



**SUMMARY OF MEETINGS AND ACTIVITIES
MONDAY, FEBRUARY 3, 2014 THROUGH FRIDAY, FEBRUARY 7, 2014**

MONDAY, FEBRUARY 3, 2014

Firefighters' and Police Officers'
Civil Service Commission

5:30 p.m.

LOCATION

City Hall, Lower Level
Planning and Development Conference
Room

TUESDAY, FEBRUARY 4, 2014

Legislative and Intergovernmental Affairs
Committee

11:00 a.m.

Pre-Council Chamber

DFW International Airport
Retirement/Investment Committee

12:30 p.m.

DFW International Airport
Administrative Building
3200 East Airfield Drive, Board Room

DFW International Airport Operations
Committee

12:45 p.m.

DFW International Airport
Administrative Building
3200 East Airfield Drive, Board Room

DFW International Airport Finance/Audit
Committee

1:00 p.m.

DFW International Airport
Administrative Building
3200 East Airfield Drive, Board Room

DFW International Airport
Concession/Commercial Development
Committee

1:15 p.m.

DFW International Airport
Administrative Building
3200 East Airfield Drive, Board Room

Pre-Council Meeting

3:00 p.m.

Pre-Council Chamber

Local Development Committee (LDC)

*Immediately
following the
Pre-Council
meeting*

Pre-Council Chamber

Housing and Economic Development
Committee (HEDC)

*Immediately
following the
LDC meeting*

Pre-Council Chamber

Alliance Airport Authority, Inc.

*Immediately
following the
HEDC meeting*

Pre-Council Chamber

Council Meeting

7:00 p.m.

Council Chamber

This summary is compiled from data furnished to the Office of the City Secretary by 12:00 p.m. on January 30, 2014, and may not include all meetings to be conducted during the week of February 3, 2014 through February 7, 2014. It is a summary listing only. See individual agendas which are posted in compliance with the Texas Open Meetings Act for detailed information.

**LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MEETING
TUESDAY, FEBRUARY 4, 2014
11:00 A.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**FORT WORTH LOCAL DEVELOPMENT CORPORATION MEETING
(IMMEDIATELY FOLLOWING PRE-COUNCIL MEETING)
TUESDAY, FEBRUARY 4, 2014
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING
(IMMEDIATELY FOLLOWING FORT WORTH LOCAL DEVELOPMENT CORPORATION
MEETING)
TUESDAY, FEBRUARY 4, 2014
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**ALLIANCE AIRPORT AUTHORITY, INC. MEETING
(IMMEDIATELY FOLLOWING HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
MEETING)
TUESDAY, FEBRUARY 4, 2014
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

**PRE-COUNCIL MEETING
TUESDAY, FEBRUARY 4, 2014
3:00 P.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

1. Report of the City Manager - **Tom Higgins, 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 9617](#): Proposed Zoning Ordinance Text and Map Amendments to Create an Airport Overlay South of Dallas/Fort Worth International Airport
 - [IR 9618](#): Proposed Council-Initiated Zoning Changes for a Portion of the Polytechnic Heights Neighborhood
 - [IR 9619](#): Regulating Height of Metal Scrap Yard Fences
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week

- a. [M&C G-18118](#) - Conduct Public Hearings on the Need to Continue the Curfew Ordinance for Minors, Review the City's Curfew Ordinance for Minors and Its Effects on the Community and on Problems the Ordinance was Intended to Remedy, and Adopt Ordinance Amending Section 23-19 of City Code, Curfew Hours for Minors, to Extend the Curfew for an Additional Three Years (ALL COUNCIL DISTRICTS) **(PUBLIC HEARING) (Continued from January 28, 2014 by Council Member Scarth)**
- b. [ZC-13-143](#) - Lockheed Martin Recreation Association Inc., Etal. 5750 & 5780 Bellaire Drive South and 3400 Bryant Irvin Road; from: "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial, and "OM" Office Midrise to: "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with a waiver for height and to exclude uses; site plan waiver recommended (COUNCIL DISTRICT 3 – Zim Zimmerman) **(Recommended for Approval by the Zoning Commission) (Continued from January 14, 2014 by Council Member Zimmerman)**
- c. [ZC-13-158](#) - Rita & Blas Rodriguez, 2421 Pearl Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus inside storage of roofing materials only; site plan included (COUNCIL DISTRICT 2 - Sal Espino) **(Recommended for Denial by the Zoning Commission) (Continued from January 14, 2014 by Council Member Espino)**
- d. [ZC-13-168](#) - RC Bluffs II, LP, 5200 White Settlement Road; from: "E" Neighborhood Commercial and "I" Light Industrial to: "MU-1" Low Intensity Mixed-Use (COUNCIL DISTRICT 7 - Dennis Shingleton) **(Recommended for Approval by the Zoning Commission) (Continued from December 3, 2013 by Council Member Shingleton)**
- e. [ZC-13-180](#) - City of Fort Worth/Petition for Hillcrest Addition, 1900-2300 blocks of Carleton and Western Avenues; from: "B" Two-Family and "B/HC" Two-Family/Historic & Cultural Overlay to: "A-5" One-Family and retain "HC" Historic & Cultural Overlay (COUNCIL DISTRICT 7 - Dennis Shingleton) **(Recommended for Approval by the Zoning Commission) (Continued from January 7, 2014 by Council Member Shingleton)**

4. Overview on Significant Zoning Cases - **Dana Burghdoff, Planning and Development**
5. Update on December 2013 Ice Storm - **Juan Ortiz, Emergency Management Operations**
6. Crime Control and Prevention District Election - **Charles Daniels, City Manager's Office**
7. City Council Requests for Future Agenda Items and/or Reports

8. Executive Session (PRE-COUNCIL CHAMBER) - **SEE ATTACHMENT A Attachment(s):**
[Executive Session Agenda - Attachment A.pdf](#)
-

Fort Worth Pre-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 A
EXECUTIVE SESSION
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, February 4, 2014

The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code:
 - a. Legal issues concerning any item listed on today's City Council meeting agendas;
2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;
3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code; and
4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code.

**CITY COUNCIL AGENDA
FOR THE MEETING AT 7:00 P.M. TUESDAY, FEBRUARY 04, 2014
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

- I. CALL TO ORDER**
- II. INVOCATION** - Pastor Valerie Kitchens of Earth Changers International Ministries
- III. PLEDGE OF ALLEGIANCE**
- IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF JANUARY 28, 2014, AND JOINT MEETING OF JANUARY 28, 2014, BETWEEN THE FORT WORTH CITY COUNCIL AND HISTORIC AND CULTURAL LANDMARKS COMMISSION**
- 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-18119](#) - Authorize Use of Interest in the Amount of \$3,347.75 from State Grant Funds Allocated Through the University of North Texas Health Science Center for Operational Costs of the Fort Worth Business Assistance Center and Adopt Appropriation Ordinance (COUNCIL DISTRICT 8)
 - B. Purchase of Equipment, Materials, and Services - Consent Items**
 - 1. [M&C P-11622](#) - Authorize Purchase of Five Trailers from Interstate Trailers, Inc., for a Combined Total in the Amount of \$113,595.00 Using a Cooperative Contract for the Transportation and Public Works and Water Departments (ALL COUNCIL DISTRICTS)
 - C. Land - Consent Items**
 - 1. [M&C L-15655](#) - Authorize Easement to Southwestern Bell Telephone Company d/b/a AT&T Texas, for Communication Equipment and Appurtenances for a Total of 0.733 Acres of Land at Fort Worth Meacham International Airport to Serve Lease Site 12N, Located at 4301 North Main Street (COUNCIL DISTRICT 2)
 - D. Planning & Zoning - Consent Items - None**
 - E. Award of Contract - Consent Items**
 - 1. [M&C C-26657](#) - Authorize Execution of a Construction Contract with Durable Specialties Inc., in the Amount of \$295,000.00 to Install New Traffic Signal Hardware and Control Equipment at Three Traffic Signals on State Highway 183 (COUNCIL DISTRICT 2)

2. [M&C C-26658](#) - Authorize Execution of an Interlocal Agreement with Tarrant County to Perform Blood Analysis in Conjunction with the Tarrant County No Refusal Program in the Amount of \$27,000.00 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
3. [M&C C-26659](#) - Authorize Execution of Amendment No. 2 to City Secretary Contract No. 34065, an Unimproved Ground Lease Agreement for Lease Sites W3, W4, W5 and W6, Authorize Execution of a Ground Lease Agreement with Mandatory Improvements for Lease Site W5 with Spinks West Side Associates, LLC, at Fort Worth Spinks Airport, Authorize Reimbursement to Spinks West Side Associates, LLC, in the Amount of \$140,000.00 for Apron Construction Costs and Adopt Appropriation Ordinances (COUNCIL DISTRICT 6)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. OCS - 1912 - Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Certificate of Recognition to Jeff Wentworth

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. RESOLUTIONS

1. A Resolution Authorizing the City Manager to Initiate the Creation of an Airport Overlay for Dallas/Fort Worth International Airport
2. A Resolution Appointing the Chief Financial Officer to the Board of Trustees of the Employees' Retirement Fund of the City of Fort Worth

XIV. ZONING HEARING

1. [ZC-13-143](#) - (CD 3) - Lockheed Martin Recreation Association Inc., Etal. 5750 & 5780 Bellaire Drive South and 3400 Bryant Irvin Road; from: "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial, and "OM" Office Midrise to: "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with a waiver for minimum height and to exclude uses; site plan waiver recommended. **(Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**
2. [ZC-13-158](#) - (CD 2) - Rita & Blas Rodriguez, 2421 Pearl Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus inside storage of roofing materials only; site plan included. **(Recommended for Denial by the Zoning Commission) (Continued from a Previous Meeting)**
3. [ZC-13-165](#) - (CD 5) - Nicholas Martin Jr., 8913 Randol Mill Road; from: PD

- 933 "PD/R2" Planned Development for "R2" Townhouse Cluster use limited to six units per acre; site plan required to: Amend PD 933 to "PD/CR" Planned Development for "CR" Low Density Multifamily to allow 6 fourplexes plus clubhouse for senior housing; site plan included **(Recommended for Approval by the Zoning Commission)**
4. [ZC-13-168](#) - **(CD 7)** - RC Bluffs II, LP, 5200 White Settlement Road; from: "E" Neighborhood Commercial and "I" Light Industrial to: "MU-1" Low Intensity Mixed-Use **(Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**
 5. [ZC-13-175](#) - **(CD 9)** - Hulsey Properties LLC, 2119 Mistletoe Boulevard; from: "I" Light Industrial to: "UR" Urban Residential **(Recommended for Approval by the Zoning Commission)**
 6. [ZC-13-179](#) - **(CD 7)** - LVG Investments, 5300-5600 Blocks of White Settlement Road; from: "E" Neighborhood Commercial and "PD-724" Planned Development for "MU-1" Low Intensity Mixed-Uses plus bars, farmers market, mobile vendors, hotels, motel within 1,000 feet from a residential district with development standards; site plan required to: Amend "PD-724" Planned Development for "MU-1" Low Intensity Mixed-Use plus bars, farmers market, mobile vendors, hotels, motel within 1,000 feet from a residential district, to add property and allow a single use building up to five stories, with development standards; site plan required **(Recommended for Approval by the Zoning Commission)**
 7. [ZC-13-180](#) - **(CD 7)** - City of Fort Worth/Petition for Hillcrest Addition, 1900-2300 blocks of Carleton and Western Avenues; from: "B" Two-Family and "B/HC" Two-Family/Historic & Cultural Overlay to: "A-5" One-Family and retain "HC" Historic & Cultural Overlay **(Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**
 8. [ZC-13-182](#) - **(CD 8)** - Richard Hoang, 1105 S. Ayers; from: "FR" General Commercial Restricted to: "I" Light Industrial **(Recommended for Denial by the Zoning Commission)**
 9. [ZC-14-001](#) - **(CD 2)** - PCI Grand Ave., LLC, 1203 Lee Avenue and 502 Grand Avenue; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted **(Recommended for Approval by the Zoning Commission)**
 10. [ZC-14-002](#) - **(CD 8)** - Estate of Beverly Flint, James Smith, Jr., Donald Frisbie, Ortha V. Williams, Gwendolyn Williams, Doris Robinson, John Delin III & B. H. Thompson, John & Lynn Farley, 1409-1511 (odds) Illinois Avenue; from: "A-5" One-Family to: "PD/SU" Planned Development/Specific Use for a friary; site plan included **(Recommended for Approval by the Zoning Commission)**
 11. [ZC-14-004](#) - **(CD 2)** - Charles R. Lasater, 7300 Blue Mound Road; from: "A-5" One-Family to: "E" Neighborhood Commercial **(Recommended for Approval by the Zoning Commission)**
 12. [ZC-14-007](#) - **(CD 7)** - A-S 104 Timberland Town Center, 12570 N. Beach Street; from: "PD-855" Planned Development for all uses in "E" Neighborhood Commercial with no maximum building size; site plan waived to: Amend PD-855 to add an auto parts store; site plan included for the auto parts store only **(Recommended for Approval by the Zoning Commission)**
 13. [ZC-14-008](#) - **(CD 8)** - Nu-Way Industries, 3200-3252 Evans Avenue; from: "A-5" One-Family to: "I" Light Industrial **(Recommended for Denial by the Zoning Commission)**

XV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-18118](#) - Conduct Public Hearings on the Need to Continue the Curfew Ordinance for Minors, Review the City's Curfew Ordinance for Minors and Its Effects on the Community and on Problems the Ordinance was Intended to Remedy, and Adopt Ordinance Amending Section 23-19 of City Code, Curfew Hours for Minors, to Extend the Curfew for an Additional Three Years (ALL COUNCIL DISTRICTS) **(Continued from a Previous Meeting) (PUBLIC HEARING)**
 - a. Report of City Staff
 - b. Citizen Presentations
 - c. Council Action

C. Purchase of Equipment, Materials, and Services - None

D. Land

1. [M&C L-15656](#) - Authorize Acquisition of Approximately 4.0 Acres of Land Located on the South Side of Mosier Valley Road and West of Vine Street and Knapp Street from the Hurst-Euless-Bedford Independent School District for the Creation of the Mosier Valley Park for \$260,000.00, Plus \$25,000.00 for Closing Costs and Dedicate the Property as Parkland (COUNCIL DISTRICT 5)
2. [M&C L-15657](#) - Authorize Easement to Oncor Electric Delivery Company, LLC, for Electrical Equipment and Appurtenances for a Total of 0.716 Acres of Land at Fort Worth Meacham International Airport to Serve Lease Site 12N, Located at 4301 North Main Street (COUNCIL DISTRICT 2)

E. Planning & Zoning - None

F. Award of Contract

1. [M&C C-26660](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Park Ridge Multi-Family L.P., for Phase II of the Berkeley Apartments Located at 2521 Frazier Avenue in the Berry/University Neighborhood Empowerment Zone (COUNCIL DISTRICT 9)
2. [M&C C-26661](#) - Authorize Execution of a Construction Contract with J.C. Commercial, Inc., in the Amount of \$3,252,777.00 to Construct a Community Facility to be Leased by United Community Centers, Inc., in the Evans-Rosedale Business and Cultural District, Provide for Staff and Project Costs and Contingencies for a Total Project Cost Not to Exceed the Amount of \$4,900,000.00 (COUNCIL DISTRICT 8)

XVI. CITIZEN PRESENTATIONS

XVII. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - 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 ten 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
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, February 4, 2014

The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code:
 - a. Legal issues concerning any item listed on today's City Council meeting agendas;
2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;
3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code; and
4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code.



**CALLED SPECIAL - CITY COUNCIL MEETING
WEDNESDAY, FEBRUARY 5, 2014
1:00 P.M.
PRE-COUNCIL CHAMBER, 2ND FLOOR, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. EXECUTIVE SESSION

The City Council will conduct a closed meeting in order to deliberate issues concerning the appointment of a City Manager in accordance with Section 551.074 of the Texas Government Code.

III. ADJOURN

The City Hall Pre-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.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, January 24, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser

City Secretary for the City of Fort Worth, Texas



**CALLED SPECIAL - CITY COUNCIL MEETING
THURSDAY, FEBRUARY 6, 2014
1:00 P.M.
PRE-COUNCIL CHAMBER, 2ND FLOOR, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

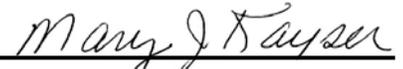
II. EXECUTIVE SESSION

The City Council will conduct a closed meeting in order to deliberate issues concerning the appointment of a City Manager in accordance with Section 551.074 of the Texas Government Code.

III. ADJOURN

The City Hall Pre-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.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, January 24, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas



CITY COUNCIL
Legislative and Intergovernmental Affairs Committee
Agenda

Tuesday, February 4, 2014
11:00 a.m.
Pre-Council Chambers
1000 Throckmorton Street
Fort Worth, Texas

Councilmember Danny Scarth, Chair
Councilmember Dennis Shingleton, Vice Chair

Mayor Pro Tem Zim Zimmerman
Councilmember Gyna Bivens

Charles Daniels, Assistant City Manager
Shirley Little, Manager, Government Relations
TJ Patterson, Manager, Legislative Affairs
Denis McElroy, Sr. Assistant City Attorney
Evonia Daniels, Staff Liaison

I. CALL TO ORDER

II. ACTION

- A. APPROVAL OF MEETING MINUTES FROM JANUARY 7, 2014
- B. CONSIDERATION OF THE APPOINTMENTS OF THE FOLLOWING INDIVIDUALS TO THE FORT WORTH ART COMMISSION: MS. CAROL HENDRIX, COMMUNITY REPRESENTATIVE (PLACE 3) AND MR. BILL CAMPBELL, ART PROFESSIONAL (PLACE 9) - (MARY KAYSER, CITY SECRETARY)
- C. CONSIDERATION OF THE APPOINTMENTS OF THE FOLLOWING INDIVIDUALS TO THE MAYOR'S COMMITTEE ON PERSONS WITH DISABILITIES: MS. DEBRA JONES, TEXAS DEPARTMENT OF ASSISTIVE AND REHABILITATIVE SERVICES - FORT WORTH REGION (PLACE 4), MS. SHERLEY SPEARS, FORT WORTH CITIZEN (PLACE 5), MR. CARLOS WALKER, FORT WORTH CITIZEN (PLACE 7), AND MR. SCOTT POWERS, FORT WORTH CITIZEN AND DISABLED VETERAN REPRESENTATIVE (PLACE 11) - (MARY KAYSER, CITY SECRETARY)

III. BRIEFINGS

- A. TEXAS 2015 LEGISLATIVE SESSION AND INTERIM STUDIES UPDATE- (TJ PATTERSON, LEGISLATIVE AFFAIRS MANAGER)
- B. FEDERAL LEGISLATIVE UPDATE- (KASEY PIPES, CORLEY PIPES CONSULTING, LLC.)

IV. REQUEST FOR FUTURE AGENDA ITEMS

- A. THE NEXT MEETING IS SCHEDULED FOR MARCH 4, 2014, AT 11:00 A.M. IN THE PRE-COUNCIL CHAMBERS.

V. EXECUTIVE SESSION

THE LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MAY CONDUCT A CLOSED MEETING TO SEEK THE ADVICE OF ITS ATTORNEYS CONCERNING LEGAL ISSUES REGARDING ANY MATTERS LISTED ON TODAY'S AGENDA, WHICH ARE EXEMPT FROM PUBLIC DISCLOSURE UNDER ARTICLE X, SECTION 9 OF THE TEXAS STATE BAR RULES, AS AUTHORIZED BY SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

VI. ADJOURN

Please Note: A quorum of the City Council may be attending this meeting for informational purposes. Members of the City Council who are not on the Committee will not be deliberating or voting on matters before the Committee.

Fort Worth Pre-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.

CITY COUNCIL
Legislative and Intergovernmental Affairs Committee
Minutes
Tuesday, January 7, 2014

COUNCIL MEMBERS IN ATTENDANCE: Councilmember Danny Scarth (Chairman), Mayor Pro Tem Zim Zimmerman, and Councilmember Dennis Shingleton.
Councilmember Gyna Bivens.

The Legislative and Intergovernmental Affairs Committee was called to order by Chairman Danny Scarth at 11:02 a.m.

ACTION ITEMS

Chairman Scarth called for a motion for approval of the December 10, 2013 minutes. The motion was made by Mayor Pro Tem Zim Zimmerman and seconded by Councilmember Gyna Bivens. The minutes were approved.

Mary Kayser, City Secretary presented for consideration of appointment Bradley Haskovec to Place 3 on the Animal Shelter Advisory Committee. The motion was made by Mayor Pro Tem Zim Zimmerman and seconded by Councilmember Dennis Shingleton to approve the appointments. The motion passed.

Next, Mary Kayser, City Secretary presented for consideration of appointment Dr. Darrin D'Agostino and the reappointment of Dr. Rajesh Gandhi to the Area Metropolitan Ambulance Authority. A motion of approval of the appointment and reappointment was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens. The motion passed.

BRIEFING

Next, Kasey Pipes with Corley Pipes Consulting updated the committee on Federal Legislative Issues. They continue to work with staff of Congresswoman Granger on the appropriation side and a the staff Congressman Williams on the authorizing side to keep them updated on the TEX Rail phasing strategy and the need to create additional support on the Hill and at the Federal Transportation Authority. Staff is coordinating a meeting between the Mayor, Secretary Fox, Congresswoman Granger and Congressman Veasey for later in January. Continue to communicate with our Congressional allies about our needs on I-35 and Spinks Airport.

Staff continued implementing the campaign to coordinate all 158 cities that house vendors that are part of Fort Worth-related defense projects; Mayor has approved letter and it is going out this week. The Mayor will take copies of the letter with her to the Conference of Mayors meeting in late January. In March, letters to the Congressional leadership signed by as many of the 158 mayors will be sent. This will launch campaign for restoration of defense money that was cut in sequestration.

Other efforts include strategy call with Congresswoman Granger's office on Trinity River Vision (TRVA). Her staff continues to work with Corps of Engineers as well as the state on money for

TRVA that was channeled through Austin. Congresswoman Granger's staff believes the program is on track and no additional lobbying is needed at this time.

FUTURE AGENDA ITEMS

Councilmember Bivens requested an update on Condemnation and Blight Demolition.

ADJOURN

There being no further business, the Committee adjourned at 11:12 a.m.



TO: Chairman Scarth and Members of the Legislative and Intergovernmental Affairs Committee

FROM: Mary J. Kayser, City Secretary 

DATE: February 4, 2014

SUBJECT: APPOINTMENTS TO THE ART COMMISSION

The following appointments to the Arts Commission are provided for your consideration. Terms will expire on September 30, 2015.

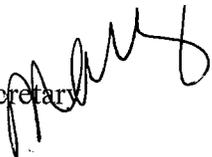
Ms. Carol Hendrix to Place 3 (Community Representative position)

Mr. Bill Campbell to Place 9 (Arts Professional position)

The applications are attached for your review.



TO: Chairman Scarth and Members of the Legislative and Intergovernmental Affairs Committee

FROM: Mary J. Kayser, City Secretary 

DATE: February 4, 2014

SUBJECT: APPOINTMENTS TO THE MAYOR'S COMMITTEE ON PERSONS WITH DISABILITIES

The following new appointments to the Mayor's Committee on Persons with Disabilities are provided for your consideration. Terms will expire on dates indicated below:

Ms. Debra Jones to Place 4 – representing the Texas Department of Assistive and Rehabilitative Services, Fort Worth Region, with a term expiring September 30, 2014

Ms. Sherley Spears to Place 5 – representing a Fort Worth Citizen position, with a term expiring September 30, 2015.

Mr. Carlos Walker to Place 7 – representing a Fort Worth Citizen position, with a term to expire September 30, 2015.

Mr. Scott Powers to Place 11 – representing a Fort Worth Citizen and Disabled Veteran position, with a term expiring September 30, 2015.

The applications and resumes, as provided, are attached as a matter of information.

FORT WORTH LOCAL DEVELOPMENT CORPORATION

AGENDA

Tuesday, February 4, 2014

*Immediately Following the Pre-Council Meeting of the
Fort Worth City Council Scheduled to Begin at 3:00 PM*

Pre-Council Chamber, Second Floor, City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

Board of Directors

Danny Scarth, President
Gyna M. Bivens, Vice President
Zim Zimmerman, Treasurer

Dennis Shingleton, Secretary
Kelly Allen Gray, Trustee
Betsy Price, Trustee

Jungus Jordan, Trustee
Salvador Espino, Trustee
Joel Burns, Trustee

Staff Liaison: Fernando Costa, Assistant City Manager
Leann Guzman, Senior Assistant City Attorney

-
1. **Call to Order** – Danny Scarth, President
 2. **Approval of Minutes from the Meeting Held on November 5, 2013** – Danny Scarth, President
 3. **Written Reports** – Danny Scarth, President
 - A. Financial Report through December 31, 2013
 4. **Consider and Adopt Resolution to Approve Acquisition of Southwest Municipal Courthouse at 3741 SW Loop 820, Accept Assignment of Lease and Other Related Documents from 3741 SW Loop 820, LLC, and Approve Assumption of a Related Loan with Southwest Bank** – Jay Chapa, Administrator
 5. **Update on Lancaster Place Project** – Jay Chapa, Administrator
 6. **Presentation on Proposed Non Profit Economic Development Organizations Initiative Funding** – Jay Chapa, Administrator
 7. **Executive Session:** The Fort Worth Local Development Corporation’s Board of Trustees will conduct a closed meeting to:
 - a. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (i) legal issues concerning any current agenda item; and

- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
 - c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.
- 8. **Requests for Future Agenda Items** – Danny Scarth, President
 - 9. **Adjourn** – Danny Scarth, President

The Pre-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.

**CITY OF FORT WORTH, TEXAS
FORT WORTH LOCAL DEVELOPMENT CORPORATION
TUESDAY, NOVEMBER 5, 2013**

Present:

President Danny Scarth
Vice President Gyna Bivens
Treasurer W. B. "Zim" Zimmerman
Trustee Betsy Price
Trustee Salvador Espino
Trustee Jungus Jordan
Trustee Dennis Shingleton
Trustee Kelly Allen Gray
Trustee Joel Burns

City staff:

Fernando Costa, Assistant City Manager
Peter Vaky, Deputy City Attorney
Gerald Pruitt, Deputy City Attorney
Mary J. Kayser, City Secretary
Jay Chapa, Administrator
Jean Petr, Gas Lease Program Manager

1. Call to Order.

With a quorum present President Scarth called the meeting to order for the Board of Directors of the Fort Worth Local Development Corporation (Corporation) at 11:59 a.m. on Tuesday, November 5, 2013, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas.

2. Approval of Minutes of the August 6, 2013, Meeting.

President Scarth opened the floor for a motion on the approval of the minutes of the Tuesday, August 6, 2013, meeting.

MOTION: Upon a motion made by Trustee Bivens and seconded by Trustee Espino, the Board of Directors voted unanimously 9 ayes and 0 nays to approve the August 6, 2013, minutes of the Corporation as presented. The motion carried.

3a. Written Reports: Fort Worth Local Development Corporation Financial Report through September 30, 2013.

President Scarth referenced the Financial Report through June 30, 2013, and opened the floor for discussion on the report. There was no action or discussion on this item.

3b. Written Reports: Memo on Financial Status of 4700 Blue Mound Road.

President Scarth referenced the memo on Financial Status of 4700 Blue Mound Road, and opened the floor for discussion on the memo. There was no action or discussion on this item.

4. Consider and Adopt Resolution Approving the Budget for the 2013-2014 Fiscal Year.

Mr. Jay Chapa, Administrator, provided a summary of the actual Corporation's FY-2012-2013 budget pertaining to revenue of \$1,149,191.66. He pointed out that the majority of the revenue was derived from the property on Blue Mound Road. He stated that the expenditures overall the total costs of nearly \$1M in expenditures, the majority of which was associated with the property on Blue Mound Road (\$698,729.14). He added that the FY 2013-2014 proposed budget on the revenue side was \$760,919.90 and on the expenditures side there would be a reduction to \$511,642.00 on the Blue Mound Road property. He further stated that there would be an excess of revenues over expenditures of \$136,157.00

President Scarth expressed concern with the \$511,642.00 figure for the Blue Mound Road property and asked staff to clarify the amount as it did not appear to add up and appeared to be short. Mr. Chapa stated that he was unsure what the difference in the calculation was and advised the Board that approval of the budget could be delayed until the next scheduled meeting.

MOTION: Upon a motion made by Trustee Shingleton and seconded by Trustee Zimmerman, the Board voted unanimously 9 ayes and 0 nays, to delay voting on this item until the next scheduled FWLDC meeting. The motion carried. (*See further consideration of this item on Page 3*)

5. Consider and Adopt Resolution Authorizing Execution of a Natural Gas Lease with Vantage Fort Worth Energy, LLC for Property at 5425 E. Berry Street.

Ms. Jean Petr, Gas Lease Program Manager, Planning and Development Department, provided the background by advising the Board that this lease would be at the Rosedale South Unit and that the Mineral Interest Pooling Act did not pertain to this property. She added that it would be leased for \$3,000.00 per acre and that the property was 0.4304 mineral acres which would provide a \$1,291.20 total bonus. She further stated the lease was for a 25 percent royalty, two-year term and that there was no surface use allowed. She displayed a map of the location and stated that the lease terms were above current market value and standard use of the Corporation lease form, staff recommendation was that the Board authorize the execution of a natural gas lease for the property.

MOTION: Upon a motion made by Trustee Shingleton and seconded by Trustee Zimmerman, the Board voted unanimously 9 ayes and 0 nays, to approve Resolution No. FWLDC-2013-06. The motion carried.

6. Consider and Adopt Resolution Authorizing the Retention of Ralph Duggins and Cantey Hanger LLP as Outside Legal Counsel to File Suit Against Chesapeake Operating, Inc., and Total E&P (USA, Inc., Over Lease Royalty Payments to the Corporation.

There was no presentation or discussion on this item.

MOTION: Upon a motion made by Trustee Price and seconded by Trustee Zimmerman, the Board voted unanimously 9 ayes and 0 nays, to approve Resolution No. FWLDC-2013-07. The motion carried.

Assistant City Manager Fernando Costa advised that staff had additional information pertaining to the 2013-2014 Local Development Corporation budget and asked that Item 4 on the agenda item be reconsidered.

MOTION: Upon a motion made by Trustee Price and seconded by Trustee Zimmerman, the Board voted unanimously 9 ayes and 0 nays, to approve reconsider Item 4 on the agenda. The motion carried.

4. Consider and Adopt Resolution Approving the Budget for the 2013-2014 Fiscal Year.

Mr. Jay Chapa, Administrator, advised the Board that staff performed calculations and that the figures were correct.

MOTION: Upon a motion made by Trustee Burns and seconded by Trustee Bivens, the Board voted unanimously 9 ayes and 0 nays, to approve Resolution No. FWLDC-2013-08. The motion carried.

7. Executive Session – President Scarth stated that he had been advised that an Executive Session was not necessary to discuss the following items:

- A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9, of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (i) legal issues concerning any current agenda item; and
- B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- C. Discuss or deliberate negotiations related to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

8. Requests for Future Agenda Items.

President Scarth opened the floor on requests for future agenda items. No requests were made by Board members.

9. Adjourn.

With no further discussion, President Scarth adjourned the meeting of the Fort Worth Local Development Corporation Board at 12:09 p.m. on Tuesday, November 5, 2013.

These minutes approved by the Fort Worth Housing Finance Corporation Board of Directors on the ____ day of _____ 2013.

APPROVED:

Danny Scarth
President

ATTEST:

Dennis Shingleton
Secretary

Prepared and respectfully submitted by:

Mary J. Kayser, TRMC/CMC
City Secretary

Fort Worth Local Development Corporation
Balance Sheet
December 31, 2013
(Unaudited)

Assets	
Cash and cash equivalents	\$2,217,002.89
Interest Receivable	2,987.63
Note Receivable - Oliver's	435,000.00
Receivables	<u>0.00</u>
Total Assets	<u><u>\$2,654,990.52</u></u>
Liabilities and Fund Balance	
Accounts and Contracts Payable	0.00
Prepaid Rent	<u>0.00</u>
Total Liabilities	0.00
Fund Balance (Deficit)	
Designated for Authorized Expenditures	\$2,606,865.23
Net Income	48,125.29
Undesignated	<u>0.00</u>
Total Fund Balance	2,654,990.52
Total Liabilities and Fund Balance	<u><u>\$2,654,990.52</u></u>

Fort Worth Local Development Corporation
Statement of Revenues and Expenditures
October 1, 2013 through December 31, 2013
(Unaudited)

Revenues

Property Tax Reimbursement	\$1,967.16	
Revenue from Rents	134,878.85	
Gas Lease Royalties	59,712.71	
Gas Lease Bonus	1,290.00	
Interest Income	1,857.43	
Sale of Property	0.00	
Total Revenue	0.00	\$199,706.15

Expenditures

Bank Charges	\$69.27	
Conference, Convention, Meeting	550.00	
Commissions	26,539.40	
Contractual Services	42,869.89	
Insurance	40,606.84	
Operations	0.00	
Property Management	5,323.15	
Property Purchase	0.00	
Property Taxes	10,860.45	
Repairs	7,382.99	
Security System	1,428.43	
Storm Water Utility	8,991.00	
Transfers to City	0.00	
Transfer to Lancaster LLC	0.00	
Utilities	6,959.44	
Total Expenditures	6,959.44	\$151,580.86

Excess (Deficiency) of Revenues Over (Under) Expenditures \$48,125.29

Fort Worth Local Development Corporation
 Schedule of Available Funds
 December 31, 2013
 (Unaudited)

Total Cash at December 31, 2013	\$2,217,002.89
Cash in Property Management Account	(79,821.21)
Cash available in City account	2,137,181.68
Commitments	
Survey Expenses	6,250.00
Lancaster Project - Construction	1,435.25
Lancaster Project - Attorney Fees	19,589.58
Oliver's Fine Foods - Attorney Fees	2,950.00
Reserves	
Maintenance Reserve	100,000.00
Property Tax Reserve	100,000.00
Total Commitments & Reserves	230,224.83
Unrestricted Cash Available	\$1,906,956.85

Other Information:

On August 21, 2007 \$275,000.00 was transferred to the City (M&C C-22334) with the understanding that it would be paid back when properties along Lancaster are sold. The transfer was made to fund an art sculpture on Lancaster Avenue.

On December 18, 2007 \$162,000.00 was transferred to the City (M&C C-22592) with the understanding that it would be paid back when properties along Lancaster are sold. The transfer was made to fund survey services and improvements on Lancaster Avenue.

In September of 2008 \$92,321.91 of the \$162,000.00 was returned to the LDC.

FORT WORTH LOCAL DEVELOPMENT CORPORATION

**RESOLUTION
OF THE BOARD OF TRUSTEES**

**Approving Acquisition of Southwest Municipal Courthouse at
3741 SW Loop 820, Accept Assignment of Lease with the City of Fort Worth
and Other Related Documents from 3741 SW Loop 820, LLC, and
Approve Assumption of a Related Loan with Southwest Bank**

WHEREAS, on December 10, 2010, 3741 SW Loop 820, LLC (“LLC”) entered into an Agreement to Donate with the City of Fort Worth (“City”) (City Secretary Contract No. 41234) under which the LLC donated approximately 2.043 acres of real property (excluding improvements thereon) located at 3741 SW Loop 820, Fort Worth, Texas (“Property”), to the City of Fort Worth (“City”);

WHEREAS, the Agreement to Donate also provided that the LLC enter into a lease agreement (“Lease”) with the City with respect to the improvements located on the Property, which consists of a building of approximately 30,600 square feet (“Building”), and the Lease was executed by both parties on December 10, 2010 (City Secretary Contract No. 41235);

WHEREAS, on July 1, 2011, the ten year term of the Lease commenced, and will expire on June 30, 2021, with an annual rent of \$229,500.00, for a total rent of \$4,590,000.00 over the term (“Total Rent”);

WHEREAS, the Agreement to Donate also provided that upon payment in full of the Total Rent, the LLC will donate the Building to the City;

WHEREAS, in August 2011, the LLC entered into a loan agreement with Southwest Bank for \$3,300,000.00 for the Building and tenant improvements thereto, which has a current outstanding balance of approximately \$2,600,000.00 (“Loan Agreement”);

WHEREAS, the LLC desires to convey the Building, valued at approximately \$4,000,000.00 to the Fort Worth Local Development Corporation (“Corporation”), and assign all related documents to the Corporation, including the Lease, Agreement to Donate, and the Loan Agreement, as well as any other necessary documents; and

WHEREAS, the Corporation has an interest in acquiring the Building due to the City’s use of the Building for its Southwest Municipal Court and other municipal uses.

NOW, THEREFORE, BE IT RESOLVED that the Corporation is hereby authorized to execute any and all documents necessary to effect (i) the acquisition of the Building, (ii) the assignment of the Loan Agreement, (iii) the assignment of the Lease; and (iv) the assignment of the Agreement to Donate.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of the Corporation is hereby authorized and directed to certify the adoption of this Resolution.

Adopted this 4th day of February, 2014.

By: _____
Secretary



CITY OF FORT WORTH
CITY COUNCIL

HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

Tuesday, February 4, 2014

*Immediately Following the Fort Worth Local Development Corporation
Board Meeting, Scheduled to Begin Immediately Following the
Pre-Council Meeting of the Fort Worth City Council Scheduled to Begin at 3:00 PM*

City Hall, Pre-Council Chamber, Second Floor
1000 Throckmorton Street, Fort Worth, Texas 76102

Housing and Economic Development Committee Members

Joel Burns, Chair	Kelly Allen Gray, Council Member	Gyna M. Bivens, Council Member
Danny Scarth, Vice Chair	Dennis Shingleton, Council Member	Sal Espino, Council Member
Jungus Jordan, Council Member	Betsy Price, Mayor	Zim Zimmerman, Mayor Pro Tem

Fernando Costa, Assistant City Manager - Staff Liaison
Peter Vaky, Deputy City Attorney

1. **Call to Order** – Joel Burns, Chair
2. **Approval of Minutes from the Meeting Held on January 7, 2014** – Joel Burns, Chair
3. **Written Reports** – Jay Chapa, Director, Housing and Economic Development Department
 - Memo on Hilton Parking Garage Lease Amendment
 - Memo on Amending Tax Abatement Agreement with AT Industrial Owner 7 LLC and Carolina Beverage Group, LLC to Modify the Timeline of Installation of New Business Personal Property
 - Memo on Proposed Request for Qualifications for Developers to Develop City Surplus Properties Along Lancaster Corridor
 - Memo on Request for Letter of No Objection to Expand Foreign Trade Zone 196
4. **Presentation on Trends Affecting Low Income Neighborhoods** - Randle Harwood, Director, Planning and Development Department

5. **Update on Homelessness and Directions Home, City's Homelessness Plan** - Otis Thornton, Human Services Manager, Housing and Economic Development Department
6. **Presentation on Proposed Amendments to Economic Development Incentives Policies in Regard to the Promotion of Affordable Housing** – Jesus Chapa, Director, Housing and Economic Development Department
7. **Presentation Regarding the Sale Process of Tax Foreclosed Properties** – Cynthia Garcia, Assistant Director, Housing and Economic Development Department
8. **Presentation on Resolutions for Submission to the Texas Department of Housing and Community Affairs for Housing Tax Credit Developments** – Jesus Chapa, Director, Housing and Economic Development Department
9. **Executive Session** - The Housing and Economic Development Committee will conduct a closed meeting to:
 - A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code: (i) legal issues related to use of HOME Funds and project development requirements, and (ii) legal issues related to any current agenda items; and
 - B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party; and
 - C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.
10. **Requests for Future Agenda Items** – Joel Burns, Chair
11. **Date of Next Regular Meeting: March 4, 2014** - Joel Burns, Chair
12. **Adjourn** – Joel Burns, Chair

The Pre-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.

CITY OF FORT WORTH, TEXAS
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
January 7, 2014

Present:

Committee Member Joel Burns, Chairman
Committee Member Danny Scarth, Vice Chairman
Committee Member Betsy Price (arrived at 2:09 pm)
Committee Member Salvador Espino
Committee Member Kelly Allen Gray
Committee Member W. B. "Zim" Zimmerman
Committee Member Jungus Jordan
Committee Member Dennis Shingleton
Committee Member Gyna Bivens

City Staff:

Fernando Costa, Assistant City Manager
Peter Vaky, Deputy City Attorney
Mary J. Kayser, City Secretary
Jay Chapa, Housing and Economic Development Director
Cynthia Garcia, Assistant Director, Housing & Economic Development Department

Other City Staff in Attendance:

Tom Higgins, City Manager

1. Call to Order – Joel Burns, Chair

With a quorum of the committee members present, Chairman Joel Burns called the meeting of the Fort Worth Housing and Economic Development Committee to order at 2:05 pm, on Tuesday, January 7, 2014, in the Pre-Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas 76102.

2. Approval of Minutes from the Meeting Held on November 5, 2013 – Joel Burns, Chair

Motion was made by Committee Member Scarth and second by Committee Member Shingleton to approve the minutes of the November 5 2013, Fort Worth Housing and Economic Development Committee meeting. Motion passed 8-0. Committee member Price absent

3. Executive Session - The Housing and Economic Development Committee will conduct a closed meeting to:

- A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code: legal issues related to any current agenda items; and

**CITY OF FORT WORTH, TEXAS
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE**

January 7, 2014

Page 2 of 4

- B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party; and
- C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

Chairman Joel Burns stated that an Executive Session would not be needed.

4. Written Reports – Jay Chapa, Director, Housing and Economic Development Department

- Memo on The Berkley Apartments, Phase II

There were no questions on the report.

5. Presentation on Recommendations for Award of HOME Investment Partnerships Program Funds for Housing Development - Avis Chaisson, Community Development Manager

Ms. Chaisson reviewed the process for the submission of projects for HOME Investment Partnership Program Funds. She reviewed the proposals received:

Organization	CD	RFP Score	Funding Request	Staff Recommendation
Zenstar Development, LLC	3	78	\$1,500,000	\$1,500,000
New Columbia Residential, LLC	8	75	\$2,500,000	\$1,200,000
Heritage Park Vista Housing Partners II	4	70	\$1,156,000	-
AMTEX Multi-Housing, LLC	7	65	\$2,160,000	-
HomeTowne Presidio Junction, LP	7	54	\$1,200,000	-
TCHP Single Family Infill	2	51	\$1,707,600	-
Proposed HOME Funding				\$2,700,000.00

Ms. Chaisson provided details on the two projects recommended for funding.

Ms. Chaisson advised the Committee on the next steps:

30 Public Notice for change in use of HOME Funds	January 9, 2014
M&C to issued Resolution of support for any Tax Credit Development	January 28, 2014
Last day for public comment on Public Notice	February 3, 2014
M&C to Authorize the Execution of HOME Contract for Developments Recommended for Funding	February 4, 2014

There was no action required on this item.

6. Presentation on Western Economic Service’s Draft of *Analysis of Impediments to Fair Housing Choice for the City of Fort Worth*– Robert Gaudin, Director, Western Economic Services, LLC

Robert Gaudin presented an overview of the *Analysis of Impediments to Fair Housing Choice for the City of Fort Worth*. The report covered types of housing complaints and various aspects of home lending that are impediments to Fair Housing. He also covered transportation issues related to housing and economic centers. He identified impediments and solutions for both the private sector and public sector.

After some discussion Chair Burns asked that Jay Chapa, Director of Housing and Economic Development, present the overview of Housing Programs and Policies. After the presentation, the chair would entertain questions and comments on both items.

7. Overview of Housing Programs and Policies – Jay Chapa, Director, Housing and Economic Development

Mr. Chapa reviewed Housing Affordability – families that pay more than 30% of gross income for housing are cost burdened. The City of Fort Worth Housing Programs are aimed at households earning no more than 80% of the area median income (AMI). These programs allow households to not over spend on housing allowing for spending on other needs such as healthy food, education and transportation. The city offers programs for both owner occupied housing and rental housing. The data shows that there is an affordability gap of 16,695 units to renters under 30% AMI. There is a surplus of units in the 30%-50% AMI and 50% - 80% AMI. Mr. Chapa noted that there are also non-income related factors leading to housing cost burden such as: location of affordable housing in proximity to work, family and quality schools and the quality of the housing. Mr. Chapa outlined the staff recommendations:

- Staff to review current programs to check alignment with current housing income level disparity and City Council discussion/direction
- Conduct best practices review in other municipalities
- Develop potential new programs and/or funding sources to promote sustainable neighborhoods and affordable housing
- Recommendation to City Council in April on:
 - Implementation plans of Analysis of Impediments recommendations
 - Review findings and provide recommendations/changes on current programs

8. Requests for Future Agenda Items – Joel Burns, Chair

**CITY OF FORT WORTH, TEXAS
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE**

January 7, 2014

Page 4 of 4

Staff will bring back responses to the housing reports in April. What can the City do with the funding and programs that we have and how to leverage the funding. Chairman Burns asked that the accessibility issues be addressed before the April meeting.

9. Date of Next Regular Meeting: February 4, 2014 - Joel Burns, Chair

10. Adjourn – Joel Burns, Chair

With no further presentations or discussions, Chairman Burns adjourned the regular meeting of the Housing and Economic Development Committee at 3:20 pm, on Tuesday, January 7, 2014.

These minutes approved by the Housing and Economic Development Committee on the _____ day of _____, 2014.

APPROVED:

Joel Burns, Chairman

Minutes Prepared by and Attest:

Mary J. Kayser, City Secretary



MEMORANDUM

Date: February 4, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director, Housing and Economic Development Department

Subject: Amendment to the Lease Agreement for the Parking Garage located under General Worth Park Currently Leased to Tower I Hotel LP (Hilton Hotel)

In 1979, the City was awarded an Urban Development Action Grant (UDAG) of \$6,002,000 from the U.S. Department of Housing and Urban. The funds were used by the city to acquire and construct a plaza and an underground parking garage. As a condition of the grant, the city was required to lease the parking garage to the historic Hotel Texas which was planned to be renovated. The hotel is now known as the Hilton Hotel. The city used the federal funds to construct a parking garage and entered into a lease with the hotel for the parking garage.

The terms of the parking garage lease are as follows:

- 50 year term- expires April 30, 2030;
- City responsible for any repairs to the parking structure, foundation, walls and roof;
- Rent from hotel: greater of
 - \$60,000 per year , increased every 5 years by the greater of \$5000 or ½ of the Consumer Price Index (CPI) increase for the Dallas/Fort Worth Standard Metropolitan Statistical Area (SMSA) or
 - 80% of the annual net profits for operating the garage

Rent collected by the city under the Lease is considered federal program income under the original federal grant. Because maintenance of the garage is not an eligible expense under the original grant guidelines, program income cannot be used to maintain the parking garage. This condition has led to a lack of funding to maintain the garage's major structures adequately.

In order to refinance the hotel to acquire funding for an upgrade of the accommodations and so that Lessee may upgrade the current conditions of the garage; Lessee has requested certain amendments to the current lease. After reviewing the current condition of the garage and planned investments, Staff recommends the following amendments to the Lease:

- Extend the Term until April 30, 2070 (required to refinance);
- Allow the Lessee to terminate the Lease after April 30, 2030 at any time with 6 months' notice; and
- Reduce the rent to 30% of the annual net profits in exchange for Lessee taking responsibility for the structure, foundation, walls and roof of the garage.

Staff intends to submit an M&C for City Council consideration to approve the lease amendment at a February City Council meeting.

Please contact me at 817-392-5804 if you have any questions or concerns.



MEMORANDUM

Date: February 4, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director of Housing and Economic Development

Subject: Proposed Amendment to Tax Abatement Agreement with AT Industrial Owner 7 LLC and Carolina Beverage Group, LLC to Modify Commitments for Installation of New Taxable Business Personal Property at 13300 Park Vista Boulevard

On May 7, 2013 (M&C C-26238), the City Council authorized the execution of a Tax Abatement Agreement (City Secretary Contract No. 45085) with AT Industrial Owner 7 LLC and Carolina Beverage Group, LLC (Carolina Beverage) for property located at 13300 Park Vista Boulevard. This property is owned by AT Industrial Owner LLC and has been leased to Carolina Beverage for the development of a manufacturing and distribution facility for Carolina Beverage. In return for this development, the City has agreed to provide a ten-year tax abatement on up to 70 percent of the City's taxes on the incremental value of real property improvements and on new business personal property located at this site.

The Agreement provides for the development build-out to occur in two phases. Phase I calls for an investment of at least \$5,000,000.00 in real property improvements and for at least \$20,000,000.00 in new taxable business personal property to be installed at the site by December 31, 2014. Phase II calls for an additional \$16,000,000.00 in new taxable tangible personal property to be installed at the site by December 31, 2018.

Carolina Beverage has informed City staff that a delay in the installation of a second production line will affect the timing of the installation of equipment at the site. As a result, Carolina Beverage is requesting the City to amend the Agreement in order to modify the Phase I business personal property commitment from \$20,000,000.00 to \$17,000,000.00 and to apply the difference to the Phase II business personal property commitment, increasing that from \$16,000,000.00 to \$19,000,000.00.

The original overall personal property investment of \$36 million will not change.

All other commitments will remain the same as previously stated in M&C C-26238 and set forth in the Agreement.

Staff will bring forward an M&C to the City Council on February 18, 2014 authorizing an amendment to the Tax Abatement Agreement to reflect the proposed change.

Please contact me at 817-392-5804 if you have any questions or concerns.



MEMORANDUM

Date: February 4, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director of Housing and Economic Development

Subject: RFQ for Development of City-Owned Parcels Near Lancaster Avenue

As part of the ongoing effort to promote redevelopment of the Lancaster Corridor in the south end of the Central Business District, Staff has been working with Downtown Fort Worth, Inc. to develop a Request for Qualifications (RFQ) to select a master developer to partner with on select City-owned parcels on and near Lancaster Avenue. The parcels primarily consist of surplus property acquired from Texas Department of Transportation that are not targeted for specific development at this time.

The purpose of the RFQ would be to identify the interest of qualified and experienced private developer partners to design, build, finance, and manage high quality development projects along Lancaster Avenue. An opportunity to showcase the RFQ at the upcoming P3 Conference in Dallas at the end of February will allow us to market the corridor to potential developers. The presentation will be jointly conducted with Downtown Fort Worth, Inc.

Staff recommends the following:

- In partnership with DFWI, complete an RFQ to identify partners for the development of City-owned parcels along Lancaster Ave. as outlined on the attached map,
- Issue the RFP on or about March 3, 2014
- Evaluate RFQ responses and select a partner to negotiate overall role and development opportunities on City-owned parcels along Lancaster Ave.
- Provide a presentation and recommendation for approval of a development agreement with the selected entity.

It is estimated that this process will take approximately 120-150 days from the date of issuing the RFP. If you have any questions or concerns please contact me at 817-392-5804.



MEMORANDUM

Date: February 4, 2014

To: Chairman Burns & Members of the Housing and Economic Development Committee

From: Jay Chapa, Director of Housing and Economic Development

Subject: Authorize submission of a Letter of No Objection to the Foreign-Trade Zones Board to Expand Foreign-Trade Zone No. 196 in Alliance.

A Foreign-Trade Zone (FTZ) is a restricted-access site, in or adjacent to a Customs port of entry. FTZs are considered outside the United States Customs Territory and foreign or domestic merchandise can be stored or manufactured before formal Customs entry procedures. These special geographic areas are under the supervision of the U.S. Customs and Border Protection and establishment of the FTZ allows for state and local ad valorem exemption on tangible personal property imported from outside the United States and held in a zone. This tariff and tax relief is designed to lower the costs of U.S. based operations engaged in international trade and thereby create and retain the employment and capital investment opportunities that result from those operations.

With the continued growth at AllianceTexas, Hillwood, serving as the administrator of Foreign Trade Zone No. 196, is anticipating projects on several parcels of undeveloped land. Much of this land was not included in the original FTZ designation; however, it is within their FTZ Service Area under the new Alternative Site Framework program (ASF). Under the ASF program, in order to include the revised boundaries in the current zone footprint, the FTZ administrator (Grantee) has to receive a letter of no objection (LONO) from the locally affected taxing entities. This process can be very time consuming and is unacceptable for most site selection processes.

The Foreign Trade Zone Board (FTZB) in Washington, D.C. has approved a plan to allow Grantees to collect the LONO in advance, and therefore commit to a site selection prospect that the FTZ application can be approved in a 30 day window. The Grantee has contacted staff and requested a LONO from the City of Fort Worth in order to modify the current Foreign Trade Zone boundary under the Alternative Site Framework, pursuant to the Foreign-Trade Zone Act. An exhibit outlining the expansion of the zone is attached. The LONO will only extend to the land that does not currently have FTZ status and expansion of the zone will have no have fiscal impact to the City of Fort Worth.

Staff will bring forward an M&C to City Council on February 18th to approve the submission of the letter of no objection for the boundary modification.

Please contact me at 817-392-5804 if you have any questions or concerns.

ALLIANCEAIRPORT AUTHORITY, INC.

Agenda

February 4, 2014

Immediately Following the Housing and Economic Development Committee Meeting, Scheduled to Begin Immediately Following the Fort Worth Local Development Corporation Board Meeting Following the Pre-Council Meeting of the Fort Worth City Council Scheduled to Begin at 3:00 PM

Pre-Council Chamber, Second Floor, City Hall
1000 Throckmorton Street, Fort Worth, Texas 76102

Board of Directors

Jungus Jordan, President
Salvador Espino, Vice President
Joel Burns, Director

Kelly Allen Gray, Director
Gyna M. Bivens, Director
Betsy Price, Director

Dennis Shingleton, Director
Danny Scarth, Director
Zim Zimmerman, Director

-
- I. Call to Order
 - II. Approve Minutes of December 10, 2013 Meeting
 - III. Executive Session – The Board of Directors of AllianceAirport Authority, Inc. will conduct a closed meeting to:
 - A. Seek the advice of its attorneys concerning *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463, which is exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code;
 - B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
 - C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.
 - IV. Adjourn

Fort Worth City Hall and the Pre-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.

**CITY OF FORT WORTH, TEXAS
CITY COUNCIL
ALLIANCEAIRPORT AUTHORITY, INC.
DECEMBER 10, 2013**

Present:

President Jungus Jordan
Director W.B. "Zim" Zimmerman
Director Danny Scarth
Director Gyna Bivens
Director Dennis Shingleton
Director Joel Burns
Director Betsy Price
Director Kelly Allen Gray

Absent:

Vice President Salvador Espino

City Staff:

Fernando Costa, Assistant City Manager
Sarah Fullenwider, City Attorney
Peter Vaky, Deputy City Attorney
Gerald Pruitt, Deputy City Attorney
Mary J. Kayser, City Secretary
Tom Higgins, City Manager
Christopher Mosley, Senior Assistant City Attorney
Leann Guzman, Senior Assistant City Attorney
Patrice Randle, Internal Auditor

I. Call to Order

With a quorum of the directors present, President Jordan called the meeting to order for the Board of Directors of the AllianceAirport Authority, Inc., at 5:32 a.m. on Tuesday, December 10, 2013, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth.

II. Approve Minutes of November 19, 2013 Meeting

President Jordan opened the floor for a motion on the approval of the minutes.

Motion was made by Director Price and seconded by Director Zimmerman to approve the minutes of the November 19, 2013, AllianceAirport Authority, Inc., meeting. Motion carried unanimously 8 ayes 0 nays. Vice President Espino absent.

III. Executive Session

In accordance with Chapter 551 of the Texas Government Code, President Jordan and the Directors of the AllianceAirport Authority, Inc., convened into Executive Session at 5:33 a.m. on Tuesday, December 10, 2013, in the Pre-Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas 76102, in order to:

- A. Seek the advice of its attorneys concerning *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463, which is exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by section 551.071 of the Texas Government Code;
- B. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

President Jordan adjourned the Executive Session at 5:52 a.m., on Tuesday, December 10, 2013.

President Jordan reconvened the regular session of the AllianceAirport Authority, Inc., at 5:52 a.m., on Tuesday, December 10, 2013.

IV. Adjourn

With no further business before the Corporation Board, President Jordan adjourned the meeting of the AllianceAirport Authority, Inc., at 5:52 a.m. on Tuesday, December 10, 2013.

These minutes approved by the AllianceAirport Authority, Inc., on the ___ day of _____, 2013.

APPROVED:

Jungus Jordan, President

Minutes Prepared by and Attest:

Mary J. Kayser, TRMC/MMC
Secretary to the Corporation Board



Updated January 30, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

February 4, 2014 **Monthly Zoning Meeting**

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

3:00 p.m. Pre-Council Meeting

Fort Worth Local Development Corporation

(Immediately following Pre-Council Meeting)

Housing and Economic Development Committee

(Immediately following LDC Meeting)

Alliance Airport Authority, Inc. Meeting

(Immediately following HED Meeting)

Continued Items:

- **M&C G-18118** - Conduct Public Hearings on the Need to Continue the Curfew Ordinance for Minors, Review the City's Curfew Ordinance for Minors and Its Effects on the Community and on Problems the Ordinance was Intended to Remedy, and Adopt Ordinance Amending Section 23-19 of City Code, Curfew Hours for Minors, to Extend the Curfew for an Additional Three Years (ALL COUNCIL DISTRICTS) (**PUBLIC HEARING**) (**Continued from January 28, 2014 by Council Member Scarth**)
- **ZC-13-143** - Lockheed Martin Recreation Association Inc., Etal. 5750 & 5780 Bellaire Drive South and 3400 Bryant Irvin Road; from: "A-5" One-Family, "C" Medium Density Multifamily, "E" Neighborhood Commercial, "G" Intensive Commercial, and "OM" Office Midrise to: "G" Intensive Commercial and "PD/MU-2" Planned Development for all uses in "MU-2" High Intensity Mixed-Use with a waiver for height and to exclude uses; site plan waiver recommended. (COUNCIL DISTRICT 3 – Zim Zimmerman) (Recommended for Approval by the Zoning Commission) (**Continued from January 14, 2014 by Council Member Zimmerman**)
- **ZC-13-158** - Rita & Blas Rodriguez, 2421 Pearl Avenue; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus inside storage of roofing materials only; site plan included. (COUNCIL DISTRICT 2 – Sal Espino) (Recommended for Denial by the Zoning Commission) (**Continued from January 14, 2014 by Council Member Espino**)
- **ZC-13-168** - RC Bluffs II, LP, 5200 White Settlement Road; from: "E" Neighborhood Commercial and "I" Light Industrial to: "MU-1" Low Intensity Mixed-Use (COUNCIL DISTRICT 7 – Dennis Shingleton) (**Recommended for Approval by the Zoning Commission**) (**Continued from December 3, 2013 by Council Member Shingleton**)



Updated January 30, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

February 4, 2014 (continued)

- **ZC-13-180** - City of Fort Worth/Petition for Hillcrest Addition, 1900-2300 blocks of Carleton and Western Avenues; from: "B" Two-Family and "B/HC" Two-Family/Historic & Cultural Overlay to: "A-5" One-Family and retain "HC" Historic & Cultural Overlay (COUNCIL DISTRICT 7 – Dennis Shingleton) (**Recommended for Approval by the Zoning Commission**) (Continued from January 7, 2014 by Council Member Shingleton)
- o Overview on Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Update on December 2013 Ice Storm [*Juan Ortiz, Emergency Management Operations*]
- o Crime Control and Prevention District Election [*Charles Daniels, City Manager's Office*]

February 5, 2014 (Wednesday)

1:00 p.m. Called Special Meeting (Pre-Council)

February 6, 2014 (Thursday)

1:00 p.m. Called Special Meeting (Pre-Council)

February 11, 2014

10:00 a.m. Audit Committee

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. Pre-Council Meeting

- o Briefing on Creation of Murals to Abate Graffiti [*Martha Peters, Arts Council of Fort Worth and Tarrant County and Richard Zavala, Parks and Community Services*]
- o Briefing on Transportation Issues [*Douglas Wiersig, Transportation and Public Works and Randle Harwood, Planning and Development*]



Updated January 30, 2014

City of Fort Worth
City Council Pre-Council Agenda Calendar

February 18, 2014

8:30 a.m. Pre-Council Meeting
1:00 p.m. Called Special Meeting (Pre-Council)

- o Briefing on Proposed Issuance of Bonds by Dallas/Fort Worth International Airport [*TBA, DFW Airport*]
- o Quarterly Fire Department Update [*Chief Rudy Jackson, Fire*]
- o Briefing on Proposed Update of Development Fees [*Randle Harwood, Planning and Development*]

February 20, 2014 (Thursday)

5:30 p.m. Fort Worth Crime Control and Prevention District Board of Directors Meeting (Pre-Council)

February 25, 2014

8:30 a.m. Pre-Council Meeting (cancelled)
10:00 a.m. Called Special Meeting (Pre-Council)

March 4, 2014 **Monthly Zoning Meeting**

10:00 a.m. Audit Committee
11:00 a.m. Legislative and Intergovernmental Affairs Committee
1:00 p.m. Housing and Economic Development Committee
3:00 p.m. Pre-Council Meeting

Continued Items:

- **ZC-13-157** - Ray & Linda Snider, 9508 Park Drive; from: "AG" Agricultural to: "A-2.5" One-Family (COUNCIL DISTRICT 7 – Dennis Shingleton) (**Recommended for Approval by the Zoning Commission**) (Continued from December 3, 2013 by Council Member Shingleton)
- o Overview on Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]



Updated January 30, 2014

***City of Fort Worth
City Council Pre-Council Agenda Calendar***

March 11, 2014

2:00 p.m. Infrastructure & Transportation Committee (cancelled)

3:00 p.m. Pre-Council Meeting (cancelled)

March 18, 2014

3:00 p.m. Pre-Council Meeting

Continued Items:

- **M&C PZ-3049** - Consider Institution and Adoption of Ordinance for the Owner-Initiated Annexation of Approximately 21.0 Acres of Land in the 6900 Block of Boat Club Road (COUNCIL DISTRICT 2 – Sal Espino) **(Continued from January 14, 2014 by Council Member Espino)**
- **ZC-13-131** - Texas American Properties, 6900-7000 block of Boat Club Road; from: Unzoned and "PD-670" Planned Development for a facility to create manufactured homes to: "A-5" One-Family, "C" Medium Density Multifamily and "E" Neighborhood Commercial (COUNCIL DISTRICT 2 – Sal Espino) (Recommended for Denial without Prejudice by the Zoning Commission) **(Continued from January 14, 2014 by Council Member Shingleton)**

March 25, 2014

8:30 a.m. Pre-Council Meeting

2:00 p.m. Audit Committee (Pre-Council Chamber)

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
JANUARY 28, 2014**

Present:

Mayor Betsy Price
Mayor Pro tem W.B. "Zim" Zimmerman, District 3
Council Member Salvador Espino, District 2
Council Member Daniel Scarth, District 4
Council Member Gyna M. Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Dennis Shingleton, District 7
Council Member Kelly Allen Gray, District 8
Council Member Joel Burns, District 9

Staff Present:

Tom Higgins, City Manager
Sarah Fullenwider, City Attorney
Mary 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 10:06 a.m. on Tuesday, January 28, 2014, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas 76102.

II. INVOCATION - Pastor Todd Hearnberger, Bethesda Community Church

The invocation was provided by Pastor Todd Hearnberger, Bethesda Community Church.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF JANUARY 14, 2014

Motion: Council Member Bivens made a motion, seconded by Mayor Pro tem Zimmerman, that the minutes of the Regular meeting of January 14, 2014, be approved. The motion carried unanimously 9 ayes to 0 nays.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

There were no items to be withdrawn from the Consent Agenda.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

There were no items to be continued or withdrawn by staff.

VII. CONSENT AGENDA

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that the Consent Agenda be approved. The motion carried unanimously 9 ayes to 0 nays.

A. General - Consent Items

1. M&C G-18111 - Approve Findings of Ground Transportation Coordinator Regarding Renewal Application of Accent/Johnston Limousine, Inc. d/b/a AJL International, to Operate Forty Limousines Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)

The City Council approved the following recommendation: Consider and adopt the following findings of the Ground Transportation Coordinator: The public necessity and convenience require the operation of 40 limousines upon the City streets, alleys and thoroughfares; Accent/Johnston Limousine, Inc. d/b/a AJL International is qualified and financially able to conduct a limousine service within the City; Accent/Johnston Limousine, Inc. d/b/a AJL International has complied with the requirements of Chapter 34 of the City Code; Accent/Johnston Limousine, Inc. d/b/a AJL International presented facts in support of compelling demand and necessity for 40 limousines; the general welfare of the citizens of the City will best be served by the addition of 40 limousines upon City streets, alleys and thoroughfares; and adopt Ordinance No. 21103-01-2014 granting the privilege of operating authority to Accent/Johnston Limousine, Inc. d/b/a AJL International for the use of the streets, alleys, and public thoroughfares of the City in the conduct of its limousine business, which shall consist of the operation of 40 limousines for a one-year period beginning on the effective date; providing for written acceptance by Accent/Johnston Limousine, Inc. d/b/a AJL International subject to and conditioned on Accent/Johnston Limousine, Inc. d/b/a AJL International complying with all requirements of Chapter 34, Article VI of the Code of the City of Fort Worth (1986), as amended.

2. M&C G-18112 - Authorize Temporary Closure of a Segment of Clinton Avenue from NW 26th Street to NW 28th Street Beginning February 17, 2014 Through April 17, 2014 for Construction Activities (COUNCIL DISTRICT 2)

The City Council approved the following recommendation: Authorize the temporary closure of a segment of Clinton Avenue from Northwest 26th Street to Northwest 28th Street beginning February 17, 2014, through April 17, 2014, for construction activities.

3. **M&C G-18113 - Approve Findings of the Ground Transportation Coordinator Regarding Application of Kepler Investment, Inc., to Operate Fifteen Limousines Within the City of Fort Worth and Adopt Ordinance Granting Such Authority (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Consider and adopt the following findings of the Ground Transportation Coordinator: The public necessity and convenience require the operation of 15 limousines upon the City streets, alleys and thoroughfares; Kepler Investment, Inc., is qualified and financially able to conduct a limousine service within the City; Kepler Investment, Inc., has complied with the requirements of Chapter 34 of the City Code; Kepler Investment, Inc., presented facts in support of compelling demand and necessity for 15 limousines; the general welfare of the citizens of the City will best be served by the addition of 15 limousines upon City streets, alleys and thoroughfares; and adopt Ordinance No. 21104-01-2014 granting the privilege of operating authority to Kepler Investment, Inc., for the use of the streets, alleys, and public thoroughfares of the City in the conduct of its limousine business, which shall consist of the operation of 15 limousines for a one-year period beginning on the effective date; providing for written acceptance by Kepler Investment, Inc., subject to and conditioned on Kepler Investment, Inc., complying with all requirements of Chapter 34, Article VI of the Code of the City of Fort Worth (1986), as amended.

4. **M&C G-18114 - Adopt Ordinance Amending Chapter 7, Article IX of the City Code by Adding a Definition for Local Government Housing Authorities, and Granting an Exemption from Registration Fees and Eliminating the Periodic Inspection Requirement for Those Multi-Family Housing Complexes Which are Operated by Local Government Housing Authorities (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Adopt Ordinance No. 21105-01-2014 amending Article IX, "Registration and Inspection for Multi-Family Dwelling Complexes" of Chapter 7 "Buildings" of the Code of the City of Fort Worth (1986), as amended, to add a definition for Local Government Housing Authority; to allow for an exemption from annual registration fees, and to eliminate the mandate of periodic inspections for multi-family housing complexes operated by a Local Government Housing Authority, in accordance with Chapter 392 of the Texas Local Government Code.

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

1. **M&C P-11617 - Authorize Non-Exclusive Purchase Agreements with Brenntag Southwest, Inc., and Univar USA, Inc., in a Combined Amount Up to \$1,120,000.00 for the First Year for Liquid Caustic Soda for the Water Department (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize Non-Exclusive Purchase Agreements with Brenntag Southwest, Inc., and Univar USA, Inc., in a combined amount up to \$1,120,000.00 for the first year for liquid caustic soda for the Water Department.

2. **M&C P-11618 - Authorize Purchase of Two Digger Derrick Trucks from ATC Freightliner Group LLC, in the Amount of \$403,278.00 Using a Cooperative Contract for the Transportation and Public Works Department (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the purchase of two Digger Derrick trucks from ATC Freightliner Group LLC, in the amount of \$403,278.00 using the State of Texas Smart Buy Cooperative Contract No. 072-A1 for the Transportation and Public Works Department.

3. **M&C P-11619 - Authorize Purchase of Six Sport Utility Vehicles from Caldwell Country Ford for Multiple Departments Using a Texas Association of School Boards Cooperative Contract for Multiple Departments for a Total Amount of \$119,360.00 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the purchase of six 2014 sport utility vehicles from Caldwell Country Ford for multiple departments using the Texas Association of School Boards Cooperative Contract No. 430-13 for a total amount of \$119,360.00.

4. **M&C P-11620 - Authorize Purchase of Ten Midsize Sport Utility Vehicles from Caldwell Country Chevrolet for Multiple Departments Using a Texas Association of School Boards Cooperative Contract for a Total Amount of \$221,305.00 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the purchase of ten 2014 midsize sport utility vehicles from Caldwell Country Chevrolet for multiple departments using Texas Association of School Boards Cooperative Contract No. 358-10 for a total amount of \$221,305.00.

5. **M&C P-11621 - Authorize Purchase of Twenty-Six Police Pursuit Sport Utility Vehicles from Reliable Chevrolet Using a State of Texas Cooperative Contract for a Total Amount of \$696,788.08 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the purchase of 26 Police Pursuit Sport Utility Vehicles from Reliable Chevrolet using State of Texas Cooperative Contract No. 071-A1 for a total amount of \$696,788.08.

E. Award of Contract - Consent Items

1. M&C C-26646 - Authorize Execution of a Communications System Agreement with the City of Forest Hill 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)

The City Council approved the following recommendation: Authorize the execution of a Communications System Agreement with the City of Forest Hill for participation in the City of Fort Worth's Two-Way Public Safety Radio System. The City of Forest Hill will reimburse its share of operations and maintenance to ensure no cost to the City of Fort Worth with annual reimbursement estimated to be approximately \$21,312.00. In addition, the City of Forest Hill will reimburse the City of Fort Worth for its share of the Software Upgrade Agreement.

2. M&C C-26647 - Authorize Execution of a Communications System Agreement with the University of North Texas Health Science Center 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)

The City Council approved the following recommendation: Authorize the execution of a Communications System Agreement with the University of North Texas (UNT) Health Science Center for participation in the City of Fort Worth's Two-Way Public Safety Radio System. The UNT Health Science Center will reimburse its share of operations and maintenance to ensure no cost to the City of Fort Worth with annual reimbursement estimated to be approximately \$7,200.00. In addition, the UNT Health Science Center will reimburse the City of Fort Worth for its share of the Software Upgrade Agreement.

3. M&C C-26648 - Authorize Execution of Amendment No. 8 to City Secretary Contract No. 38733, an Engineering Services Agreement with Jacobs Engineering Group, Inc., in the Amount of \$17,814.00 for the Design of North Beach Street from Vista Meadows Drive to South of Shiver Road, Thereby Increasing the Total Contract Amount to \$456,963.00 (COUNCIL DISTRICT 4)

The City Council approved the following recommendation: Authorize the execution of Amendment No. 8 to City Secretary Contract No. 38733, an Engineering Services Contract with Jacobs Engineering Group, Inc., in the amount of \$17,814.00 for the design of North Beach Street from Vista Meadows Drive to south of Shiver Road, thereby increasing the total contract amount to \$456,963.00.

4. **M&C C-26649 - Authorize Execution of a Stormwater Facility Maintenance Agreement with Family Dollar Stores of Texas, LLC, on Property Located at 4804 Miller Avenue Containing 0.3107 Acres of Land in Lot 9R, Block 2, Trentman City Addition, at No Expense to the City (COUNCIL DISTRICT 8)**

The City Council approved the following recommendation: Authorize the execution of a Stormwater Facility Maintenance Agreement with Family Dollar Stores of Texas, LLC, on property located at 4804 Miller Avenue containing 0.3107 acres of land in Lot 9R, Block 2, Trentman City Addition, at no expense to the City.

5. **M&C C-26650 - Authorize Execution of a Construction Contract with Durable Specialties, Inc., in the Amount of \$454,000.00 to Install New Traffic Signal Hardware and Control Equipment at Four Traffic Signals Located in Southwest Fort Worth (COUNCIL DISTRICTS 6 and 9)**

The City Council approved the following recommendation: Authorize the execution of a construction contract with Durable Specialties, Inc., in the amount of \$454,000.00 for the installation of new traffic signal hardware and control equipment at four traffic signals located at Granbury Road at Gorman Drive/Wedgmont Circle, West Berry Street at Cleburne Road, West Berry Street at Hemphill Street, and Hemphill Street at West Biddison Street in Southwest Fort Worth.

6. **M&C C-26651 - Authorize Execution of Amendment No. 2 to City Secretary Contract No. 33809, an Unimproved Ground Lease Agreement with Texas Jet Partners, L.P., for Lease Sites 18N, 23N, 25N, 26N, 27N, 28N, 29N, 30N and 36N at Fort Worth Meacham International Airport (COUNCIL DISTRICT 2)**

The City Council approved the following recommendation: Authorize execution of Amendment No. 2 to City Secretary Contract No. 33809, an Unimproved Ground Lease Agreement with Texas Jet Partners, L.P., for lease sites 18N, 23N, 25N, 26N, 27N, 28N, 29N, 30N and 36N at Fort Worth Meacham International Airport.

7. **M&C C-26652 - Authorize Execution of Amendment No. 1 with Halff Associates, Inc., in the Amount of \$75,350.00 for Engineering Design Services for the Village Creek Levee Certification Project for a Total Contract Amount of \$610,893.00 (COUNCIL DISTRICT 5)**

The City Council approved the following recommendation: Authorize the execution of Amendment No. 1 with Halff Associates, Inc., in the amount of \$75,350.00 for engineering design services for the Village Creek Levee Certification Project for a total contract amount of \$610,893.00.

8. **M&C C-26653 - Authorize Execution of a Contract with American Suncraft Construction Co., in the Amount of \$710,473.50 for the Lake Country Elevated Storage Tank Rehabilitation Project Located at 8510 Spring Street and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)**

The City Council approved the following recommendation: Authorize the transfer in the amount of \$710,473.50 from the Water and Sewer Operating Fund to the Water Capital Projects Fund; adopt Appropriation Ordinance No. 21106-01-2014 increasing estimated receipts and appropriations in the Water Capital Projects Fund in the amount of \$710,473.50 from available funds, for the purpose of funding a contract with American Suncraft Construction Co. for the Lake Country Elevated Storage Tank Rehabilitation Project located at 8510 Spring Street; and authorize the execution of a contract with American Suncraft Construction Co., for the same purpose as reflected above.

9. **M&C C-26654 - Authorize Execution of a Contract with J.R. Stelzer Co., in the Amount of \$661,600.00 for the Northwest Elevated Storage Tank Rehabilitation Project Located at 3213 NW 27th Street and Adopt Appropriation Ordinance (COUNCIL DISTRICT 2)**

The City Council approved the following recommendation: Authorize the transfer in the amount of \$661,600.00 from the Water and Sewer Operating Fund to the Water Capital Projects Fund; adopt Appropriation Ordinance No. 21107-01-2014 increasing estimated receipts and appropriations in the Water Capital Projects Fund in the amount of \$661,600.00 from available funds, for the purpose of funding a contract with J.R. Stelzer Co. for the Northwest Elevated Storage Tank Rehabilitation Project located at 3213 Northwest 27th Street; and authorize the execution of a contract with J.R. Stelzer Co., for the same purpose as reflected above.

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. **OCS - 1911 - Notice of Claims for Alleged Damages and/or Injuries**

End of Consent Agenda.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation by MedStar to the Fort Worth Fire Department

Mr. Doug Hooten, MedStar Executive Director, presented a Teamwork Award to the Fort Worth Fire Department for how the ice storm was handled in December 2013.

City Secretary Kayser stated that Mayor and Council Communications G-18117 was a donation and would be moved up on the agenda.

B. General

3. M&C G-18117 - Authorize Acceptance of an Anonymous Donation for the Purchase of Equipment for Various Fire Stations in the Amount of \$11,715.00, Authorize Transfer from the Special Gifts Fund to the General Fund in the Amount of \$11,715.00 and Adopt Appropriation Ordinances (ALL COUNCIL DISTRICTS)

It was recommended that the City Council authorize the acceptance of a monetary donation from an anonymous donor in the amount of \$11,715.00; adopt an appropriation ordinance increasing estimated receipts and appropriations in the Special Gifts Fund in the amount of \$11,715.00, subject to receipt of a monetary donation from an anonymous donor, for the purpose of purchasing equipment for various fire stations; authorize the transfer from the Special Gifts Fund to the General Fund in the amount of \$11,715.00; adopt an appropriation ordinance increasing estimated receipts and appropriations in the General Fund in the amount of \$11,715.00, subject to receipt of a monetary donation from an anonymous donor, for the same purpose as reflected above; and authorize the purchase of equipment for various fire stations, in accordance with City regulations and state laws.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication G-18117 be approved with appreciation and Appropriation Ordinance Nos. 21108-01-2014 and 21109-01-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price and Council Members Espino, Bivens, Jordan, Shingleton and Burns announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

There was no recognition of citizens.

3. Approval of Ceremonial Travel

There was no approval of ceremonial travel.

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

Motion: On behalf of Mayor Price, Council Member Shingleton made a motion, seconded by Council Member Allen Gray that Mr. Michael Ramirez and Ms. Terry Attaway be reappointed to the Housing Authority beginning January 28, 2014, and with a term expiring January 31, 2016. The motion carried unanimously 9 ayes to 0 nays.

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

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

XIII. RESOLUTIONS

1. A Resolution Supporting the Blue Zones Project™ to Improve Well-Being and Economic Vitality

It was recommended that the City Council adopt a resolution supporting the Blue Zones® Project to improve well-being and economic vitality.

Mayor Price recognized Mr. Jon Scholl and Ms. Winjie Tang Miao of Texas Health Resources.

Motion: Council Member Shingleton made a motion, seconded by Council Member Espino, that Resolution No. 4278-01-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

XIV. REPORT OF THE CITY MANAGER

B. General

1. M&C G-18115 - Adopt Resolution Authorizing the Employment of Kelly, Hart, and Hallman L.L.P., as Outside Counsel to Represent the City in the Lawsuit Entitled Fort Worth Professional Firefighters Association v. City of Fort Worth, Texas, Cause No. 48-270181-14, and Authorizing Payment of Counsel Fees in a Total Amount Up to \$100,000.00 (ALL COUNCIL DISTRICTS)

It was recommended that the City Council adopt a resolution authorizing the employment of Kelly, Hart, and Hallman, L.L.P., as outside legal counsel to represent the City in the lawsuit entitled Fort Worth Professional Firefighters Association v. City of Fort Worth, Texas, Cause No. 48-270181-14, and authorizing payment of counsel fees in a total amount up to \$100,000.00.

Motion: Council Member Shingleton made a motion, seconded by Council Member Scarth, that Mayor and Council Communication G-18115 be approved and Resolution No. 4279-01-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

2. M&C G-18116 - Adopt Twenty-Fourth Supplemental Ordinance Authorizing the Issuance and Sale of City of Fort Worth, Texas, Water and Sewer System Revenue Refunding and Improvement Bonds, Series 2014, in an Aggregate Principal Face Amount Not to Exceed \$200,000,000.00, Delegating to the Designated City Officials the Authority to Effect the Sale of the Bonds, Enacting Other Provisions Relating to the Subject and Declaring an Immediate Effective Date (ALL COUNCIL DISTRICTS)

It was recommended that the City Council adopt the 24th supplemental ordinance authorizing the issuance and sale of City of Fort Worth, Texas, Water and Sewer System Revenue Refunding and Improvement Bonds, Series 2014, in an aggregate principal amount not to exceed \$200,000.00; delegating to the designated City officials the authority to effect the sale of the bonds; enacting other provisions relating to the subject; authorize the City of Fort Worth, Texas, Water and Sewer System Revenue Refunding and Improvement Bonds, Series 2014, be sold within the parameter established in the ordinance; approve the execution of an agreement for the retirement of the refunded obligations, if any, and other instruments related to the issuance of the bonds; and approve the Purchase Agreement setting forth the terms and conditions for the purchase of the Refunding and Improvement Bonds.

Motion: Mayor Pro tem Zimmerman made a motion, seconded by Council Member Scarth, that Mayor and Council Communication G-18116 be approved and Supplemental Ordinance No. 21110-01-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

4. M&C G-18118 - Conduct Public Hearings on the Need to Continue the Curfew Ordinance for Minors, Review the City's Curfew Ordinance for Minors and Its Effects on the Community and on Problems the Ordinance was Intended to Remedy, and Adopt Ordinance Amending Section 23-19 of City Code, Curfew Hours for Minors, to Extend the Curfew for an Additional Three Years (ALL COUNCIL DISTRICTS) (PUBLIC HEARING)

It was recommended that the City Council review the City's curfew ordinance for minors and its effects on the community and on problems the ordinance was intended to remedy; conduct public hearings on January 28, 2014, and February 4, 2014, regarding the need to continue the curfew ordinance for minors; and following the second public hearing on February 4, 2014, adopt an ordinance amending Section 23-19, "Curfew Hours for Minors", of the Code of the City of Fort Worth, as amended, by revising the effective date for an additional three years and by adding an amended sunset provision; providing a penalty not to exceed \$500.00.

Mayor Price opened the public hearing.

a. **Report of City Staff**

Sergeant Casey Dean Mills, Police Department, appeared before Council and provided a staff report.

b. **Citizen Presentations**

There were no citizen presentations.

c. **Council Action**

Motion: Council Member Scarth made a motion, seconded by Council Member Bivens, that the public hearing and Mayor and Council Communication G-18118 be continued to the February 4, 2014, Council meeting. The motion carried unanimously 9 ayes to 0 nays.

E. **Planning & Zoning**

1. **M&C PZ-3046 - Adopt Ordinance Vacating a Portion of West Broadway Avenue and a Portion of Grainger Street Between West Broadway Avenue and West Peter Smith Street for a New Medical Office Building (COUNCIL DISTRICT 9) (Continued from a Previous Meeting)**

It was recommended that the City Council adopt an ordinance vacating and extinguishing a portion of West Broadway Avenue and a portion of Grainger Street between West Broadway Avenue and West Peter Smith Street, situated in Block 36, Jennings South Addition, an addition to the City of Fort Worth, Tarrant County, Texas; and containing approximately 0.4706 or 20,498 square feet acre of land more or less for a new medical office building; providing for reversion of fee in said land; providing that the City shall retain all existing utilities easements; and waive any and all purchase fee value of the vacated land in accordance with City Policy (Mayor and Council Communication G-15624).

Motion: Council Member Burns made a motion, seconded by Council Member Allen Gray, that Mayor and Council Communication PZ-3046 be remanded back to the Urban Design Commission. The motion carried unanimously 9 ayes to 0 nays.

F. Award of Contract

1. M&C C-26655 - Authorize Execution of Amendment No. 2 to the Tax Abatement Agreement City Secretary Contract No. 43174, with Alcon Laboratories Holding Corporation, to Include Phase II Development Consisting of a Global Data Center (COUNCIL DISTRICT 8)

It was recommended that the City Council authorize the execution of Amendment No. 2 to the Tax Abatement Agreement, City Secretary Contract No. 43174, with Alcon Laboratories Holding Corporation, in order to add a Phase II development component consisting of a Global Data Center with an estimated investment amount of \$30,000,000.00 in real property improvements and \$4,700,000.00 in business property costs.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-26655 be approved. The motion carried unanimously 9 ayes to 0 nays.

2. M&C C-26656 - Authorize Execution of a Contract in the Amount of \$4,792,450.00 with Imperial Construction, Inc., for Construction of the Multi-Purpose Pavilion at the Will Rogers Memorial Center, Provide for Staff and Project Costs and Contingencies for a Total Project Amount of \$5,100,000.00 and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)

It was recommended that the City Council authorize a transfer in the amount of \$1,225,000.00 from the Culture and Tourism Fund to the Public Events Capital Projects Fund; adopt an appropriation ordinance increasing estimated receipts and appropriations in the Public Events Capital Projects Fund in the amount of \$1,225,000.00, from available funds, for the purpose of construction of a multi-purpose pavilion at the Will Rogers Memorial Center; and authorize the execution of a contract in the amount of \$4,792,450.00 with Imperial Construction, Inc., for the same purpose as reflected above.

Mr. Michael Appleman, 2600 Block of Highview Terrace, completed a comment card in opposition of Mayor and Council Communication C-26656.

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that Mayor and Council Communication C-26656 be approved and Appropriation Ordinance No. 21111-01-2014 be adopted. The motion carried unanimously 9 ayes to 0 nays.

XV. CITIZEN PRESENTATIONS

Ms. Dianna Wilson, 5816 Village Course Circle #326, completed a Citizen Presentation card relative to clean up on Mansfield Highway and was recognized by Mayor Price but was not present in the Council Chamber.

Ms. Jerry Horton, 2608 Carter Avenue, completed a Citizen Presentation card relative to issues on Lancaster Avenue and was recognized by Mayor Price but was not present in the Council Chamber.

Ms. Kimberly Elgin, 5816 Village Course Circle #326, completed a Citizen Presentation card relative to clean up on Mansfield Highway and was recognized by Mayor Price but was not present in the Council Chamber.

XVI. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B

XVII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 10:33 a.m.

**CITY OF FORT WORTH, TEXAS
JOINT WORK SESSION OF THE FORT WORTH CITY COUNCIL AND HISTORIC
AND CULTURAL LANDMARKS COMMISSION
JANUARY 28, 2014**

Present:

Fort Worth City Council:

Mayor Betsy Price
Mayor Pro tem W.B. “Zim” Zimmerman, District 3
Council Member Salvador Espino, District 2
Council Member Daniel Scarth, District 4
Council Member Gyna M. Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Dennis Shingleton, District 7
Council Member Kelly Allen Gray, District 8
Council Member Joel Burns, District 9

Historical and Cultural Landmarks Commission:

Gannon Gries, Chair
JoAn Earl, Place 3
Brenda Sanders Wise, Place 4
Will Stevens, Place 5
Edith Jones, Place 6
Mike Holt, Place 7

Staff Present:

Fernando, Costa, Assistant City Manager
Melinda Ramos, Senior Assistant City Attorney
Mary Kayser, City Secretary

1. Call to Order Mayor Betsy Price

With a quorum of the City Council Members present, Mayor Price called the Joint Work Session between the Fort Worth City Council and Historic and Cultural Landmarks Commission to order at 1:04 p.m. on Tuesday, January 28, 2014, in the Pre-Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas 76102.

2. Introductions All

The Council Members and Historic and Cultural Landmarks Commission members introduced themselves.

3. Historic Preservation in Fort Worth - Gannon Gries, Chair, Historic and Cultural Landmarks Commission

Gannon Gries, Chair, gave a presentation on Historic Preservation in Fort Worth. He defined historic preservation and its benefits and discussed the role of the Historic and Cultural Landmarks Commission. He reviewed historic preservation activities in Fort Worth during 2013 and reviewed some 2014 initiatives that the commission would like to pursue.

4. Discussion All

The Commission and Council discussed the costs to update the Preservation Plan and the Historic Resource Survey. There was also discussion about how to create future districts as well as support the districts that currently exist.

5. Adjournment

There being no further business, Mayor Price adjourned the Joint Work Session between the Fort Worth City Council and Historic and Cultural Landmarks Commission meeting at 1:46 p.m.



TO: The Honorable Mayor and City Council Members
FROM: Councilmember Jungus Jordan, District 6
DATE: February 4, 2014
SUBJECT: Appointment to the Community Development Council

Request your consideration to appoint Mr. John Michael Gonzales to Place 6 on the Community Development Council, with a term expiring October 1, 2014.

Mr. Gonzales's application and resume were sent to each Council Member by separate electronic communication for review and the original copy will be maintained in the City Secretary's Office.

Jungus Jordan

City Council District 6 ★ 1000 Throckmorton Street ★ Fort Worth, Texas 76102
(817) 392-8806 ★ FAX (817) 392-6187

To the Mayor and Members of the City Council**February 4, 2014**

Page 1 of 1

**SUBJECT: PROPOSED ZONING ORDINANCE TEXT AND MAP AMENDMENTS TO CREATE AN AIRPORT OVERLAY SOUTH OF DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

This report provides information concerning proposed text and map amendments to the Zoning Ordinance to create an Airport Overlay district for property in Fort Worth south of the Dallas/Fort Worth International Airport (DFW Airport). The purpose is to protect the airport operations and public investment. The resolution on today's City Council agenda authorizes staff to proceed with the amendment. A map of the proposed district is attached.

Airport Overlay

The overlay will help identify and reduce nuisances caused by any use, activity or structure that may be a hazard to the taking off, landing, and maneuvering of aircraft. It will allow for additional review of the proposed installation of towers or other communications equipment that could interfere with visual radar, radio, or other systems for tracking, monitoring or controlling aircraft. The Airport Overlay boundary is based on the 65 DNL (24-hour noise level) boundary for DFW Airport.

The proposed items to be addressed in the Airport Overlay include communications and electrical interference, lighting, glare, emissions, wildlife attractants, and waste disposal facilities. These are all items typically included within airport overlay ordinances. The Airport Overlay will not control land uses other than the specific uses identified as nuisances. The underlying zoning will continue to regulate the appropriate uses in an area. No runway protection zones (RPZs) will be placed at DFW, since the RPZs are within the DFW Airport boundaries.

Review Process

The proposed regulations are supported by the Texas Department of Transportation and were reviewed by staff from the City's Aviation and Planning & Development Departments, DFW Airport, and KDC, the managing developer for the Centreport area. Staff has previously provided briefings to the Development Advisory Committee, Greater Fort Worth Real Estate Council, Greater Fort Worth Association of Realtors, Greater Fort Worth Builders Association, the Aviation Advisory Board and the Zoning Commission. No concerns have been expressed to date.

Below is the proposed schedule of public hearings.

Zoning Commission	February 12, 2014
City Council	March 4, 2014

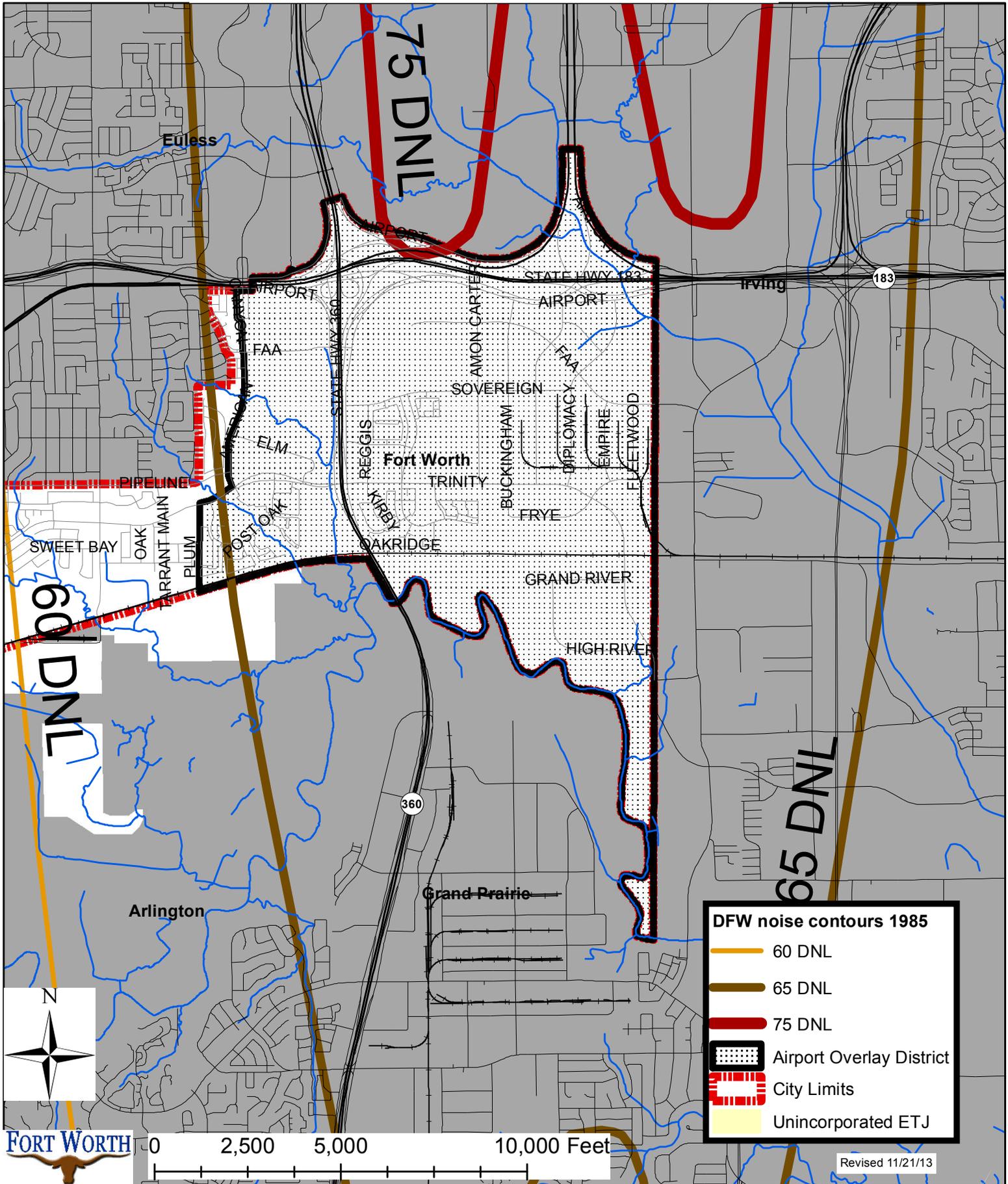
If you have any questions, please contact Jocelyn Murphy, Planning Manager, Planning and Development Department, at 817-392-6226.

**Tom Higgins
City Manager**

ATTACHMENT A

Proposed Overlay Zone

Dallas/Fort Worth International Airport



**To the Mayor and Members of the City Council****February 4, 2014**

Page 1 of 1

SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR A PORTION OF THE POLYTECHNIC HEIGHTS NEIGHBORHOOD

The February 11 City Council agenda will contain an M&C to initiate the zoning process for a portion of the Polytechnic Heights neighborhood. The purpose of the proposed zoning changes is to rezone residential and non-residential property to zoning classifications that reflect the prevailing land use and are in conformance with the Comprehensive Plan. For your reference, the attached PowerPoint presentation shows the future land use from the 2013 Comprehensive Plan, the current zoning, and the proposed zoning. Council Member Allen-Gray would like to initiate rezoning of this area in response to neighborhood concerns.

An informational meeting for the Polytechnic Heights neighborhood was held on January 14, 2014, which was attended by area property owners and staff. At this meeting, the property owners expressed support for the proposed zoning changes. No one in opposition has been noted to date.

Public hearings for the rezoning of these properties would be held by the Zoning Commission on March 12, 2014, and by the City Council on April 1, 2014.

If you have any questions, please contact Dana Burghdoff, Deputy Planning and Development Director, at 817-392-8018.

Tom Higgins
City Manager

attachment: PowerPoint presentation

PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR A PORTION OF THE POLYTECHNIC HEIGHTS NEIGHBORHOOD



Prepared for the
City Council

By the
Planning and Development Department

February 4, 2014

1

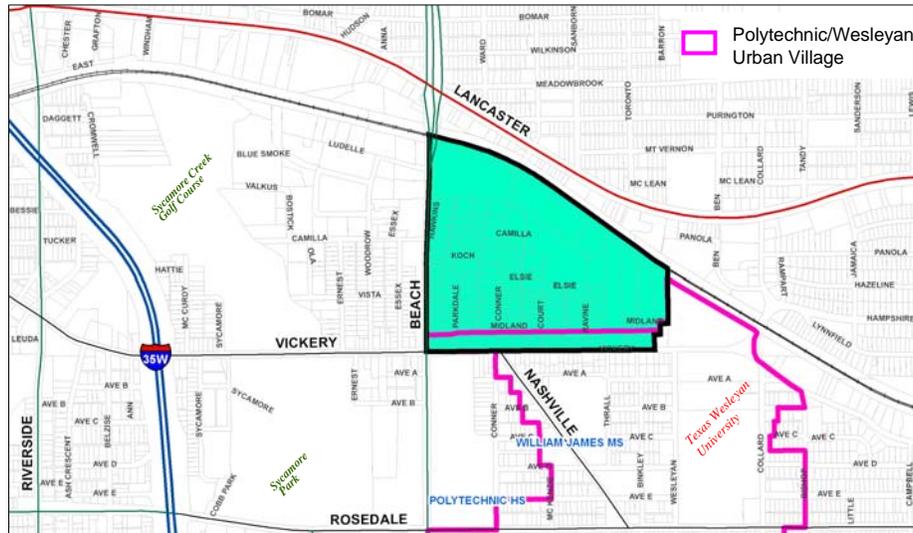
PURPOSE

Provide a **briefing** on the proposed Council-initiated rezoning of 76 acres of land from various districts to be in conformance with the Comprehensive Plan.



2

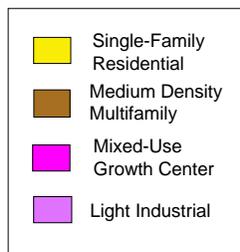
Where is the proposed rezoning area?



3

Note: The proposed rezoning area consists of a total of 194 properties.

What future land use is in the 2013 Comprehensive Plan?



4

What is the current zoning?

- A-5: One-Family
- B: Two-Family
- C: Multifamily
- ER, E: Neighborhood Commercial
- F: General Commercial
- I: Light Industrial
- J: Medium Industrial
- PD: Planned Development
- Polytechnic/Wesleyan Urban Village



5

What is the proposed zoning?

- A-5: One-Family
- UR: Urban Residential
- ER: Neighborhood Commercial Restricted
- MU-1: Low Intensity Mixed-Use
- I: Light Industrial
- PD: Planned Development
- Polytechnic/Wesleyan Urban Village



6

What is the proposed schedule?

<u>Date</u>	<u>Action</u>
Jan. 14	Meeting held with property owners. No opposition noted.
Feb. 4	City Council receives Informal Report on proposed zoning changes.
Feb. 11	City Council approves M&C authorizing initiation of zoning changes.
Mar. 12	Zoning Commission conducts public hearing and makes recommendations on proposed zoning changes.
Apr. 1	City Council conducts public hearing and approves zoning changes.

To the Mayor and Members of the City Council**February 4, 2014**

Page 1 of 1

**SUBJECT: REGULATING HEIGHT OF METAL SCRAP YARD FENCES****Issue:**

At the January 7, 2014 meeting, City Council requested an update on the City's ordinance regulating the height of scrap metal piles adjacent to homes and businesses.

Height Regulations:

Scrap metal recycling yards have a height limitation based on their zoning districts. Those with "J" and "K" industrial zoning are allowed a pile height of 120 feet. This is also the maximum height allowed for structures in these zoning districts.

There are two recycling sites closer to homes and businesses with "PD" zoning. American Recycling located at 3750 North Main Street has a height restriction of eight (8) feet along North Main Street. Texas Industrial Scrap located at 3708 and 3800 North Commerce Street has a height restriction of twelve (12) feet for the first thirty (30) feet eastward from North Commerce Street.

In late December 2013, there was a fire in one of the piles at Texas Industrial Scrap. While the fire was put out, citizens reported steam/white smoke the following day. Code Compliance responded to this complaint and while no fire was observed, staff did see a pile greater than 12' in height in the first 30' (violation). The on-site manager indicated that the pile height was the result of the ice storm (unable to remove/reduce the pile by truck) and that they were playing catchup. The manager reduced the pile to less than 12' the same day.

Additional information is available through the Code Compliance, Assistant Director Shannon Elder (817) 392-6316, and/or the Planning and Development Department, Deputy Director Dana Burghdoff (817) 392-8018.

Tom Higgins
City Manager

No Documents for this Section

A Resolution

NO. _____

AUTHORIZING THE CITY MANAGER TO INITIATE THE CREATION OF AN AIRPORT OVERLAY FOR DALLAS/FORT WORTH INTERNATIONAL AIRPORT

WHEREAS the Dallas/Fort Worth International Airport serves a vital role in the transportation system and economy of the City of Fort Worth and the region; and

WHEREAS the creation or establishment of airport hazards or land uses that are not compatible with the operations of an airport is a public nuisance, injures the region served by the airport, and affects the welfare of airport users and of owners, occupants, and users of land in the vicinity of the airport; and

WHEREAS these nuisances can include any use, activity or structure that may be a hazard to the taking off, landing, and maneuvering of aircraft or that interfere with visual radar, radio, or other systems for tracking, acquiring data relating to, monitoring or controlling aircraft or that may be sensitive to the noise level and vibrations that are typical in the vicinity of an operative airport, and which may result in community conflict, reduced quality of life, and possibly impair the utility of the airport and the public investment in the airport; and

WHEREAS it is necessary for predictable growth and development in the vicinity of the airport, the long term integrity of the airport's usage and operations, and reduction of future conflicts between operation of the airport and development of land in the vicinity of the airport that the creation or establishment of incompatible hazards and land uses be prevented; and

WHEREAS it is further declared that the prevention of the creation or establishment of hazards to air navigation including communications and electrical interference, lighting, glare, emissions, wildlife attractants, and waste disposal facilities and the removal or mitigation of such hazards are public purposes for which a political subdivision may provide additional regulation through an Airport Overlay; and

WHEREAS it is in the interest of the health, safety, and welfare of the general public as well as the economic stability of Fort Worth and the region that the establishment of hazards and incompatible land uses be prevented through the creation of an Airport Overlay for the Dallas/Fort Worth International Airport;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That the City Manager is authorized to initiate zoning text and map amendments to create an Airport Overlay as depicted in Attachment A for purposes of protecting Dallas/Fort Worth International Airport.

Adopted this _____ day of _____ 2014.

ATTEST:

By: _____

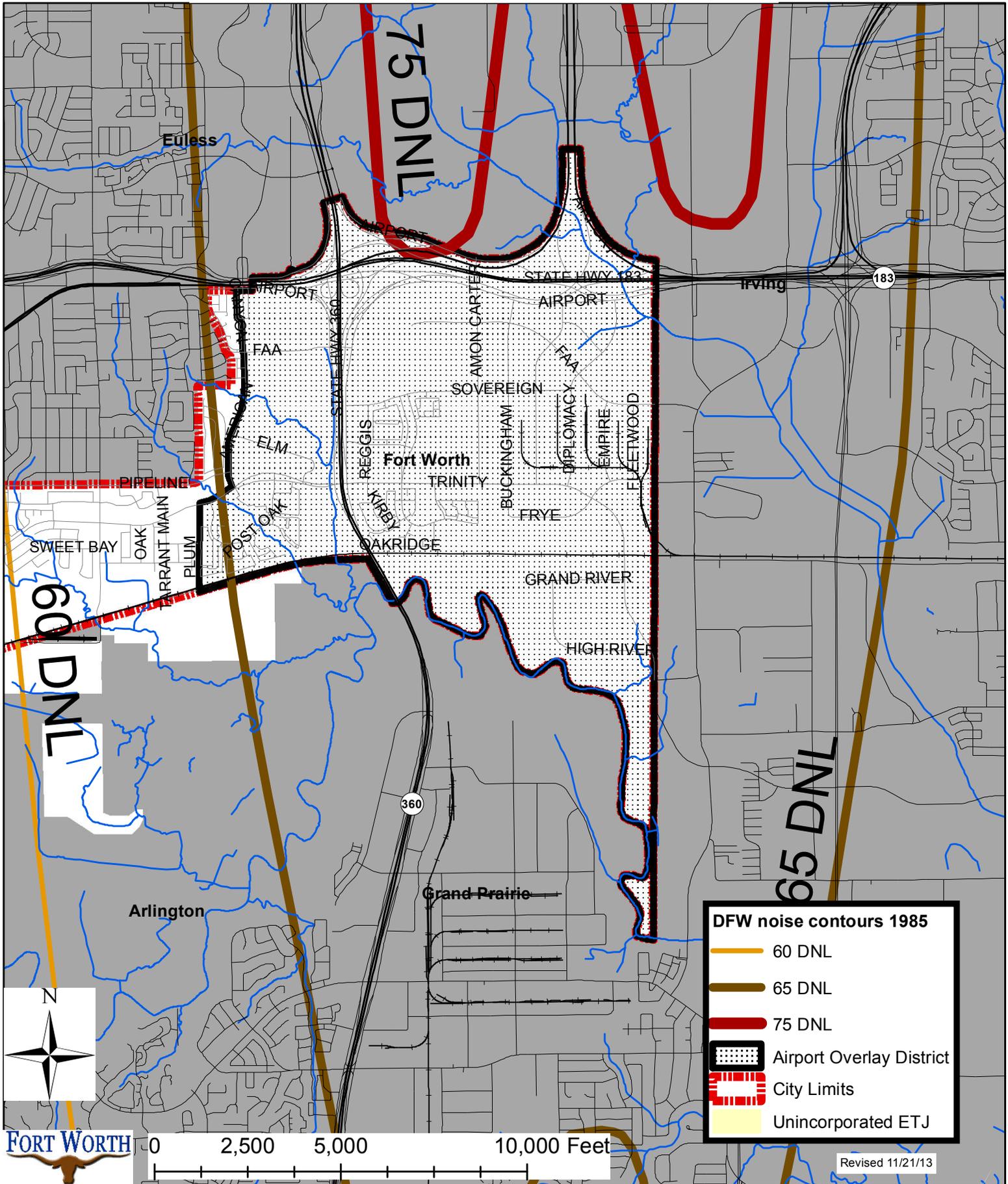
Mary Kayser, City Secretary



ATTACHMENT A

Proposed Overlay Zone

Dallas/Fort Worth International Airport



A Resolution

NO. _____

APPOINTING THE CHIEF FINANCIAL OFFICER TO THE BOARD OF TRUSTEES OF THE EMPLOYEES' RETIREMENT FUND OF THE CITY OF FORT WORTH

WHEREAS, the City Council of the City of Fort Worth has established the Employees' Retirement Fund of the City of Fort Worth, and

WHEREAS, Article 6243i of the Texas Revised Civil Statutes, which applies to the City of Fort Worth, requires the City Council to designate the Chief Financial Officer of the City to serve as a member of the Board of Trustees of the Employees' Retirement Fund of the City of Fort Worth, and

WHEREAS, Section 2.5-5 of the City of Fort Worth Retirement Ordinance specifies the terms of office for the trustees appointed to the Board of Trustees, and

WHEREAS, Section 2.5-5(a)(3) of the Fort Worth Retirement Ordinance states that the Trustee for Place 13 shall be the Chief Financial Officer for the City; and

WHEREAS, Aaron Bovos has been designated as the Chief Financial Officer for the City of Fort Worth by the City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS: that **Aaron Bovos** is appointed to serve on the Board of Trustees of the Employees' Retirement Fund of the City of Fort Worth as the Trustee for Place 13.

Adopted this _____ day of _____ 2014.

ATTEST:

By: _____

Mary Kayser, City Secretary



City of Fort Worth, Texas
Mayor and Council Communication

DATE: Tuesday, February 4, 2014

LOG NAME:

REFERENCE NO.: **OCS-1912

SUBJECT:

Notices of Claims for Alleged Damages and/or Injuries

RECOMMENDATION:

It is recommended that the City Council refer the notices of claims for alleged damaged and/or injuries to the Finance Department/Risk Management for evaluation and investigation.

DISCUSSION:

The procedure for filing of claims of alleged damages and/or injuries is prescribed in Chapter XXVII, Section 25 of the Charter of the City of Fort Worth, Texas.

The attached list is a summary of the notices of claims against the City of Fort Worth received in the City Secretary's Office as of 5:00 p.m., Wednesday, January 29, 2014.

Attachment

Submitted for City Secretary's Office by:

Mary J. Kayser (6152)

Originating Department Head:

Mary J. Kayser (6152)

Additional Information Contact:

Aaron Bovos (8517)

Joey Page (7761)

CITY COUNCIL MEETING

Tuesday, February 04, 2014

RISK MANAGEMENT CLAIMS REPORT

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 Joey Page ext 7761. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Tammy Gomez	1/23/2014	12/13/2013	Trinity Bike Trail	Bodily Injury	Fell along Trinity Bike Trail	PACS	Yes	Yes
ONCOR	1/22/2014	4/17/2012	4601 West Fwy	Property Damage	Crew damaged transformer	Water	Yes	No
Sheila Thomas	1/22/2014	12/20/2013	Bradley Center	Reimbursement	Unsanitary condition of Center	PACS	Yes	No
Taylor H. Taylor	1/22/2014	12/19/2013	Horne & Farnsworth	Auto Damage	Sign damaged vehicle	TPW	Yes	No
Jaime Bartolo	1/22/2014	1/8/2014	3562 Wayside Avenue	Reimbursement	Plumbing charge	Water	Yes	No
Juanita Ramirez	1/22/2014	10/7/2013	FWRPD Property Room	Reimbursement	Missing property	Police	Yes	No
ANF Christinia Boecker, minor	1/23/2014	11/12/2013	Texas Motor Speed Way	Bodily Injury	Injuries resulting from collapsed ride	Not CFW	Yes	Yes

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Jerry Wayne Barton, Jr.	1/23/2014	1/7/2014	3208 Fairmeadows Lane	Property Damage	Crew damaged water meter	Water	No	No
ATMOS energy	1/23/2013	1/6/2014	417 Hawkins Street	Property Damage	Crew damaged gas main	Water	Yes	No
Edward V. Starowicz	1/27/2014	8/29/2013	FWPD Property Room	Reimbursement	Missing property	Police	Yes	No
Caren Beck	1/27/2014	1/8/2014	2303 Avalon Court	Auto Damage	Vehicle damage, due to mis-direction of traffic	Water	Yes	No
Nicholas Ray	1/27/2014	6/19/2013	4629 Timken Trail	Property Damage	Foundation damage, due to water main break	Water	Yes	No
Rebecca Moore	1/28/2014	1/27/2014	7816 Val Verde	Bodily Injury	Trip and fall on sidewalk	TPW	No	Yes
Andrew Blanchard	1/28/2014	1/11/2014	500 Taylor Street	Auto Damage	Officer damaged vehicle during arrest	Police	No	No

No Documents for this Section

No Documents for this Section

No Documents for this Section

No Documents for this Section