL DISTRICT 6)

C. Purchase of Equipment, Materials, and Services

1. [M&C P-12245](#) - Authorize Purchase Agreement for New and Replacement Audio/Visual Hardware, Software, and Technology, Maintenance and Support Services, Installation and Design, and Other Related Camera Equipment from Digital Resources, Inc., Using a Cooperative Contract for a Total Annual Amount Up to \$1,500,000.00 for the Communication and Public Engagement Department (ALL COUNCIL DISTRICTS)

D. Land

1. [M&C L-16136](#) - Authorize Execution of Municipal Services Agreement for the Proposed Owner-Initiated Annexation of Approximately 24.78 Acres of Land in Tarrant County, Located North and on the North Side of Keller Hicks Road, East of Riverside Drive, and West of Alta Vista Road, in the Far North Planning Sector, AX-18-002 (FUTURE COUNCIL DISTRICT 7)
2. [M&C L-16137](#) - Adopt Ordinance for the Owner-Initiated Annexation of Approximately 24.78 Acres of Land in Tarrant County, Located on the North Side of Keller Hicks Road, East of Riverside Drive, and West of Alta Vista Road, in the Far North Planning Sector, AX-18-002 (FUTURE COUNCIL DISTRICT 7)
3. [M&C L-16138](#) - Authorize Acquisition of a Permanent Water-Sewer Facility Easement in 1.909 Acres, a Permanent Water Facility Easement in 0.074 Acres and a Temporary Construction Easement in 0.002 Acres from Property Owned by Will A. Courtney, Trustee of the Cynthia Ann Courtney Trust and the Quintard Peters Courtney III Trust, and Will Allen Courtney, Will Allen Courtney, Jr., Catherine Courtney Schmuck Under the Irrevocable Trust Agreement Dated September 20, 1995, Located in Abstract No. 487, Erasmus H. Elkins Survey, and Abstract No. 777, J.W. Haynes Survey, Tarrant County, Fort Worth, Texas, Also Known as 9200 Wagley Robertson Road, for the Northside II 48-inch Water Transmission Main Project in the Amount of \$231,838.00, and Pay Estimated Closing Costs in the Amount Up to \$3,000.00 for a Total Cost of \$234,838.00 (COUNCIL DISTRICT 7)

E. Planning & Zoning

1. [M&C PZ-3169](#) - Adopt Ordinance Vacating a Portion of Belknap Street, Marshall Street and Juanita Street to be Replatted with the Adjoining Property for a New Multi-Family Development (COUNCIL DISTRICT 9)

F. Award of Contract - None

XV. ZONING HEARING

1. [ZC-18-111](#) - (CD 7) - Marty and Judy Melvin, 3205 Keller Hicks Road; From: Unzoned To: "A-7.5" One-Family 24.78 acres (**Recommended for Approval by the Zoning Commission**)

XVI. CITIZEN PRESENTATIONS

XVII. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) - SEE ATTACHMENT B

XVIII. ADJOURNMENT

According to the City Council Rules of Procedures, individual citizen presentations shall be limited to three minutes, and group presentations shall be limited to six minutes. At the Mayor's discretion, time limits may be reasonably extended.

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT B
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, August 28, 2018

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. Legal Issues regarding the City Council Rules of Procedure;
- b. Legal Issues regarding *Annie Taylor-Curtis and Kerry Hughes v. City of Fort Worth, Texas*, Cause No. 342-272270-14; and
- c. Legal issues regarding any item listed on today's City Council meeting agenda.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.

No Documents for this Section



Updated August 24, 2018

City of Fort Worth
City Council Work Session Agenda Calendar

August 28, 2018

3:00 p.m. City Council Work Session
Fort Worth Crime Control and Prevention District Board of Directors Quarterly Meeting (Immediately Following City Council Work Session)

- o Presentation on Human Trafficking [*Kenneth Dean, Police*]
- o Presentation on City Initiated Towing Request for Proposal [*Jay Chapa, City Manager's Office*]

August 30, 2018 (*Thursday*)

5:30 p.m. Fort Worth Crime Control and Prevention District Board of Directors Quarterly Meeting (Tentative)

September 3, 2018 (*Monday*)

City Hall Closed – Labor Day Holiday

September 4, 2018

Legislative and Intergovernmental Affairs Committee (cancelled)
Housing and Neighborhood Services Committee (cancelled)
City Council Work Session (cancelled)

September 6, 2018 (*Thursday*)

11:00 a.m. Budget Workshop (City Council Conference Room 290)

September 7, 2018 (*Friday*)

11:00 a.m. Budget Workshop (City Council Conference Room 290)



Updated August 24, 2018

City of Fort Worth
City Council Work Session Agenda Calendar

September 11, 2018 **Monthly Zoning Meeting**

11:00 a.m. Legislative and Intergovernmental Affairs Committee

1:00 p.m. Audit Committee (cancelled)

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. City Council Work Session

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]

September 18, 2018

2:00 p.m. Fort Worth Local Development Corporation

Central City Local Government Corporation

(Immediately following the Fort Worth Local Development Corporation)

AllianceAirport Authority

(Immediately following the Central City Local Government Corporation)

Lone Star Local Government Corporation

(Immediately following the AllianceAirport Authority, Inc.)

3:00 p.m. Housing Finance Corporation

4:00 p.m. City Council Work Session

- o Briefing on Approval of FY2019 Dallas Fort Worth International Airport Operating and Revenue Budget [*Chris Poinsatte, Dallas Fort Worth International Airport*]
- o Briefing on Blue Zones Project [*Matt Dufrene, Blue Zones Project*]

September 25, 2018

3:00 p.m. City Council Work Session

- o Briefing on Findings and Recommendations of Texas Military Value Task Force [*Major General Kevin Pottinger, USAF (Retired), Chair, Texas Military Preparedness Commission and Captain Jon Townsend, USN, Commanding Officer, NAS Fort Worth JRB*]
- o Update on City-Wide Volunteer Coordination [*Whitney Rodriguez, Park and Recreation*]
- o Final Report on Neighborhood Empowerment Zone Study [*Fernando Costa, City Manager's Office and Aubrey Thagard, Neighborhood Services*]
- o Presentation on Payday Lending Regulations [*Melinda Ramos, Law*]



Updated August 24, 2018

City of Fort Worth
City Council Work Session Agenda Calendar

October 2, 2018

Legislative and Intergovernmental Affairs Committee (cancelled)
Housing and Neighborhood Services Committee (cancelled)
City Council Work Session (cancelled)
National Night Out

October 9, 2018

Audit Committee (cancelled)
Infrastructure & Transportation Committee (cancelled)
City Council Work Session (cancelled)

October 16, 2018 **Monthly Zoning Meeting**

1:00 p.m. Housing and Neighborhood Services Committee
2:00 p.m. Fort Worth Local Development Corporation
Central City Local Government Corporation
(Immediately following the Fort Worth Local Development Corporation)
AllianceAirport Authority
(Immediately following the Central City Local Government Corporation)
Lone Star Local Government Corporation
(Immediately following the AllianceAirport Authority, Inc.)
3:00 p.m. City Council Work Session

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Review of City Council Calendar for January - December 2019 [*Mary Kayser, City Secretary*]
- o Update on Medical School [*Judy Bernas, TCU and UNTHSC School of Medicine*]

October 23, 2018

1:00 p.m. Audit Committee
3:00 p.m. City Council Work Session



Updated August 24, 2018

*City of Fort Worth
City Council Work Session Agenda Calendar*

October 30, 2018

***2:00 p.m. Special Called Meeting of the Housing and Neighborhood Services
Committee***

3:00 p.m. City Council Work Session

**CITY OF FORT WORTH, TEXAS
CITY COUNCIL WORK SESSION
AUGUST 21, 2018**

Present:

Mayor Betsy Price
Mayor Pro tem Dennis Shingleton, District 7
Council Member Carlos Flores, District 2
Council Member Brian Byrd, District 3
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Kelly Allen Gray, District 8
Council Member Ann Zadeh, District 9

Staff Present:

David Cooke, City Manager
Sarah Fullenwider, City Attorney
Mary J. Kayser, City Secretary

With a quorum of the City Council Members present, Mayor Price called the Fort Worth City Council Work Session to order at 5:04 p.m. on Tuesday, August 21, 2018, in City Council Conference Room 290 of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

1. Report of the City Manager – David Cooke, City Manager

a. Changes to the City Council Agenda

M&C C-28796 will be withdrawn from the agenda and M&C C-28796 (revised) will be considered.

b. Upcoming and Recent Events

There were none.

c. Organizational Updates and Employee Recognition(s)

Council Member Bivens recognized the Fire Department and MedStar personnel that responded to her medical emergency.

d. Informal Reports

1. IR 10179: Procurement of Police-Initiated Towing Services
2. IR 10180: Response to High Grass and Weeds

2. Current Agenda Items - City Council Members

M&C C-28805 – Clarification requested by Council Member Byrd.

3. Responses to Items Continued from a Previous Week

- a. **M&C C-28796 - (COUNCIL DISTRICT 2 – Carlos Flores) - Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Amount of \$53,000.00 in the Water and Sewer Capital Fund for Increased Project Costs for Marine Creek Interceptor Improvements Phase I, Part 2, Located in the Marine Creek Hills Neighborhood (Continued from August 14, 2018 by Staff)** This item will be withdrawn and a revised M&C will be considered.

4. City Council Requests for Future Agenda Items and/or Reports

Council Member Allen Gray - Enforcing laws about not sleeping on and blocking the sidewalks.

Council Member Allen Gray and Council Member Jordan – Times that parks open and close and park lighting.

Council Member Moon – Noise regulation when Commercial backs up to Residential.

5. Executive Session (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)

There being no further business, Mayor Price adjourned the City Council Work Session at 5:54 p. m.

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
AUGUST 21, 2018**

Present:

Mayor Betsy Price
Mayor Pro tem Dennis Shingleton, District 7
Council Member Carlos Flores, District 2
Council Member Brian Byrd, District 3
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Kelly Allen Gray, District 8
Council Member Ann Zadeh, District 9

Staff Present:

David Cooke, City Manager
Sarah Fullenwider, City Attorney
Mary J. Kayser, City Secretary

I. CALL TO ORDER

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 7:02 p.m. on Tuesday, August 21, 2018, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

II. INVOCATION – Council Member Flores

The invocation was provided by Council Member Flores.

III. PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS

The Pledges of Allegiance to the United States of America and the State of Texas were recited.

IV. CONSIDERATION OF THE MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF AUGUST 14, 2018

Motion: Council Member Byrd made a motion, seconded by Council Member Allen Gray, that the minutes of the City Council Work Session and Regular meeting of August 14, 2018, be approved. Motion passed 8-0, one abstention for Council Member Bivens.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

City Manager Cooke requested that Mayor and Council Communications G-19346 be removed from the Consent Agenda for individual consideration.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

City Manager Cooke requested that Mayor and Council Communication C-28796 be withdrawn from the Council Agenda.

VII. CONSENT AGENDA

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Flores, that the Consent Agenda be approved as amended. Motion passed 9-0.

A. General - Consent Items

- 1. M&C G-19343 - Authorize Transfer of \$600,000.00 in Directions Home Funding to Capital Projects in Support of Development of Permanent Supportive Housing and Adopt Appropriation Ordinance Nos. 23321-08-2018 and 23322-08-2018 (ALL COUNCIL DISTRICTS)**
- 2. M&C G-19344 - Adopt Resolution No. 4968-08-2018 Authorizing the City Manager to Sell Shares of American Airlines Stock Received in Bankruptcy Proceeding in Satisfaction of Outstanding Water and Sewer Account Debts (ALL COUNCIL DISTRICTS)**
- 3. M&C G-19345 - Adopt Three Appropriation Ordinance Nos. 23323-08-2018, 23324-08-2018 and 23325-08-2018 in the Collective Amount of \$154,136.60 from TPW Legacy Funds for the Construction of Street Lights in the Diamond Hill Residential Neighborhood as Identified in the 2014 Bond Program (COUNCIL DISTRICT 2)**
- 5. M&C G-19347 - Authorize Application For and, If Awarded, Acceptance of the Fiscal Year 2018 Homeland Security Grant from the State of Texas, Office of the Governor, Up to the Amount of \$2,906,202.00, Approve Execution of All Applicable Grant Contracts, Adopt Resolution No. 4969-08-2018 and Adopt Appropriation Ordinance No. 22326-08-2018 (ALL COUNCIL DISTRICTS)**

Ms. Amanda Abbood, 9548 Sinclair Street, completed an undecided comment card relative to Mayor and Council Communication G-19347.

B. Purchase of Equipment, Materials, and Services - Consent Items

- 1. M&C P-12237 - Authorize Purchase of Ten Dodge Ram 1500 Pickup Trucks from Grapevine DCJ, LLC, and Eight Chevrolet Silverado 1500 Pickup Trucks from Caldwell Country Chevrolet, LLC d/b/a Caldwell Country Chevrolet, for a Total Amount Up to \$509,510.00 for Various Departments Through the Property Management Department (ALL COUNCIL DISTRICTS)**

2. **M&C P-12238 - Authorize Cooperative Agreement with The Olson Group, Ltd., for the Enhancement of the Threat and Hazard Identification Risk Assessment and the Stakeholder Preparedness Review in an Amount of \$165,501.00 for the Fire Department (ALL COUNCIL DISTRICTS)**

E. Award of Contract - Consent Items

1. **M&C C-28801 - Authorize Execution of a Communications System Agreement with Ellis County for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**
2. **M&C C-28802 - Authorize Agreement for Consumer Healthcare Tools and Support for the Human Resources Department with Life Account LLC d/b/a/ Compass Professional Health Services, for an Amount up to \$397,000.00 Per Year for an Initial Three Year Term (ALL COUNCIL DISTRICTS)**
3. **M&C C-28803 - Authorize Execution of Amendment No.1 to an Engineering Services Agreement, City Secretary Contract No. 49257 with Stantec Consulting Services, Inc., to Add the Intersection of North Tarrant Parkway/Harmon Road/US 287 (COUNCIL DISTRICTS 2 and 7)**
4. **M&C C-28804 - Authorize Execution of Change Order No. 2 to City Secretary Contract No. 50315 with Northstar Construction, LLC, in the Amount of \$97,316.60 and an Additional 45 Calendar Days to the Original Contract Time for the Construction of Pedestrian Sidewalks Improvements along John T. White Road from Anderson Boulevard to Cooks Lane (COUNCIL DISTRICT 5)**
5. **M&C C-28805 - Authorize Execution of Engineering Services Agreement with Freese and Nichols, Inc., in the Amount of \$300,000.00 with One Renewal Option for Program Prioritization Assignments (ALL COUNCIL DISTRICTS)**
6. **M&C C-28806 - Authorize Execution of Change Order No. 2 to City Secretary Contract No. 49838 with McClendon Construction Co., Inc., in the Amount of \$108,966.50 for Trail Drive Extension (COUNCIL DISTRICT 9)**
7. **M&C C-28807 - Authorize Execution of Engineering Services Agreements with Four Individual Companies Each in an Amount Not to Exceed \$500,000.00 per Agreement for Engineering and Design Services for Transportation Improvements (ALL COUNCIL DISTRICTS)**

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. Notice of Claims for Alleged Damages and/or Injuries

End of Consent Agenda.

A. General – Removed from Consent Agenda

- 4. M&C G-19346 - Authorize Acceptance of an Additional Award in the Amount of \$75,679.54 in Fiscal Year 2016 Homeland Security Grant Program Funds from the United States Department of Homeland Security Through the State of Texas, Office of the Governor, Authorize Execution of Related Documents, and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)**

Mr. Isaiah Smith, P.O. Box 163113, appeared before Council undecided relative to Mayor and Council Communication G-19346.

Motion: Council Member Jordan made a motion, seconded by Council Member Zadeh, that Mayor and Council Communication G-19346 be approved and Appropriation Ordinance No. 23327-08-2018 be adopted. Motion passed 9-0.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

There were no special presentations, introductions, etc.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price and Council Members Flores, Bivens, and Allen Gray announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

There were no recognition of citizens.

3. Approval of Ceremonial Travel

There was no ceremonial travel.

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

Motion: Council Member Byrd made a motion, seconded by Council Member Jordan, that Mr. Kenneth Jones be appointed to Place 3 on the Board of Adjustment - Residential, effective August 21, 2018, and with a term expiring October 1, 2019. Motion passed 9-0.

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that Ms. Kay Friedman be appointed to Place 6 on the Board of Adjustment – Commercial and the Fort Worth Alliance Airport Board of Adjustment, effective August 21, 2018, and with a term expiring October 1, 2020. Motion passed 9-0.

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

There were no presentations and/or communication from boards, commissions, and/or City Council committees.

XIII. REPORT OF THE CITY MANAGER

A. Benefit Hearing

- 1. M&C BH-386 - Conduct Public Benefit Hearing Regarding the Proposed Fiscal Year 2018-2019 Budget, Nine-Year Service Plan, and Assessment for the Public Improvement District No. 18, Tourism (ALL COUNCIL DISTRICTS) (PUBLIC HEARING)**

Mayor Price opened the public hearing.

a. Report of City Staff

Ms. Angela Estrada, Budget and Performance Office, appeared before Council and provided a staff report.

b. Citizen Presentations

There were no Citizen Presentations.

c. Council Action

Motion: Council Member Bivens made a motion, seconded by Mayor Pro tem Shingleton, that the public hearing be closed and Mayor and Council Communication BH-386 be approved, which provides for the filing of the assessment roll and setting the final benefit hearing for August 28, 2018. Motion passed 9-0.

City Secretary Kayser read the following:

Conduct Public Hearings for Mayor and Council Communications BH-387 through BH-395; approving the PIDs' plans of service and budgets, the assessment rolls and ordinances levying assessments for the 2018 tax year; the funding ordinances for the PIDs, and execution of management agreements:

- Public Improvement District No. 1, Downtown;
- Public Improvement District No. 6, Park Glen;
- Public Improvement District No. 7, Heritage;
- Public Improvement District No. 8, Camp Bowie;
- Public Improvement District No. 11, Stockyards;
- Public Improvement District No. 12, Chapel Hill;
- Public Improvement District No. 14, Trinity Bluff;
- Public Improvement District No. 15, Sun Valley;
- Public Improvement District No. 19, Historic Camp Bowie

Mayor Price opened the public hearing.

2. **M&C BH-387 - Conduct Public Benefit Hearing for Public Improvement District 1 - Downtown, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$3,113,039.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.115 Per Each \$100.00 of Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 1 - Downtown Fund in the Amount of \$3,054,454.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$58,585.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of an Agreement with Downtown Fort Worth, Inc., in the Amount of \$315,050.00 to Manage the PID (COUNCIL DISTRICT 9) (PUBLIC HEARING)**

- 3. M&C BH-388 - Conduct Public Benefit Hearing for Public Improvement District 6 - Park Glen, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$1,911,657.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.165 Per Each \$100.00 of Residential Property Value and \$0.035 Per Each \$100.00 of Commercial Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 6 - Park Glen Fund in the Amount of \$1,774,599.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$137,058.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of Agreement with FirstService Residential Texas, Inc. in the Amount of \$127,924.00 to Manage the District (COUNCIL DISTRICT 4) (PUBLIC HEARING)**

- 4. M&C BH-389 - Conduct Public Benefit Hearing for Public Improvement District 7 - Heritage, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$2,357,597.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.20 Per Each \$100.00 of Residential Property Value and \$0.11 Per Each \$100.00 of Commercial Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 7 - Heritage Fund in the Amount of \$2,176,615.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$180,982.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of Agreement with FirstService Residential Texas, Inc., in the Amount of \$127,424.00 to Manage the District (COUNCIL DISTRICTS 4 and 7) (PUBLIC HEARING)**

- 5. M&C BH-390 - Conduct Public Benefit Hearing for Public Improvement District 8 - Camp Bowie, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$197,800.00 Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.00 Per Each \$100.00 of Property Value, Adopt Ordinance Increasing Appropriations in the Fort Worth Public Improvement District 8 - Camp Bowie Fund in the Amount of \$197,800.00 and Reducing the Unaudited, Unassigned Fund Balance by the Same Amount, and Authorize Transfer of \$197,800.00 from the Fort Worth Public Improvement District 8 - Camp Bowie Fund to the Fort Worth Public Improvement District 19 - Historic Camp Bowie Fund (COUNCIL DISTRICTS 3 and 7) (PUBLIC HEARING)**

- 6. M&C BH-391 - Conduct Public Benefit Hearing for Public Improvement District 11 - Stockyards, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$119,558.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.12 Per Each \$100.00 of Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 11 – Stockyards Fund in the Amount of \$98,203.00, from Available Funds, and (2) Increasing Appropriations in the Fund in the Amount of \$21,355.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of an Agreement with Stockyards Preservation Foundation of Fort Worth, Inc., in the Amount of \$16,858.00 to Manage the District (COUNCIL DISTRICT 2) (PUBLIC HEARING)**
- 7. M&C BH-392 - Conduct Public Benefit Hearing for Public Improvement District 12 - Chapel Hill, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$64,428.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.18 Per Each \$100.00 of Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 12 - Chapel Hill Fund in the Amount of \$62,786.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$1,642.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of Agreement with RTI Community Management Associates, Inc., in the Amount of \$8,160.00 to Manage the District (COUNCIL DISTRICT 7) (PUBLIC HEARING)**
- 8. M&C BH-393 - Conduct Public Benefit Hearing for Public Improvement District 14 - Trinity Bluff, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$69,535.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.10 Per Each \$100.00 of Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 14 - Trinity Bluff Fund in the Amount of \$67,535.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$2,000.00 and Reducing Fund Balance by the same Amount, and Authorize Execution of Agreement with Downtown Fort Worth, Inc., in the Amount of \$11,125.00 to Manage the District (COUNCIL DISTRICT 9) (PUBLIC HEARING)**

9. **M&C BH-394 - Conduct Public Benefit Hearing for Public Improvement District 15 - Sun Valley, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$102,800.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.26 Per Each \$100 of Property Value, Adopt Ordinance (1) Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 15 - Sun Valley Fund in the Amount of \$92,441.00, from Available Funds, and (2) Increasing Appropriations in that Fund in the Amount of \$10,359.00 and Reducing Fund Balance by the Same Amount, and Authorize Execution of an Agreement with Orasi Development, LLC, in the Amount of \$10,200.00 to Manage the District (COUNCIL DISTRICT 5) (PUBLIC HEARING)**

10. **M&C BH-395 - Conduct Public Benefit Hearing for Public Improvement District 19 - Historic Camp Bowie, Approve Fiscal Year 2018-2019 Budget and Five-Year Service Plan in the Amount of \$604,730.00, Approve Tax Year 2018 Assessment Roll, Adopt Ordinance Levying Special Assessments for the 2018 Tax Year at a Rate of \$0.10 Per Each \$100.00 of Property Value, Adopt Ordinance Increasing Estimated Receipts and Appropriations in the Fort Worth Public Improvement District 19 - Historic Camp Bowie Fund in the Amount of \$604,730.00; and Authorize Execution of an Agreement with Camp Bowie District, Inc., in the Amount of \$95,619.00 to Manage the District (COUNCIL DISTRICTS 3 and 7) (PUBLIC HEARING)**

a. Report of City Staff

Ms. Angela Estrada, Budget and Performance Office, appeared before Council and provided a staff report.

b. Citizen Presentations

Ms. Amanda Abbood, 9548 Sinclair Street, completed a comment card in opposition to Mayor and Council Communication BH-389.

Mr. Wade Chappell, 6329 Klamath Road, appeared before Council in support of Mayor and Council Communication BH-390.

Mr. James Tiner, 353 Canadian Lane, Burleson, Texas, appeared before Council in opposition to Mayor and Council Communication BH-394.

c. Council Action

Motion: Council Member Moon made a motion, seconded by Council Member Bivens, that the public hearings be closed for Mayor and Council Communications BH-387 through BH-395, which provide for final plans of service, budgets, assessment rolls, special assessments, and management agreements for each identified district, with the following change to BH-389 for PID 7: reduce the special assessment on residential property from \$.20 to \$.19 per \$100.00 of value and have staff bring back a revised appropriation ordinance for PID 7 using addition fund balance to keep the total annual budget the same:

<u>Mayor and Council Communication Nos.</u>	<u>Levy Assesment Ordinance Nos.</u>	<u>Appropriation Ordinance Nos.</u>
BH-387	23328-08-2018	23329-08-2018
BH-388	23330-08-2018	23331-08-2018
BH-389	23332-08-2018	23349-08-2018
BH-390	23333-08-2018	23334-08-2018
BH-391	23335-08-2018	23336-08-2018
BH-392	23337-08-2018	23338-08-2018
BH-393	23339-08-2018	23340-08-2018
BH-394	23341-08-2018	23342-08-2018
BH-395	23343-08-2018	23344-08-2018

Motion passed 9-0.

B. General

1. M&C G-19348 - Conduct Public Hearing and Adopt Ordinance Concerning Renewal of the Riverside Neighborhood Empowerment Reinvestment Zone No. 11 (COUNCIL DISTRICTS 4 and 8) (PUBLIC HEARING)

a. Report of City Staff

Ms. Sarah Odle, Neighborhood Services Department, appeared before Council and provided a staff report.

b. Citizen Presentations

There were no Citizen Presentations.

c. Council Action

Motion: Council Member Allen Gray made a motion, seconded by Council Member Moon, that the public hearing be closed, Mayor and Council Communication G-19348 be approved and Ordinance No. 23345-08-2018 be adopted. Motion passed 9-0.

F. Award of Contract

- 1. M&C C-28796 - Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Amount of \$53,000.00 in the Water and Sewer Capital Fund for Increased Project Costs for Marine Creek Interceptor Improvements Phase I, Part 2, Located in the Marine Creek Hills Neighborhood (COUNCIL DISTRICT 2) (Continued from a Previous Meeting)**

It was the consensus of the City Council that Mayor and Council Communication C-28796 be withdrawn from the Council Agenda.

- 2. M&C C-28796 - (Revised) Authorize Execution of Change Order No. 2 to City Secretary Contract No. 49934 with PM Construction & Rehab, L.P. in the Amount of \$53,000.00 for Increased Project Costs for Marine Creek Interceptor Improvements Phase I, Part 2, Located in the Marine Creek Hills Neighborhood and Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Amount of \$53,000.00 in the Water and Sewer Capital Fund for Increased Project Costs for Marine Creek Interceptor Improvements Phase I, Part 2, Located in the Marine Creek Hills Neighborhood (COUNCIL DISTRICT 2)**

Motion: Council Member Flores made a motion, seconded by Mayor Pro tem Shingleton, that Mayor and Council Communication C-28796 Revised be approved and Appropriation Ordinance No. 23346-08-2018 be adopted. Motion passed 9-0.

- 3. M&C C-28808 - Authorize Execution of a Five-Year Tax Abatement Agreement with Shaban Real Estate Holdings, LLC for the Rehabilitation and Expansion of a Commercial Shopping Center Located at 6607, 6609 and 6611 E. Lancaster in the Historic Handley Neighborhood Empowerment Zone (COUNCIL DISTRICT 5)**

The following individuals completed speaker cards in support of Mayor and Council Communication C-28808 and were recognized by Mayor Price but did not wish to address Council:

Mr. Paul Kerpoe, 6717 Craig Street
Ms. Angela Goodwin, 3105 Proctor Street
Mr. Jim Rutherford, 6731 Bridge Street LB #123

Motion: Council Member Bivens made a motion, seconded by Council Member Zadeh, that Mayor and Council Communication C-28808 be approved. Motion passed 9-0.

- 4. M&C C-28809 - Authorize Execution of the Second and Final Renewal of City Secretary Contract No. 47996 in an Amount Up to \$2,000,000.00 with Woody Contractors, Inc., for the Citywide Storm Drain Improvements Contract and Provide for Contingencies, Construction Management, Surveying, Inspection and Material Testing for a Total Project Amount of \$6,568,100.00 (ALL COUNCIL DISTRICTS)**

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication C-28809 be approved. Motion passed 9-0.

- 5. M&C C-28810 - Authorize Application For and Acceptance of, If Awarded, Grants from the Texas Department of Transportation in an Amount Up to \$4,331,700.00 for the Construction of the East Side Taxiway Improvements Project at Fort Worth Spinks Airport, Authorize Use of Mineral Lease Revenue and Transfer of Funds for the City's Grant Match in an Amount Up to \$481,300.00, Adopt Resolution Providing for Same, and Adopt Appropriation Ordinances (COUNCIL DISTRICT 6)**

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that Mayor and Council Communication C-28810 be approved and Resolution No. 4970-08-2018 and Appropriation Ordinance Nos. 23347-08-2018 and 23348-08-2018 be adopted. Motion passed 9-0.

XIV. PUBLIC HEARING

- 1. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 136.90 Acres of Land in Tarrant County, Known as Westpointe, in the Far Northwest Planning Sector, AX-18-001 (FUTURE COUNCIL DISTRICT 7)**

Mayor Price opened the public hearing.

- a. Report of City Staff**

Ms. Dana Burghdoff, Planning and Development Department appeared before Council and gave a staff report.

- b. Citizen Comments**

Mr. Don Allen, 3045 Lackland Road, completed a speaker card in support of the proposed owner-initiated annexation and was recognized by Mayor Price but did not wish to address Council.

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Jordan, that the public hearing be closed. Motion passed 9-0.

2. First Public Hearing for Proposed Owner-Initiated Annexation of Approximately 280.6 Acres of Land in Tarrant County, Known as Hulen Trails, in the Far Southwest Planning Sector, AX-18-003 (FUTURE COUNCIL DISTRICT 6)

Mayor Price opened the public hearing.

a. Report of City Staff

Ms. Dana Burghdoff, Planning and Development Department appeared before Council and gave a staff report.

b. Citizen Comments

There were no citizen comments.

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that the public hearing be closed. Motion passed 9-0.

XV. CITIZEN PRESENTATIONS

The following individuals appeared before Council relative to police initiated towing:

Mr. Matthew Bobo, 4916 Camp Bowie
Mr. Chris Akers, 205 South Commercial
Mr. Rhonda Height, 708 Katy Road
Mr. J.D. Thomas, 2255 South Riverside Drive
Mr. James Bennett, 4450 East South Loop 820 South

Mr. Kenneth Bowens, 5601 Bridge Street, Suite 300, appeared before Council relative to bringing back professional indoor football in 2020 and provided handouts.

Mr. Charleston White, 1012 Fairweather Drive, appeared before Council relative to the STD health crisis.

XVI. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)

XVII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 8:10 p.m.

No Documents for this Section

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 1

**SUBJECT: STAFFING ANALYSIS AND WORKLOAD STUDY FOR POLICE AND CODE COMPLIANCE DEPARTMENTS**

In February 2018 a contract was awarded to Matrix Consulting Group, LTD to conduct an objective and systematic staffing analysis and deployment study of the Police and Code Compliance Departments. The contract was amended in May to include a review of police oversight approaches. Phases of the study are being reviewed and the study will be completed in October. A final report will be issued in late fall and will be used to inform future budget cycles.

The studies included all divisions in both departments. The Matrix team spent significant time on-site interviewing various staff in order to develop an understanding of both departments, their unique characteristics, service levels and issues. Data were collected across every service area in order to enable extensive and objective analysis. The process has been iterative and interactive. Throughout the process, the consultants reviewed findings with the pertinent department.

The scope of the police study focused on three areas of analysis in order to provide the department with strategies to plan for and adapt to the city's growth.

- Current operations and services for all police department functions, including analysis of workloads, staffing needs, scheduling and deployment
- Operations management, which examined current management techniques, and identified opportunities for improvement based on best practices
- Projected service demands and personnel needs based on estimated growth and development in Fort Worth over the next ten years, including recommended staffing levels as well as forecast for key workload drivers, such as crime, population, and calls for service levels.

Matrix is presently conducting the comparative and functional assessment of police oversight. They will be examining the range of police oversight approaches in Texas and in other large cities, and will identify the advantages and disadvantages to each of the identified approaches as we look at potential options for Fort Worth.

The scope of the Code Compliance study focused on determining current and projected staffing needs. Organizational structure was compared, as well as certain operational and service delivery areas, against best practice and approaches typically seen in other municipal organizations.

The workload planning model used by Matrix to project service demands and staffing needs will be provided upon completion of the study, enabling for adjustments to be made in the future as growth trajectories shift.

If you have any questions, please contact Lynda Johnson, Performance & Budget Director, at 817-392-6222.

David Cooke
City Manager

No Documents for this Section

No Documents for this Section

No Documents for this Section

CITY COUNCIL MEETING

Tuesday, August 28, 2018

RISK MANAGEMENT REPORTING PERIOD 8/15/2018 – 8/21/2018

Claims listed on this report have been received in the Risk Management Division claims office and either have been or will be thoroughly investigated. The decision whether or not to accept liability is predicated on applicable provisions of the Texas Tort Claims Act. If any claimant contacts you, please refer them to Mark Barta ext. 7790 or Sophia Gatewood ext. 7784. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
McPherson Ranch HOA	8/17/2018	8/13/2018	Timberline Blvd	General Liability	Sprinkler Damage	TPW	No	No
Goodrum, Leo A.	8/17/2018	6/12/2018	Birchman Street	General Liability	Landscape Damage	PACS	No	No

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 1



**First Public Hearing for Proposed Owner-Initiated Annexation of
Approximately 76.7 Acres of Land in Denton County, Located North and
Along Highway 114, West of I-35 and East of FM 156, Known as
Northwest Commerce Park, in the Far North Planning Sector, AX-18-004
(FUTURE COUNCIL DISTRICT 7)**

Stream Realty Acquisition, LLC has submitted an application for full-purpose annexation of 76.7 acres of land in Denton County north and along Highway 114, west of I-35 and east of FM 156. The proposed annexation area contains mostly vacant land with one gas pad site. The property is proposed for industrial type development, and the proposed zoning is "K" Heavy Industrial. Upon annexation, the area will become part of Council District 7 and is depicted in Exhibit A.

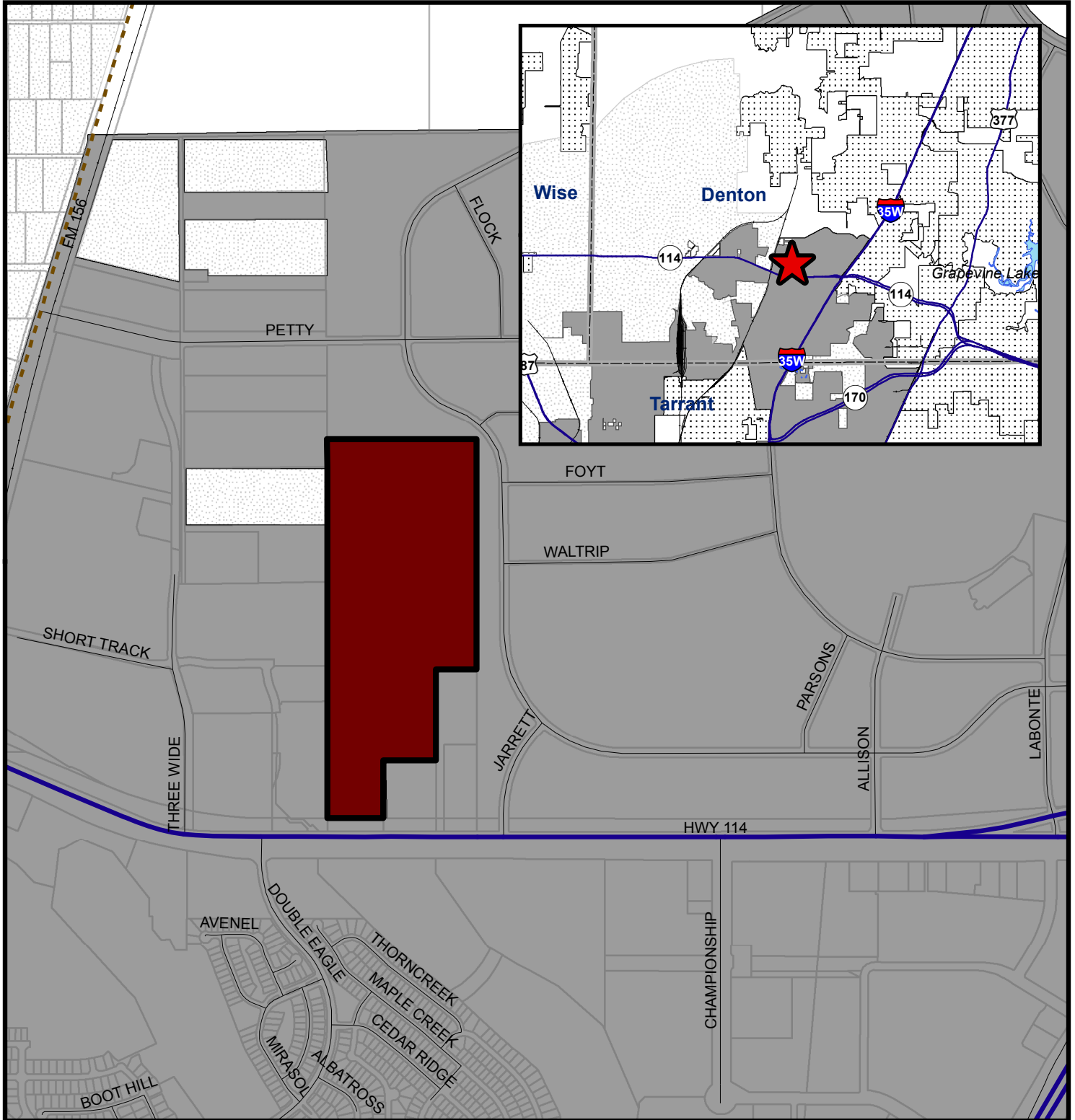
With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area is scheduled for August 28, 2018. The second public hearing is scheduled for September 11, 2018. On September 11, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on August 28 is to close the public hearing after receiving public comments.





Attachments (2)

Annexation AX-18-004

Addition of approximately 76.7 Acres to become part of Council District 7



Legend

-  Annexation Area
-  Fort Worth City Limit (Full Purpose)
-  Fort Worth City Limit (Limited Purpose)
-  Adjacent Cities

0 500 1,000 2,000 Feet

1:14,000



Planning & Development Department
7/11/2018

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MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND ROANOKE RANCH & INVESTMENT, L.P.

This Municipal Services Agreement ("Agreement") is entered into on 20th day of July, 2018 by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and Roanoke Ranch & Investment, L.P. ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Denton County, Texas, which consists of approximately 76.713 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-004 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be

accomplished through any means permitted by law. For purposes of this Agreement, “full municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) – The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures. Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue

to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal

bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** Except as provided in Section 15, this Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

**ROANOKE RANCH &
INVESTMENT, L.P.**
[Signature block of entity, if applicable]

By: _____
Jesus "Jay" Chapa
Assistant City Manager

By: Jean Christine Thompson
Name: Jean Christine Thompson
Title: Limited Partner

Approved as to Form and Legality:

Senior Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:
M&C _____
Ordinance No. _____

DRAFT

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Jesus "Jay" Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

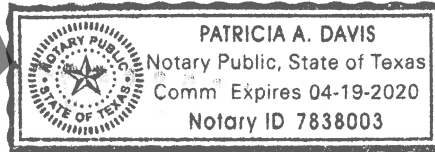
Notary Public, State of Texas

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 20th day of July, 2018
by Jean Christine Thompson of [Name of individual signing, title (if any)]
on behalf of said Roanoke Ranch # Investments LP [insert name of company or individual where
applicable].

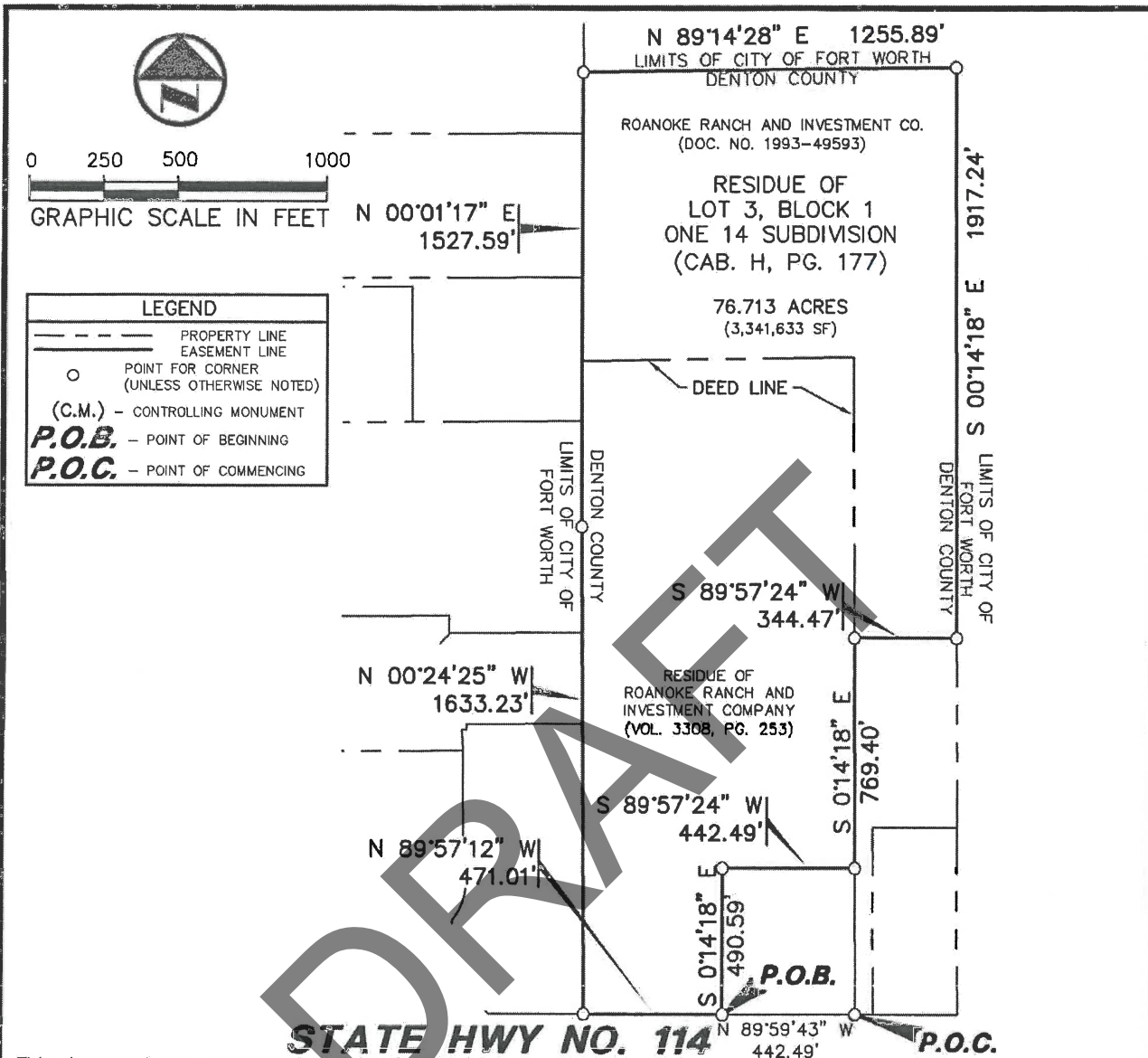
By: Patricia A. Davis

Notary Public, State of Texas



After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A

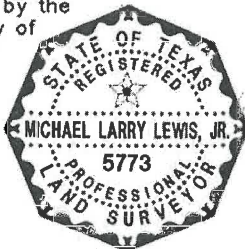


This document was prepared under 22 TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which this was prepared.

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on January 31, 2018 with a combined scale factor of 1.000150630.

[Signature]
 Michael Larry Lewis, Jr.
 Registered Professional
 Land Surveyor No. 5773
 Date 7/19/18



Pacheco Koch 6100 WESTERN PLACE, SUITE 1001
 FORT WORTH, TX 76107 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

EXHIBIT 'A'
 PART OF LOT 3, BLOCK 1
 ONE 14 SUBDIVISION
 JAMES SMITH SURVEY, ABSTRACT NO. 1149,
 DENTON COUNTY, TEXAS

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DRI	RMT/MLL	1"=500'	07/09/2018	1597-18.052

EXHIBIT A

Part of Lot 3, Block 1, One 14 Subdivision
James Smith Survey, Abstract No. 1149
Denton County, Texas

DESCRIPTION, of a 76.713 acre tract of land situated in the James Smith Survey, Abstract No. 1149, Denton County, Texas; said tract being the residue of Lot 3, Block 1, One 14 Subdivision, an addition to Denton County, Texas according to the plat recorded in Cabinet H, Page 177 of the Plat Records of Denton County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Roanoke Ranch and Investment Co. recorded in Document Number 1993-49593 of the Deed Records of Denton County, Texas; and being a part of that tract of land described in Warranty Deed to Roanoke Ranch and Investment Company recorded in Volume 3308, Page 253 of the Deed Records of Denton County, Texas; said 76.713 acre tract being more particularly described as follows:

COMMENCING, at the southeast corner of Lot 4, Block 1, One 14 Subdivision, an addition to the City of Fort Worth, Texas according to the plat recorded in Document Number 2010-80 of said Plat Records; said point being in the north right-of-way line of State Highway No. 114 (a variable width right-of-way);

THENCE, North 89 degrees, 59 minutes, 43 seconds West, along the said north line of State Highway No. 114, a distance of 442.49 feet to a point at the southwest corner of said Lot 4; said point being in an east line of said Lot 3 and the **POINT OF BEGINNING** of this tract of land;

THENCE, North 89 degrees, 57 minutes, 12 seconds West, continuing along the said north line of State Highway No. 114, a distance of 471.01 feet to a point for corner in the west line of said Lot 3; said point being the southeast corner of that tract of land described in Special Warranty Deed to Double Eagle All Storage, LLC recorded in Document Number 2017-153574 of the Official Records of Denton County, Texas;

THENCE, North 00 degrees, 24 minutes, 25 seconds West, departing the said north line of State Highway No. 114 and with the said west line of Lot 3, a distance of 1,633.23 feet to an angle point;

THENCE, North 00 degrees, 01 minutes, 17 seconds East, continuing with the said west line of Lot 3, a distance of 1,527.59 feet to a for corner at the northwest corner of said Lot 3; said point being in a south line of Texas Motor Speedway, an addition to the City of Fort Worth, Texas according to the plat recorded in Cabinet V, Page 493 of said Plat Records;

THENCE, North 89 degrees, 14 minutes, 28 seconds East, with the north line of said Lot 3, a distance of 1,255.89 feet to a point for corner at the northeast corner of said Lot 3; said point being in a west line of said Texas Motor Speedway;

THENCE, South 00 degrees, 14 minutes, 18 seconds East, with the east line of said Lot 3, a distance of 1,917.24 feet to a point for corner at the most easterly southeast corner of said Lot 3; said point being the northeast corner of Lot 2R of said Block 1 of plat recorded in said Cabinet H, Page 177;

THENCE, South 89 degrees, 57 minutes, 24 seconds West, a distance of 344.47 feet to a point for an inner ell corner in the south line of said Lot 3; said point being the northwest corner of said Lot 2R;

THENCE, South 00 degrees, 14 minutes, 18 seconds East, with an east line of said Lot 3, a distance

of 769.40 feet to a point for corner; said point being the northeast corner of said Lot 4;

THENCE, South 89 degrees, 57 minutes, 24 seconds West, with a south line of said Lot 3, a distance of 442.49 feet to a point for corner; said point being the northwest corner of said Lot 4;

THENCE, South 00 degrees, 14 minutes, 18 seconds East, with an east line of said Lot 3 and the west line of said Lot 4, a distance of 490.59 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,341,633 square feet or 76.713 acres of land, more or less.

DRAFT

To the Mayor and Members of the City Council

August 28, 2018

Page 1 of 1



Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 136.90 Acres of Land in Tarrant County, Known as Westpointe, in the Far Northwest Planning Sector, AX-18-001 (FUTURE COUNCIL DISTRICT 7)

Boaz Holdings Limited Partnership has submitted an application for full-purpose annexation of 136.90 acres of land in Tarrant County, north of West Bailey Boswell, south of Park Drive, and east of Boat Club Road. The proposed annexation area contains vacant land. The property is anticipated to be developed as 427 Single-Family Detached Lots, 3 Commercial Lots and 11 Private Open Space Lots. Upon annexation, the area will become part of Council District 7 and is depicted in Exhibit A.

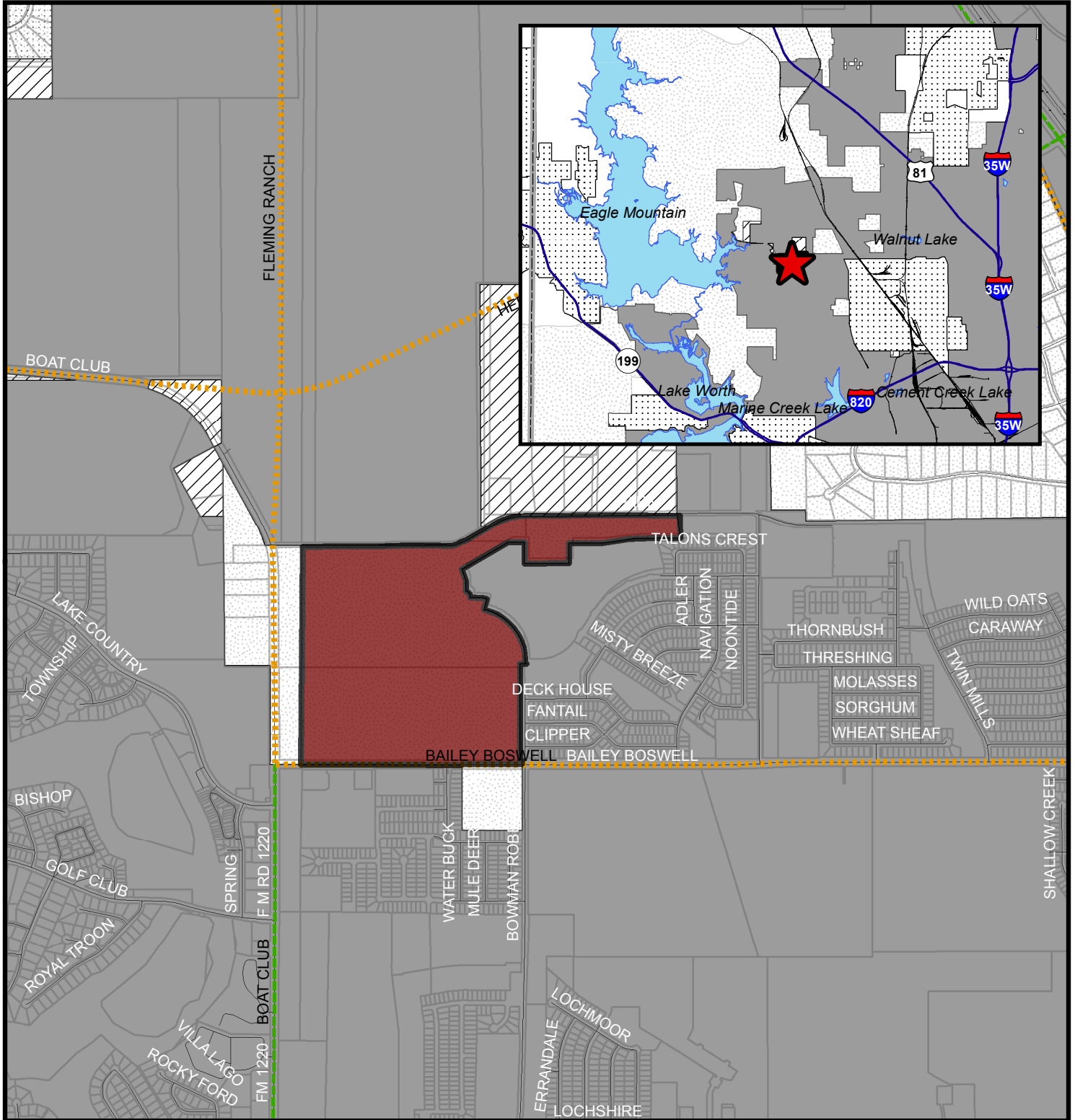
With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area was held on August 21, 2018. The second public hearing is scheduled for August 28, 2018. On September 11, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on August 28 is to close the public hearing after receiving public comments.





Attachments (2)

Annexation AX-18-001

Addition of approximately 136.90 Acres to become part of Council District 7



Legend

-  Annexation Area
-  Fort Worth City Limit (Full Purpose)
-  Fort Worth City Limit (Limited Purpose)
-  Adjacent Cities



1:18,000



Planning & Development Department
5/04/2018

COPYRIGHT 2018 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

**MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND BOAZ HOLDINGS, LP**

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and Boaz Holdings, LP ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns certain parcels of land situated in Tarrant, Texas, which consists of approximately 136.90 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-001 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services - The City’s Fire Department and MedStar will provide emergency medical services.
 - iv. Planning, Zoning, and Building – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Publicly Owned Parks, Facilities, and Buildings
 1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - vii. Streets - The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - viii. Water and Wastewater
 1. Existing, occupied homes that are using water-well and on-site sewer facilities on the effective date of annexation may continue to use the same. If a property owner desires to connect to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City’s cost for each occupied lot or tract in accordance with the City’s “Policy for the Installation of Community Facilities” and applicable law. Once connected to the City’s water and sanitary

sewer mains, the water and sanitary sewage service will be provided by the City at rates establish by City ordinances for such service.

2. New homes will be required to connect to the City's water and sewer system at the owner's expense.
 - ix. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - x. Code Compliance – The City's Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property.
- b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
9. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
10. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
11. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

14. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

BOAZ HOLDINGS, LP

By: _____
Jay Chapa
Assistant City Manager

By: William Boaz
Name: William Boaz
Title: Member

Approved as to Form and Legality:

Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the ____ day of _____, 20____, by Jay Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal corporation, on behalf of said corporation.

By: _____

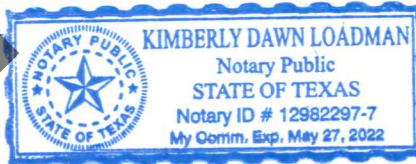
Notary Public, State of Texas

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the 18 day of July, 2018, by William Boaz, Member of [Name of individual signing, title (if any)] on behalf of said Boaz Holdings LP [insert name of company or individual where applicable].

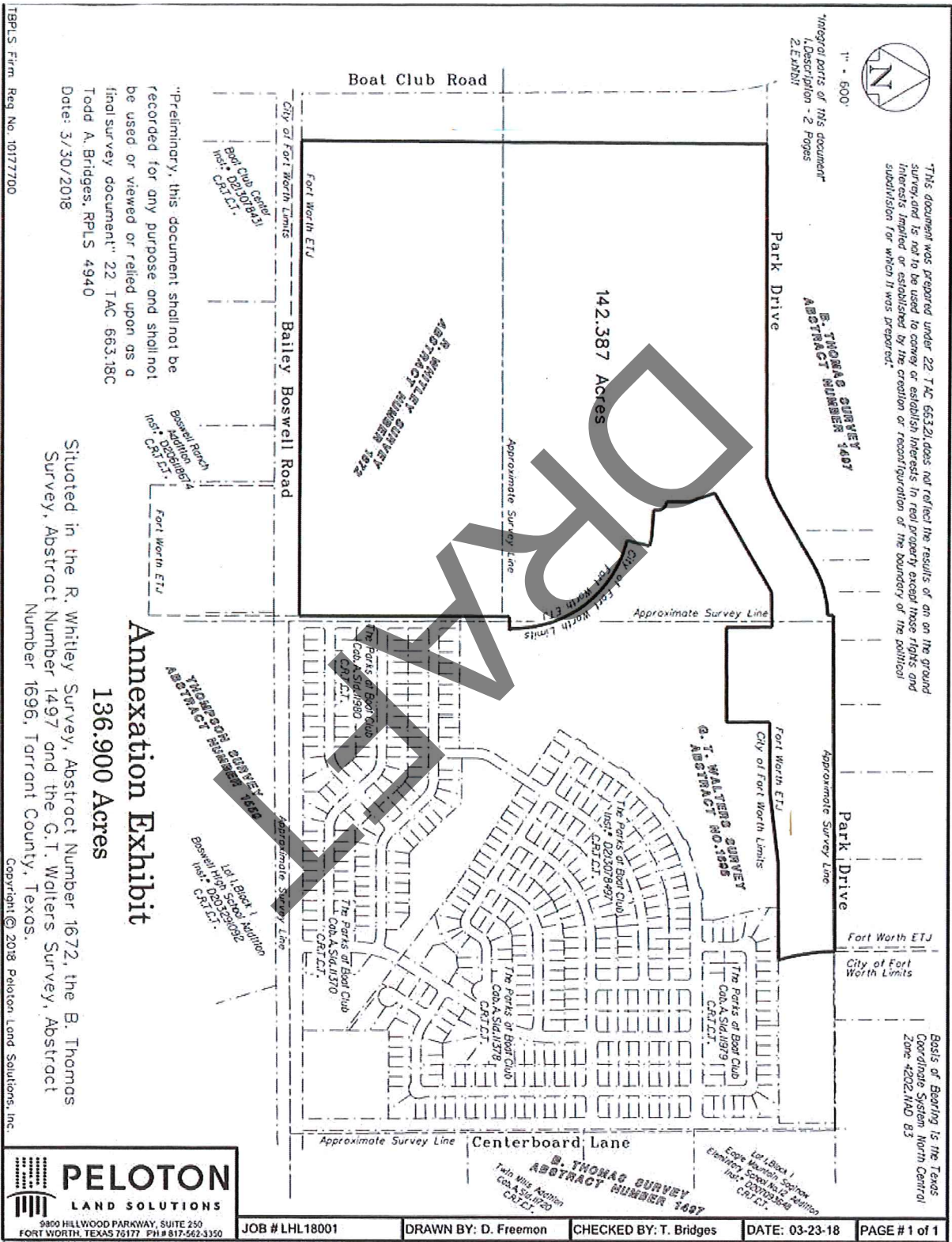
By: Kimberly Dawn Loadman

Notary Public, State of Texas



After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

EXHIBIT A



TPLS Firm Reg No. 1017700

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
 Todd A. Bridges, RPLS 4940
 Date: 3/30/2018

Situated in the R. Whitley Survey, Abstract Number 1672, the B. Thomas Survey, Abstract Number 1497 and the G.T. Walters Survey, Abstract Number 1696, Tarrant County, Texas.

Annexation Exhibit
136.900 Acres

PELTON
 LAND SOLUTIONS
 9800 HILLWOOD PARKWAY, SUITE 250
 FORT WORTH, TEXAS 76177 PH # 817-562-3350

JOB # LHL18001	DRAWN BY: D. Freeman	CHECKED BY: T. Bridges	DATE: 03-23-18	PAGE # 1 of 1
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**BOUNDARY DESCRIPTION - WESTPOINTE
136.900 ACRES OF LAND**

BEING a tract of land situated in the R. Whitley Survey, Abstract Number 1672, the B. Thomas Survey, Abstract Number 1497 and the G.T. Walters Survey, Abstract Number 1696, Tarrant County, Texas, being portion of that remainder tract of land described by deed to Boaz Holdings, LP., recorded in Instrument Number D212142260, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said remainder, being the southeast corner of that tract of land described by deed to Texas Electric Service Company recorded in Volume 2658, Page 309, said County Records and being in the north right-of-way line of W. Bailey Boswell Road (a variable width right-of-way);

THENCE N 00°14'37"E, 2329.46 feet, departing said right-of-way line with the west line of said remainder to the northwest corner of said remainder;

THENCE departing said west line with the north line of said remainder the following courses and distances:

N 89°42'51"E, 1675.84 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 143.40 feet, through a central angle of 13°44'10", having a radius of 598.14 feet, the long chord which bears N 66°42'38"E, 143.05 feet;

N 59°58'43"E, 357.71 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 269.38 feet, through a central angle of 28°09'28", having a radius of 548.14 feet, the long chord which bears N 74°03'27"E, 266.68 feet;

N 00°00'31"E, 28.03 feet;

N 89°39'39"E, 1699.58 feet, to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, an arc distance of 284.54 feet, through a central angle of 16°18'11", having a radius of 1000.00 feet, the long chord which bears S 08°37'35"E, 283.58 feet departing said north line over and across said remainder tract to the south line of said remainder and the north line of The Parks at Boat Club, an addition to the City of Fort Worth recorded in Cabinet A, Slide 11979, said County Records;

THENCE S 89°41'04"W, 264.92 feet, with the south line of said remainder and the north line of said The Pars at Boat Club to the north west corner of said The Parks at Boat Club:

THENCE continuing with the south and east lines of said remainder tract the following courses

and distances:

S 89°39'20"W, 223.10 feet;

S 83°12'31"W, 356.12 feet;

S 89°39'28"W, 359.00 feet;

S 00°21'55"E, 215.49 feet;

S 89°39'21"W, 479.79 feet;

N 00°21'55"W, 227.50 feet;

S 89°35'19"W, 177.26 feet;

S 59°58'12"W, 576.36 feet;

S 19°14'04"E, 137.00 feet;

S 00°01'52"W, 110.44 feet, to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 88.86 feet, through a central angle of 101°49'34", having a radius of 50.00 feet, the long chord which bears S 31°26'00"E, 77.62 feet;

S 86°26'00"E, 141.88 feet;

S 75°12'31"E, 41.16 feet;

S 13°21'26"W, 117.37 feet, to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 775.67 feet, through a central angle of 76°37'30", having a radius of 580.00 feet, the long chord which bears S 38°19'49"E, 719.14 feet;

S 00°01'03"E, 14.03 feet;

S 45°12'04"E, 14.10 feet;

S 89°36'54"W, 70.00 feet;

S 00°01'03"E, 1050.69 feet, to the southeast corner of said remainder tract and the north right-of-way line of aforementioned W. Bailey Boswell Road;

THENCE N 89°56'54"W, 2394.79 feet, with the south line of said remainder and said right-of-

way line to the **Point of Beginning** and containing 5,963,379 square feet or 136.900 acres of land more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

DRAFT

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 1

**Second Public Hearing for Proposed Owner-Initiated Annexation of Approximately 24.78 Acres of Land in Tarrant County, Located North and Along Keller Hicks Road, East of Riverside Drive, and West of Alta Vista Road, in the Far North Planning Sector, AX-18-002 (FUTURE COUNCIL DISTRICT 7)**

On June 5, 2018, representatives of the property owners Bloomfield Homes, L.P. submitted an application for full-purpose annexation of approximately 24.78 acres of land located north and along Keller Hicks Road, East of Riverside Drive, and west of Alta Vista Road. The proposed annexation area is currently agricultural land with one residential dwelling. The property is proposed for the development of 98 Single-Family detached lots. The area is adjacent to Council District 7 and is depicted in Exhibit A.

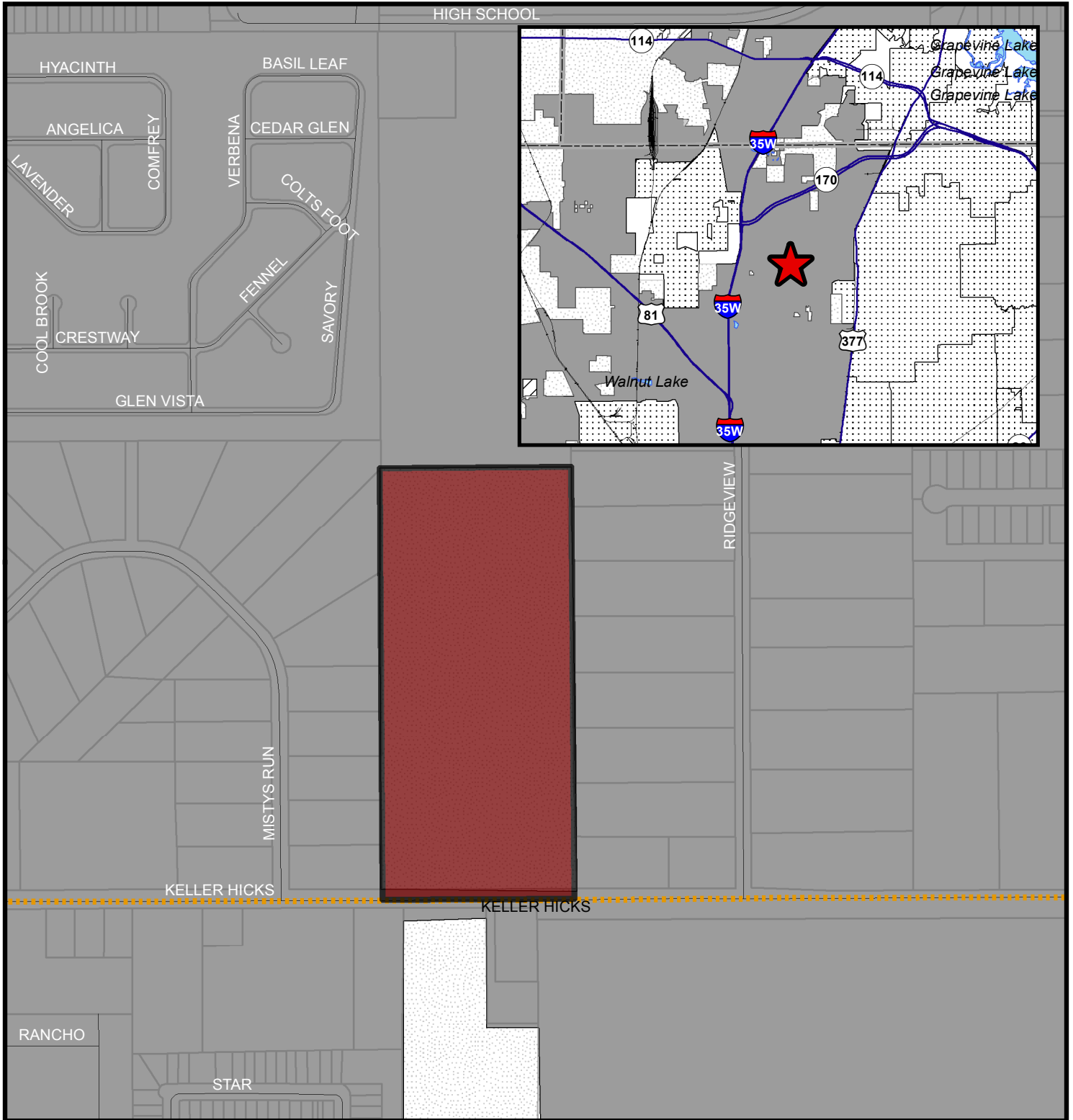
With owner-initiated annexation, Texas Local Government Code (Sec. 43.0672) requires a municipality to negotiate and enter into a written agreement with the property owner for the provision of municipal services prior to annexation. The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; solid waste services; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public street maintenance. The proposed Municipal Services Agreement for this annexation area is attached for review.

State law (Sec. 43.0673) also requires a municipality to hold two public hearings on proposed owner-initiated annexation to receive public comments. The first public hearing for this annexation area was held on August 14, 2018. The second public hearing is scheduled for August 28, 2018. On August 28, 2018, the City Council is also scheduled to approve the Municipal Services Agreement and to adopt an ordinance annexing the area for full purposes. The only City Council action necessary on August 28 is to close the public hearing after receiving public comments.





Attachments (2)

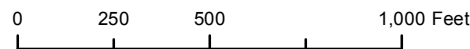
Annexation AX-18-002

Addition of approximately 24.78 Acres to become part of Council District 7



Legend

-  Annexation Area
-  Fort Worth City Limit (Full Purpose)
-  Fort Worth City Limit (Limited Purpose)
-  Adjacent Cities



1:6,000



Planning & Development Department
6/07/2018

COPYRIGHT 2018 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND MARTY MELVIN & JUDY MELVIN

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and MARTY MELVIN & JUDY MELVIN ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a Tier 2 municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Tarrant County, Texas, which consists of approximately 24.78 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-18-002 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be

accomplished through any means permitted by law. For purposes of this Agreement, “full municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services - The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Planning and Development Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) - The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures. Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue

to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
- 4. SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
- 5. AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
- 6. SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
- 7. INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal

bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

- 8. GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
- 9. NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
- 10. GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
- 11. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- 12. CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
- 13. AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
- 14. ENTIRE AGREEMENT.** Except as provided in Section 15, this Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

MARTY MELVIN & JUDY MELVIN

By: _____
Jesus "Jay" Chapa
Assistant City Manager

By: _____
Name: _____
Title: _____

Approved as to Form and Legality:

Senior Assistant City Attorney

Attest:

Mary Kayser
City Secretary

Approvals:
M&C _____
Ordinance No. _____

DRAFT

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by Jesus “Jay” Chapa, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by _____, _____ of [Name of individual signing, title (if any)]
on behalf of said _____ [insert name of company or individual where
applicable].

By: _____

Notary Public, State of Texas

After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

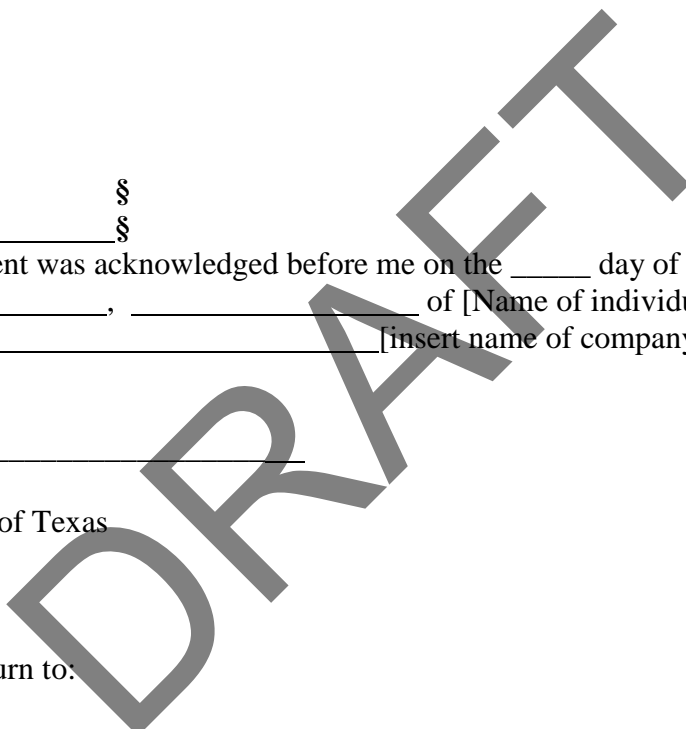
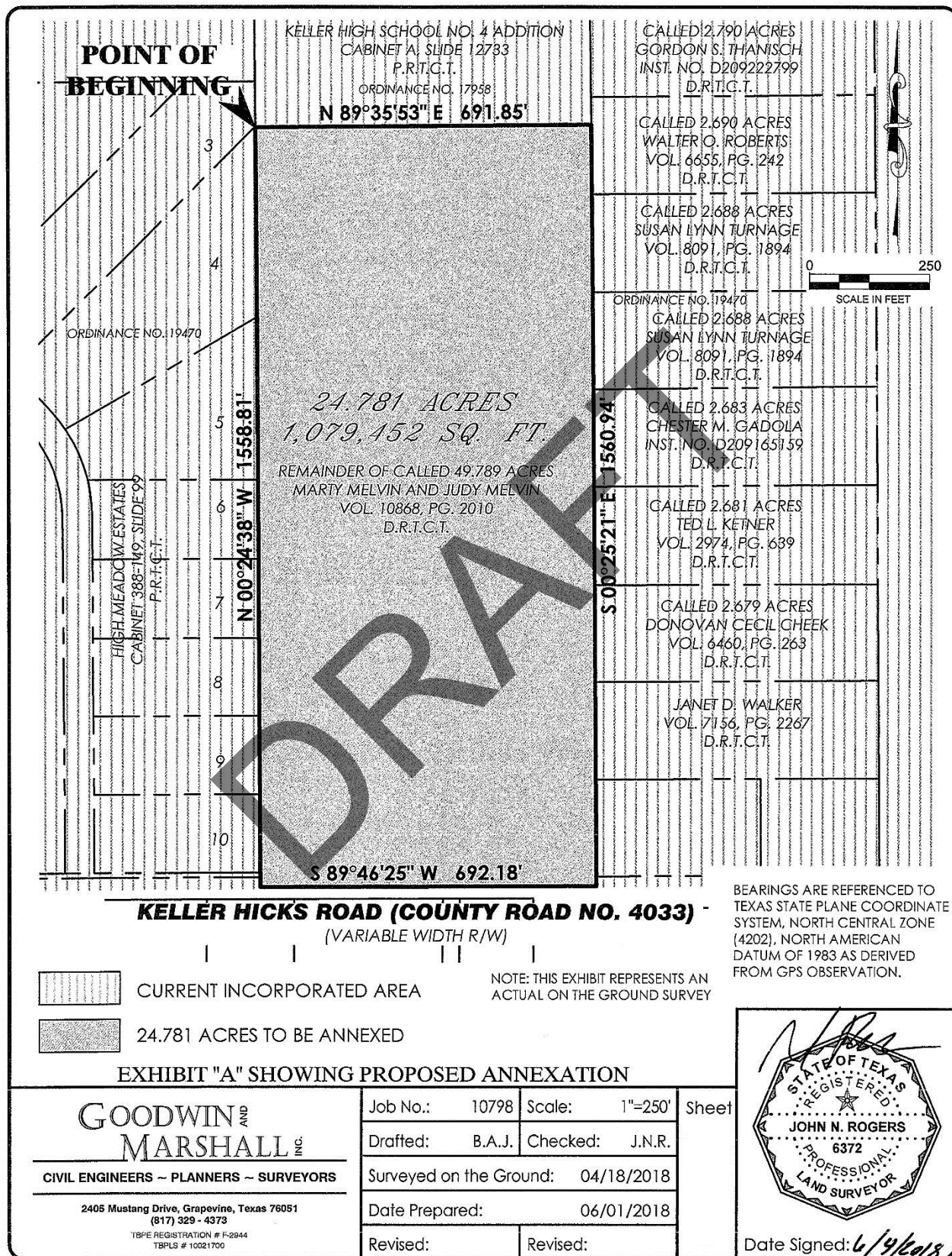


EXHIBIT A



**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TYPE REGISTRATION # F-2844
TBPLS # 10021700

Job No.:	10798	Scale:	1"=250'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	
Surveyed on the Ground:	04/18/2018			
Date Prepared:	06/01/2018			
Revised:	Revised:			



Date Signed: 6/9/2018

EXHIBIT "A"
LEGAL DESCRIPTION
PROPOSED ANNEXATION

All that certain lot, tract, or parcel of land, situated in a portion of the Francisco Cuella Survey, Abstract No. 266, Tarrant County, Texas, being part of that certain called 49.789 acre tract described in a deed to Marty M. Melvin and Judy Melvin recorded in Volume 10868, Page 2010 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "TNP" for the Southwest corner of Keller High School No. 4 Addition recorded in Cabinet A, Slide 12733 of the Plat Records of Tarrant County, Texas and being in the West line of said 49.789 acre tract, from which a 5/8" capped iron rod found stamped "TNP" for the most westerly Northwest corner of said Keller High School No. 4 Addition bears North 00 deg. 24 min. 38 sec. West – 1264.08 feet;

THENCE North 89 deg. 35 min. 53 sec. East departing said West line and continue along the South line of said Keller High School No. 4 Addition, a distance of 691.85 feet to a 5/8" capped iron rod found stamped "TNP" for the Southeast corner of same and being in the East line of said 49.789 acre tract, from which a 1/2" iron rod found for the Southwest corner of a called 2.92 acre tract described in a deed to Carol O. Funk recorded in Instrument No. D213165747 (DRTCT) and the Northwest corner of a called 2.945 acre tract described in a deed to Sandra Spalding recorded in Instrument No. D216067310 (DRTCT) bears North 00 deg. 25 min. 21 sec. West – 1136.27 feet;

THENCE South 0 deg. 25 min. 21 sec. East along said East line, at 1541.74 feet pass a 1/2" capped iron rod found stamped "ARTHUR" for reference and continue a total distance of 1,560.94 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said 49.789 acre tract and being in the approximate centerline of Keller Hicks Road (variable width right-of-way);

THENCE South 89 deg. 46 min. 25 sec. West along the South line of said 49.789 acre tract and said centerline, a distance of 692.18 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southwest corner of said 49.789 acre tract;

THENCE North 0 deg. 24 min. 38 sec. West departing said centerline and continue along the West line of said 49.789 acre tract, at 20.29 feet pass a 5/8" iron rod found for reference and continue a total distance of 1,558.81 feet to the **POINT OF BEGINNING**, containing 1,079,452 square feet or 24.781 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.
Exhibit map attached and made a part hereof.

No Documents for this Section

Zoning Docket items are linked on the Council Meeting Agenda.

BUDGET RESPONSE TO CITY COUNCIL MEMBERS



To the Mayor and Members of the City Council

August 28, 2018

Page 1 of 1

SUBJECT: FY2019 BUDGET RESPONSES

The attached Budget Responses reply to information requests received from the Mayor and City Council members at the August 16, 2018 City Council Budget Work Session. The remaining Budget Response memos and briefings will be provided at the September 6, 2018 Budget Work Session.

Response #	Topic
19-001	Tax Rate Comparison
19-002	Minority Chamber Annual Contracts
19-003	Fire Marshal Services
19-004	Proactive Planning
19-005	Maintenance of Urban Parks, Commercial Corridors and Enhanced Right of Ways
19-006	Status of Authorized Positions Vacant Greater than 365 days

David Cooke
City Manager

To the Mayor and Members of the City Council

August 28, 2018

Page 1 of 2



SUBJECT: TAX RATE COMPARISON

The purpose of this budget response is to provide a peer comparison of the proposed tax rates, including exemptions where applicable. The comparison is made between the top fifteen Metroplex cities by population and the top ten Texas cities by population.

TOP 15 METROPLEX CITIES BY POPULATION						
City	Population	2018 Proposed Rates		2017 Exemptions		
		Total Property Tax Rate	Variance from 2017 Rate	Homestead Exemption	Age 65 Exemption	Disabled Person
Dallas	1,341,075	0.7650	-0.0154	20.0%	90,000	90,000
Fort Worth	874,168	0.7850	-0.0200	20.0%	40,000	40,000
Arlington	396,394	0.6348	-0.0050	20.0%	60,000	60,000
Plano	286,143	0.4603	-0.0083	20.0%	40,000	40,000
Irving	240,373	0.5941	0.0000	20.0%	35,000	35,000
Garland	238,002	0.7046	0.0000	8.0%	51,000	51,000
Grand Prairie	193,837	0.6700	0.0000	1.0%	45,000	30,000
McKinney	181,330	0.5402	0.0000	0.0%	60,000	60,000
Frisco	177,286	0.4466	0.0000	7.5%	80,000	80,000
Mesquite	143,949	0.7340	0.0470	0.0%	65,000	15,000
Denton	136,268	0.6379	0.0000	0.5%	50,000	10,000
Carrollton	135,710	0.5950	-0.0047	20.0%	60,000	60,000
Richardson	116,783	0.6252	0.0000	0.0%	80,000	80,000
Lewisville	106,021	0.4361	0.0000	0.0%	60,000	20,000
Allen	100,685	0.5050	-0.0050	0.0%	50,000	25,000

To the Mayor and Members of the City Council

August 28, 2018

Page 2 of 2



SUBJECT: TAX RATE COMPARISON

TOP 10 TEXAS CITIES BY POPULATION

City	Population	2018 Proposed Rates		2017 Exemptions		
		Total Property Tax Rate	Variance from 2017 Rate	Homestead Exemption	Age 65 Exemption	Disabled Person
Houston*	2,312,717	0.5842	-0.0022	20%	160,000	160,000
San Antonio	1,511,946	0.5583	0.0000	0%	65,000	12,500
Dallas	1,341,075	0.7650	-0.0154	20%	90,000	90,000
Austin	950,715	0.4420	-0.0028	10%	85,500	85,500
Fort Worth	874,168	0.7850	-0.0200	20%	40,000	40,000
El Paso	683,577	0.8475	0.0440	5,000	40,000	40,000
Arlington	396,394	0.6348	-0.0050	20%	60,000	60,000
Corpus Christi	325,605	0.6263	0.0200	10%	50,000	50,000
Plano	286,143	0.4603	-0.0083	20%	40,000	40,000
Laredo	260,654	0.6340	-0.0030	0%	30,000	-

*Houston, by charter, limits the annual increase in total ad valorem tax revenues. The increase is capped at the lower of CPI plus population growth or 4.5% over the prior fiscal year.

If you have any questions concerning this information, please contact Lynda Johnson, Performance and Budget Director at 817-392-6222.

David Cooke
City Manager

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 1

**SUBJECT: MINORITY CHAMBER ANNUAL CONTRACTS**

The City of Fort Worth and the minority chambers of commerce (Fort Worth Metropolitan Black Chamber of Commerce and Fort Worth Hispanic Chamber of Commerce) have a contractual relationship, renewed annually, to provide professional services to small minority and women owned businesses and to Fort Worth residents who are owners of these small businesses. These professional services are designed to provide initiatives and programs that will build capacity for minority-owned businesses, thus continuing to build a pipeline of contract-ready businesses that are in a strengthened position to successfully compete for publicly-funded contracts.

Examples of these capacity-building initiatives and programs include; interfacing with the Office of Business Diversity staff to receive information about those MBEs not successfully bidding on contracts and providing one-on-one technical assistance, working with the Office of Business Diversity staff to identify barriers encountered by MBEs who are not contract-ready and implementation of programs and initiatives to address and diminish those barriers, and assisting the Office of Business Diversity with MBE outreach. Contractual measures include offering an annual capacity-building program conducted for up to 30 MBEs and periodic matchmaking initiatives that are to be conducted by the chambers. City staff reviews the programs and metrics with the chambers each year to discuss any necessary revisions or modifications in program initiatives.

As staff continues working on the implementation of the economic development strategic plan, there are a number of opportunities where we have engaged or will engage the minority chambers. These areas include; messaging for our corporate recruitment efforts, launching a proactive marketing initiative that dispels the misperceptions and exaggerations about challenged neighborhoods in Fort Worth, and coordination on small business development efforts.

For the FY 18 – 19 budget, the chamber contracts will continue to be funded at their current level of \$126,504.00 for each organization. These payments are to be provided in monthly installments of \$10,542.00, which will be disbursed upon approval of monthly reports submitted to the city by the chambers. Funding for these contracts is included in the annual budget of the Economic Development Department.

If you have any questions concerning this information, please contact Robert Sturns, Economic Development Director at 817-392-2663 or robert.sturns@fortworthtexas.gov.

David Cooke
City Manager

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 1

**SUBJECT: FIRE MARSHAL SERVICES**

In light of the August 14th briefing on the FY19 Operating Budget, a question was raised by Councilmember Ann Zadeh regarding Fire Department revenues. More specifically, is growth paying for growth due to the increased demand for services such as fire marshal services, permits, and licenses that is expected to result in a \$244,000 increase in revenue compared to FY18?

License and permit fees as well as fees for fire marshal services are set at sufficient amounts to ensure full cost recovery for labor and equipment. For example, and as part of the FY19 Proposed Budget, Fire proposed an increase in the hourly rate for EMS Standby from \$50/hour to \$60/hour in order to fully recover the costs for providing EMS standby for various events including Colonial, TCU Football Games, Mayfest, etc. This came about as a result of a recent review showing that the \$50/hour fee was falling short of full cost recovery for this service. Staff also conducts market surveys of peer departments to ensure that fees and permits are set at reasonable levels. As far as growth paying for growth, the increased revenue is a result of increasing development activity which is coming from a variety of sources including building permits, fire service contracts, and false fire alarm fees.

Should you require additional information or have any further questions, please contact Chief Ken Stevens at 817-392-6801, or Mark Rauscher at 817-392-6803.

David Cooke
City Manager

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 2

**SUBJECT: PROACTIVE PLANNING**

The following is a budget response to Council Member Zadeh's request for additional staffing for proactive planning. Planning and Development (P&D) has six positions for comprehensive planning and one position for transportation planning. These positions also secure resources for and manage implementation projects for adopted plans. Roughly 40% of their time as a whole is spent on proactive planning, including research and analysis, stakeholder engagement, and plan and policy preparation, including the annual update of the Comprehensive Plan. The remaining 60% of their time is on plan implementation, including securing and managing funds for capital projects, leading and supporting project design and construction, and guiding capital investment and private development, particularly within and connecting mixed-use districts and neighborhoods.

These positions coordinate with and assist other departments, such as Economic Development, Transportation and Public Works, Neighborhood Services, Park and Recreation, and Water to develop and implement plans. Additionally, they staff the Pedestrian and Bicycle Advisory Commission, the Mixed-Use Zoning Advisory Group, the Active Transportation Plan stakeholder committee, the Lake Worth Regional Coordination Committee, and other ad hoc groups from time to time. They also serve on regional and community technical committees such as the Blue Zones Project, Age-Friendly Fort Worth, Streams and Valleys Strategic Plan: Confluences, NCTCOG Surface Transportation Technical Committee, and Fort Worth Safe Communities - Road Safety Task Force.

The City has always had a decentralized approach to planning with a small group at the core for the Comprehensive Plan and related initiatives complemented with significant planning resources in various departments to address specific proactive planning issues like the Economic Development Strategic Plan; the Parks, Recreation and Open Space Master Plan; the Police Department Strategic Plan and Long Range Water Planning. The following are examples of planning work completed by other departments and adopted into the Comprehensive Plan: Water Conservation Plan, 2014; Parks, Recreation and Open Space Master Plan, 2015; Economic Development Strategic Plan, 2017. The City Council just approved funding for transit planning, for example, which we support.

In the past 10 years, P&D staff have completed the following plans: 12 Urban Village Master Plans, 2007; Texas Motor Speedway Area Master Plan, 2009; Oakland Corners NEZ Strategic Plan, 2009; Bike Fort Worth Plan, 2010; Stop Six NEZ Plan, 2010; Lake Worth Vision Plan, 2011; Northside Economic Development Strategy, 2011; Lake Arlington Master Plan (assist Arlington), 2011; Walk Fort Worth Plan, 2014; Lake Worth Watershed Greenprint, 2015; Master Thoroughfare Plan and Complete Streets Policy, 2016; Como/Sunset Heights NEZ Strategic Plan, 2017; Transportation Impact Fee Study, 2013 and 2018; Access Management and Collector Network Policy, 2018; and the Active Transportation Plan (in progress), spring 2019.

To the Mayor and Members of the City Council**August 28, 2018**

Page 2 of 2

**SUBJECT: PROACTIVE PLANNING**

Regarding capital projects, planning staff secured funds for and coordinated urban village streetscape projects in Berry/Riverside, Berry/University, Hemphill/Berry, Historic Handley, Magnolia, Near East Side, Polytechnic/Wesleyan, Ridglea, South Main, and West Seventh. The team is currently working with TPW to complete the Six Points Phase 1 and 2 projects and West Seventh improvements in accordance with the Comprehensive Plan and Complete Streets Policy. The planners have also guided and implemented capital projects supporting pedestrian and bicycle improvements citywide.

Our team has accomplished a great deal and leveraged a significant amount of outside resources to assist with highest priority planning activities. The allocation of additional resources toward proactive planning activities would enhance our neighborhood and strategic planning activities, but keeping a balance between additional planning and available funding to both support those planning activities and to implement the plans developed must be considered. Currently, the Planning & Development Department covers all costs associated with its budget through revenue generation. Funding for any additional planning positions in FY19 does not exist within available revenue.

If you have any questions concerning this information, please contact Randle Harwood, Planning and Development Director at 817-392-6101.

David Cooke
City Manager

To the Mayor and Members of the City Council**August 28, 2018**

Page 1 of 2

**SUBJECT: MAINTENANCE OF URBAN PARKS, COMMERCIAL CORRIDORS
AND ENHANCED RIGHT OF WAYS**

The purpose of this response is to provide information to City Council Members regarding the level of maintenance provided to urban parks, commercial corridors and enhanced right of ways.

Maintenance and operating estimates for urban parks, commercial corridors and enhanced right of ways are determined by the proposed design which dictates the projected service levels necessary to maintain the constructed improvements. Project examples of increased service levels to maintain enhanced designs include Rosedale Street (East and West), Lancaster Boulevard, West Berry Street, and Trail Drive (University Drive to Montgomery Street).

In instances where roundabouts are included with more intense landscaping and irrigation systems, the cost for maintenance is allocated based on the specific design, including the plant materials and irrigation systems. Similar allocations are made for enhanced landscapes for new community centers, libraries and public buildings. Recent examples of these projects include Chisholm Trail and Victory Forest Community Centers, Summer Glen and Northwest Libraries, the Bob Bolen Public Safety Complex, and the Hazel Harvey Peace Center for Neighborhoods.

The 2015 Parks, Recreation and Open Space Master Plan, adopted by the Council January 27, 2015 established the Urban Park classification for Neighborhood Based Parks. Section V: Area and Facility Concepts and Standards describes an urban park as follows:

The urban park classification is a new classification that encompasses a variety of conditions that may also be referred to as compact parks, plazas and public open spaces. These urban parks are typically less than one acre and used by the public for recreational or social purposes. The design and function of these spaces varies depending on the site's context and surrounding conditions. Urban parks are typically located in highly urbanized areas and primarily used by residents and workers within easy walking distance.

The master plan notes that it is critically important that the City collaborates with community partners on location and design, that these partnerships should continue after the space is completed, and further that public-private agreements and shared responsibility on maintenance and programming is essential.

Urban parks and public facilities in the Central Business District and Cultural District which include an enhanced and more formal landscape are also maintained at service levels commensurate with the development. Examples include the Water Gardens, Convention Center, General Worth Square in the Central Business District and the Round Up Inn and the recently built equestrian facilities in the Cultural District.

To the Mayor and Members of the City Council**August 28, 2018**

Page 2 of 2

**SUBJECT: MAINTENANCE OF URBAN PARKS, COMMERCIAL CORRIDORS
AND ENHANCED RIGHT OF WAYS**

With the focus on smaller urban parks near the central city core, the Park & Recreation Department shall continue to review plans and designs, and project maintenance costs to the necessary service levels to sustain the capital investment for these enhanced designs. Recent projects include Burk Burnett Park, Watts Park, and First Flight Park (which the developer assumed the full cost of maintenance and operations). The department will also continue to seek partnerships in the development and maintenance of urban parks and high density areas.

Should you have any questions regarding this response, please contact Fernando Costa, Assistant City Manager at 817-392-6122 or Richard Zavala, Park & Recreation Director at 817-392-5704.

David Cooke
City Manager

To the Mayor and Members of the City Council

August 28, 2018

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SUBJECT: STATUS OF AUTHORIZED POSITIONS VACANT GREATER THAN 365 DAYS

City Staff conducted a review and reconciliation of Authorized Positions which, as indicated in the Human Capital Management system, have been vacant for more than 365 days. The output of this effort was the identification of 10 positions, citywide, which have been vacant for more than 365 days.

Departments have evaluated these vacancies and the planned usage is noted in the following table:

Position #	Department	Position Title	Status
1	Neighborhood Services – CCPD	Recreational Programmer	Recruiting efforts have been ongoing. Recently revised title to At-Risk Youth Development Specialist to attract more candidates. Positions are difficult to fill due to required extended staff hours on Thursday, Friday and Saturday.
2	Water & Sewer	Assistant Director	Recruited in early 2017 then placed on hold due to major departmental reorganization. Department is recruiting several senior positions due to reorganization including Deputy Director and this AD.
3	Water & Sewer	Sr. Instrumentation/ Elect Tech	Position posted 3 times without success. Recruitment on hold pending reclassification to attract more viable candidates.
4	Water & Sewer	Training Specialist	Recruited twice without success, then placed on hold during reorganization. Again recruited twice. Currently interviewing.
5	IT Solutions	Sr. IT Support Analyst	Anticipate filling by 12/01/2018. Working with HR for contract to hire. Position difficult to fill due to market competition.
6	Transportation and Public Works (TPW)	Regional Transportation Coordinator	Currently working with executive search firm to identify candidates.
7	TPW – Capital Projects	Project Controls Specialist	Currently recruiting. Position was on hold during Segal Waters study.
8	Police	Sr. Property Control Specialist	Position currently in the recruitment phase; however, hiring is on hold due to department’s temporary hiring freeze.
9	Park & Recreation- Botanic Garden	Management Analyst I	Recruitment on hold pending HR staffing analysis and potential reclassification of position.
10	Library	Public Education Program Coordinator	Recruitment on hold pending department’s strategic plan recommendation.

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SUBJECT: STATUS OF AUTHORIZED POSITIONS VACANT GREATER THAN 365 DAYS

City staff will continue to monitor vacant position population and make adjustments to assure an optimal allocation of staff to requirements.

If you have any questions concerning this information, please contact Lynda Johnson, Performance and Budget Director at 817-392-6222.

David Cooke
City Manager