



**SUMMARY OF MEETINGS AND ACTIVITIES  
MONDAY, NOVEMBER 10, 2014 THROUGH FRIDAY, NOVEMBER 14, 2014**

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**MONDAY, NOVEMBER 10, 2014**

	<b><u>TIME</u></b>	<b><u>LOCATION</u></b>
Historic and Cultural Landmarks Commission Work Session	12:30 p.m.	Pre-Council Chamber
Historic and Cultural Landmarks Commission Public Hearing	2:00 p.m.	Council Chamber
Fort Worth Transportation Authority (FWTA) Commuter Rail Committee	3:30 p.m.	Hershel R. Payne Transportation Complex Second Floor, Board Room 1600 E. Lancaster Avenue
FWTA Planning/Operations/Marketing Committee	4:00 p.m.	Hershel R. Payne Transportation Complex Second Floor, Board Room 1600 E. Lancaster Avenue
FWTA Finance/Audit Committee	4:30 p.m.	Hershel R. Payne Transportation Complex Second Floor, Board Room 1600 E. Lancaster Avenue
Art Commission	5:30 p.m.	Fort Worth Community Arts Center 1300 Gendy Street

**TUESDAY, NOVEMBER 11, 2014**

Legislative and Intergovernmental Affairs Committee (LIAC)	1:00 p.m.	Pre-Council Chamber
Alliance Airport Authority (AAA)	<i>Immediately following the LIAC</i>	Pre-Council Chamber
Housing Finance Corporation (HFC)	<i>Immediately following the AAA</i>	Pre-Council Chamber
Local Development Corporation (LDC)	<i>Immediately following the HFC</i>	Pre-Council Chamber
Pre-Council Meeting	3:00 p.m.	Pre-Council Chamber
City 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 November 6, 2014, and may not include all meetings to be conducted during the week of November 10, 2014 through November 14, 2014. It is a summary listing only. See individual agendas which are posted in compliance with the Texas Open Meetings Act for detailed information.



**SUMMARY OF MEETINGS AND ACTIVITIES  
MONDAY, NOVEMBER 10, 2014 THROUGH FRIDAY, NOVEMBER 14, 2014**

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**WEDNESDAY, NOVEMBER 12, 2014**

Zoning Commission Work Session	9:00 a.m.	Pre-Council Chamber
Zoning Commission Public Hearing	10:00 a.m.	Council Chamber
Community Development Council	6:15 p.m.	Pre-Council Chamber

**THURSDAY, NOVEMBER 13, 2014**

City Council Transportation Workshop	9:00 a.m.	Pre-Council
Construction and Fire Prevention Board of Appeals	2:00 p.m.	Development Conference Room Lower Level, City Hall

**FRIDAY, NOVEMBER 14, 2014**

No Meetings

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**AUDIT COMMITTEE MEETING (CANCELLED)**

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**INFRASTRUCTURE AND TRANSPORTATION COMMITTEE MEETING (CANCELLED)**

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**LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MEETING  
TUESDAY, NOVEMBER 11, 2014  
1:00 P.M.**

**(NOTE TIME CHANGE)**

**PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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**ALLIANCE AIRPORT AUTHORITY, INC.,  
TUESDAY, NOVEMBER 11, 2014  
(IMMEDIATELY FOLLOWING THE LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS  
COMMITTEE MEETING)  
PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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**FORT WORTH HOUSING FINANCE CORPORATION MEETING  
(IMMEDIATELY FOLLOWING THE ALLIANCE AIRPORT AUTHORITY, INC. MEETING)  
TUESDAY, NOVEMBER 11, 2014  
PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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**FORT WORTH LOCAL DEVELOPMENT CORPORATION MEETING  
(IMMEDIATELY FOLLOWING THE FORT WORTH HOUSING FINANCE CORPORATION  
MEETING)  
TUESDAY, NOVEMBER 11, 2014  
PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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**PRE-COUNCIL MEETING  
TUESDAY, NOVEMBER 11, 2014  
3:00 P.M.  
PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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1. Report of the City Manager - **David Cooke, City Manager**

- a. Changes to the City Council Agenda
- b. Upcoming and Recent Events
- c. Organizational Updates and Employee Recognition(s)
- d. Informal Reports

[IR 9679](#): September 2014 - Sales Tax Update

[IR 9680](#): Owner-Initiated Annexations of Property on Avondale Haslet Road and Property in Far Southwest Sector (Pate Tracts)

[IR 9681](#): Large Animal Ordinance and Enforcement

[IR 9682](#): Texas Enterprise Zone Nomination for Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P.

2. Current Agenda Items - **City Council Members**
  3. Responses to Items Continued from a Previous Week
    - a. [SP-14-004](#) - (COUNCIL DISTRICT 2 - Sal Espino) - August Stanislawski/TX Industrial Scrap, 3800 N. Commerce Street; Amend "PD-764" site plan to add permanent office for shredder. (Recommended for Approval as Amended by the Zoning Commission to update site plan to include armature radius) **(Continued from October 14, 2014 by Council Member Espino)**
    - b. [ZC-14-089](#) - (COUNCIL DISTRICT 2 - Sal Espino) - Mohammed Ali Hussain, 3404 N. Elm Street; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted (Recommended for Approval as Amended to "ER" Neighborhood Commercial Restricted) **(Continued from October 14, 2014 by Council Member Espino)**
  4. Overview of Significant Zoning Cases - **Dana Burghdoff, Planning and Development**
  5. Annual Report of Tarrant County 911 - **Greg Petrey, Tarrant County 911**
  6. Briefing on Historic Preservation Program - **Randle Harwood, Planning and Development**
  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](#)
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***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](mailto: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, November 11, 2014**

A. 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. *3rd Eye Surveillance, LLC v. City of Fort Worth*, Cause No. 6:14-cv-00725, U.S. District Court for the Eastern District of Texas;
- b. *City of Fort Worth v. Chesapeake Operating, Inc., and Total E&P (USA), Inc.*, Cause No. 048-268798-13, in the 48<sup>th</sup> District Court, Tarrant County, Texas;
- c. *Fort Worth Housing Finance Corporation, Fort Worth Local Development Corporation, et al, v. Chesapeake Energy Corporation, et al*, Cause No. 352-272138-14, in the 352<sup>nd</sup> District Court, Tarrant County, Texas;
- d. *Stephanie Wilson Marshall v. City of Fort Worth*, Cause No. CV12-09-610, 271<sup>st</sup> District Court, Wise County, Texas;
- e. Legal issues concerning regulation of vehicles for hire;
- f. Legal issues concerning *Oncor Electric Delivery Company LLC v. Giovanni Homes Corporation*, No. 02-11-00237-CV (Second Court of Appeals, Fort Worth, Texas); and
- g. 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.

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

**CITY COUNCIL AGENDA  
FOR THE MEETING AT 7:00 P.M. TUESDAY, NOVEMBER 11, 2014  
CITY COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

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- I. CALL TO ORDER**
- II. INVOCATION** - Pastor Rey Martinez, Waves of Faith Community Church
- III. PLEDGE OF ALLEGIANCE**
- IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF NOVEMBER 4, 2014**
- 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 - None**

**B. Purchase of Equipment, Materials, and Services - Consent Items - None**

**C. Land - Consent Items**

- 1. [M&C L-15731](#) - Authorize Direct Sale of Four Tax-Foreclosed Properties for a Total Sales Price of \$202,768.68 to Two Buyers, Brian Villegas and Global Signal Acquisitions IV LLC, in Accordance with Section 34.05 of the Texas Tax Code (COUNCIL DISTRICTS 2 and 6)
- 2. [M&C L-15732](#) - Authorize Sale of Forty-Eight Tax-Foreclosed Properties to Various Purchasers in the Aggregate Amount of \$540,271.82, in Accordance with Section 272.001 of the Texas Local Government Code and Section 34.05 of the Texas Tax Code, Subject to the Consent of All Other Taxing Entities Who Were Parties to the Foreclosure Lawsuits (COUNCIL DISTRICTS 2, 3, 4, 5, 8 and 9)

**D. Planning & Zoning - Consent Items - None**

**E. Award of Contract - Consent Items**

- 1. [M&C C-27073](#) - Authorize Execution of a Professional Services Agreement with Audio Visual Innovations, Inc., in the Amount of \$235,269.59 for a Vidyo Video-Conferencing Solution that will Integrate Video Conferencing with the Cablecasting Control Rooms for the Cable Communications Office Using a Cooperative Contract and Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Special Trust Fund, the City Public, Education and Governmental Fee Fund (ALL COUNCIL DISTRICTS)
- 2. [M&C C-27074](#) - Authorize Amendment to the Lease Agreement Between the City of Fort Worth and Casa Manana Musicals, Inc., to Extend the Term to Four Years to Expire on December 31, 2024 Under the Same Terms and Conditions (COUNCIL DISTRICT 7)
- 3. [M&C C-27075](#) - Authorize Execution of an Interlocal Agreement with Region 10 Education Service Center for Videoconference Connectivity Services

**VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS**

1. OCS - 1940 - Notice of Claims for Alleged Damages and/or Injuries

**IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.**

1. Presentation of Proclamation for American Diabetes Month
2. Presentation of Proclamation of Pulmonary Hypertension Awareness Month
3. Presentation of Proclamation for Texas Recycling Day
4. Presentation of Certificate of Recognition of Bill Hall on Receiving the North Texas Recycling Award for Volunteer of the Year

**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. REPORT OF THE CITY MANAGER**

**A. Benefit Hearing - None**

**B. General**

1. [M&C G-18356](#) - Adopt Appropriation Ordinance to Properly Record Fees in the Amount of \$190,164.33 Paid to Wells Fargo Bank, N.A., City Secretary Contract No. 45281 in Fiscal Year 2014 for Banking Services Provided in Conjunction with Management of the City's Mineral Revenues (ALL COUNCIL DISTRICTS)
2. [M&C G-18357](#) - Approve Extension of Injury Leave-of-Absence Pay Benefits in the Amount of \$24,430.87 for Police Officer Tim Dean's Third Extension for the Period of September 26, 2014 Through January 25, 2015 (ALL COUNCIL DISTRICTS)
3. [M&C G-18358](#) - Deny Extension of Injury Leave-of-Absence Pay Benefits in the Amount of \$24,323.39 for Police Officer Kelley Caruthers' First Extension for the Period of September 30, 2014 Through December 31, 2014 (ALL COUNCIL DISTRICTS)
4. [M&C G-18359](#) - Deny Extension of Injury Leave-of-Absence Pay Benefits in the Amount of \$3,147.04 for Police Sergeant Terry Howard's Eighth Extension for the Period of September 9, 2014 Through October 8, 2014 (ALL COUNCIL DISTRICTS)

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

**D. Land - None**

**E. Planning & Zoning - None**

**F. Award of Contract**

1. [M&C C-27076](#) - Authorize Execution of an Amendment to the South Tract Development Agreement, City Secretary No. 31707, with Southwest Pasture Ltd. an Affiliate of Edwards Geren Limited, to Extend the Term Five Years and Delay Full-Purpose Annexation Until on or After December 31, 2019 (COUNCIL DISTRICT 6)

#### XIV. ZONING HEARING

1. [SP-14-004](#) - (CD 2) - August Stanislawski/TX Industrial Scrap, 3800 N. Commerce Street; Amend "PD-764" site plan to add permanent office for shredder. **(Recommended for Approval as Amended by the Zoning Commission to update site plan to include armature radius) (Continued from a Previous Meeting)**
2. [ZC-14-089](#) - (CD 2) - Mohammed Ali Hussain, 3404 N. Elm Street; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted **(Recommended for Approval as Amended by the Zoning Commission to "ER" Neighborhood Commercial Restricted) (Continued from a Previous Meeting)**
3. [ZC-14-110](#) - (CD 9) - 3900 Hemphill Street Partners, LP, 706 & 714 W. Drew, 709 Fogg and 3900 & 3908 Hemphill; from: "B" Two-Family and "F" General Commercial to: "ER" Neighborhood Commercial Restricted and "E" Neighborhood Commercial **(Recommended for Approval by the Zoning Commission)**
4. [ZC-14-127](#) - (CD 2) - HS Churchill Trust, 816 Churchill Road; from: "B" Two-Family and "E" Neighborhood Commercial to: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily; site plan included **(Recommended for Approval by the Zoning Commission as Amended to PD/C Planned Development to include site plan)**
5. [ZC-14-130](#) - (CD 9) - Oleander Properties, 1100 Blocks Hurley, 7th, and Fairmount Avenue; from: "NS/T4" Near Southside/General Urban to: "PD/NS-T4N" Planned Development for all uses in "NS-T4N" Near Southside/General Urban Neighborhood with a building height up to five stories; site plan included. **(Recommended for Approval by the Zoning Commission as Amended to include building elevations)**
6. [ZC-14-131](#) - (CD 9) - Fort Worth ISD, 1501 W. Seminary Drive; from: "A-5" One-Family and "B" Two-Family to: "CF" Community Facilities **(Recommended for Approval by the Zoning Commission)**
7. [ZC-14-132](#) - (CD 5) - William West, 3129 Erie Street; from: "MU-1" Low Intensity Mixed-Use to: "FR" General Commercial Restricted **(Recommended for Denial by the Zoning Commission)**
8. [ZC-14-134](#) - (CD 9) - City of Fort Worth Planning & Development, 2616 May Street; from: "B" Two-Family to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
9. [ZC-14-135](#) - (CD 8) - City of Fort Worth Planning & Development, 1208 Ash Crescent; from: "J" Medium Industrial to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
10. [ZC-14-136](#) - (CD 8) - City of Fort Worth Planning & Development, 3105 Finley Street; from: "B" Two-Family to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
11. [ZC-14-139](#) - (CD-ALL) - City of Fort Worth Planning & Development: Text Amendment: One Family Parking Standards; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), to amend Chapter 4 "District Regulations" to amend:
  - Subsection D. "Other Development Standards" of Section 4.700 through 4.705 "One-Family ("A") District" to increase the number of parking spaces required per dwelling

unit based on the number of bedrooms

To review the proposed amendments: <http://www.fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>  
**(Recommended for Approval by the Zoning Commission)**

#### **XV. PUBLIC HEARINGS**

1. First Public Hearing for a Proposed City-Initiated Annexation of Approximately 69.2 Acres of Land in Tarrant County, Located Along Longhorn Road, West of Main Street and North of Northwest Loop 820 (AX-14-004, Area 36-1)
  - a. Report of City Staff
  - b. Citizen Comments
2. First Public Hearing for a Proposed Owner-Initiated Annexation of Approximately 468.04 Acres of Land in Tarrant County, Commonly Known as Pate Ranch, Located South of Altamesa Boulevard, West of the Fort Worth and Western Railroad (AX-14-006, Area 55-2)
  - a. Report of City Staff
  - b. Citizen Comments

#### **XVI. CITIZEN PRESENTATIONS**

#### **XVII. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B**

#### **XVIII. ADJOURNMENT**

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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.

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**ATTACHMENT B**  
**EXECUTIVE SESSION**  
**(PRE-COUNCIL CHAMBER, CITY HALL)**  
**Tuesday, November 11, 2014**

A. 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. *3rd Eye Surveillance, LLC v. City of Fort Worth*, Cause No. 6:14-cv-00725, U.S. District Court for the Eastern District of Texas;
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- e. Legal issues concerning regulation of vehicles for hire;
- f. Legal issues concerning *Oncor Electric Delivery Company LLC v. Giovanni Homes Corporation*, No. 02-11-00237-CV (Second Court of Appeals, Fort Worth, Texas); and
- g. 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.

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



**CITY COUNCIL  
Legislative and Intergovernmental Affairs Committee  
Agenda**

**Tuesday, November 11, 2014  
1:00 p.m.  
Pre-Council Chamber  
1000 Throckmorton Street  
Fort Worth, Texas**

Councilmember Danny Scarth, Chair  
Councilmember Dennis Shingleton, Vice Chair

Councilmember Zim Zimmerman  
Councilmember Gyna Bivens

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

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**I. CALL TO ORDER**

**II. ACTION**

- A. APPROVAL OF MEETING MINUTES FROM OCTOBER 14, 2014
  
- B. CONSIDERATION OF THE APPOINTMENT OF MS. ALONDA F. MASSEY TO THE COMMUNITY ACTION PARTNERS COUNCIL (MARY KAYSER, CITY SECRETARY)
  
- C. CONSIDERATION OF THE 2015 PROPOSED FEDERAL LEGISLATIVE PROGRAM (T.J. PATTERSON, GOVERNMENT RELATIONS)

**III. REQUEST FOR FUTURE AGENDA ITEMS**

- A. THE NEXT MEETING IS SCHEDULED FOR DECEMBER 2, 2014, AT 11:00 A.M. IN THE PRE-COUNCIL CHAMBER.

**IV. 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.

**V. 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.***

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**CITY COUNCIL**  
**Legislative and Intergovernmental Affairs Committee**  
**Minutes**  
**Tuesday, October 14, 2014**

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

The Legislative and Intergovernmental Affairs Committee was called to order by Chairman Danny Scarth at 11:00 a.m.

**ACTION ITEMS**

Chairman Scarth called for a motion for approval of the October 14, 2014 minutes. The motion was made by Councilmember Denis Shingleton and seconded by Councilmember Gyna Bivens. The minutes were approved.

Mary Kayser, City Secretary presented the following appointments and reappointments to boards/commissions/committees for consideration:

**Animal Shelter Advisory Committee**

- Appointment of Dr. Nancy L. Carter to Place 2 (Veterinarian), with a term expiring October 1, 2016
- Reappointments of Ms. Elena Cook to Place 4 (Citizen Position), and Mr. Jason Lamers to Place 6 (Municipal Office Representative), with terms expiring October 1, 2016

The motion was made by Councilmember Zim Zimmerman and seconded by Councilmember Dennis Shingleton to approve the appointments and reappointments. The motion passed.

**Art Commission**

- Appointments of Ms. Jennifer Casler Price to Place 2 (Art Professional – Curator position) and Mr. Sloan Harris to Place 4 (Art Professional – Design position), with terms expiring September 30, 2016
- Reappointment of Ms. Renita Smith Garrett to Place 8 (Community Representative position), with a term expiring September 30, 2016

The motion was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens to approve the appointments and reappointments. The motion passed.

**Community Action Partners Council**

- Appointment of Ms. Delores Garza to Place 2, replacing Council Member Gyna Bivens. (There is no term expiration; service runs concurrently with Council term.)

The motion was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens to approve the appointment. The motion passed.

#### Downtown Design Review Board

- Appointment of Mr. James Yu to Place 1 (Engineer/Design Professional), with a term expiring October 1, 2015
- Appointment of Ms. Cassie King to Place 6 (Landscape Architect/Design Professional), with a term expiring October 1, 2016
- Appointment of Ms. Laura Sanchez (Architect/Design Professional), to the Alternate position, with a term expiring October 1, 2016

The motion was made by Councilmember Zim Zimmerman and seconded by Councilmember Dennis Shingleton to approve the appointments and reappointments. The motion passed.

#### (Downtown Design Review Board – Cont'd)

- Reappointment of Mr. Andrew Blake to Place 2 (Real Estate), with a term expiring October 1, 2016
- Reappointment of Mr. Bill Booker to Place 3 (Real Estate), with a term expiring October 1, 2015
- Reappointment of Mr. Tom Malone to Place 4 (Design Professional), with a term expiring October 1, 2016
- Reappointment of Ms. Nina Petty to Place 5 (Real Estate), with a term expiring October 1, 2015
- Reappointment of Mr. Jim Richards to Place 7 (Landscape Architect), with a term expiring October 1, 2015

The motion was made by Councilmember Zim Zimmerman and seconded by Councilmember Dennis Shingleton to approve the reappointments. The motion passed.

#### Mayor's Committee on Persons with Disabilities

- Reappointments of Ms. Leslie Hall to Place 2, Ms. Debra Jones to Place 4, Ms. Donna Dempsey to Place 6 and Mr. Dan Gadbury to Place 8, with terms expiring September 30, 2016

The motion was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens to approve the reappointments. The motion passed.

#### Tarrant County 911 Emergency Assistance District Board

- Reappointments of Mr. James “Sam” Greif, with a term expiring April 1, 2015, and Ms. Vickie Gray, with a term expiring April 1, 2016

The motion was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens to approve the reappointments. The motion passed.

#### Fort Worth Human Relations Commission

- Reappointments of Mr. Reed Bilz (District 3) and Ms. Barbara James (District 8), with terms expiring October 1, 2016

The motion was made by Councilmember Dennis Shingleton and seconded by Councilmember Gyna Bivens to approve the reappointments. The motion passed.

TJ Patterson, Legislative Affairs Manager presented to the committee for consideration of approval for the modifications to the 2015 Proposed State Legislative Program. Mr. Patterson reviewed the 2015 Proposed State Legislative Program. Chairman Scarth called for a motion for approval of the program. The motion was made by Councilmember Denis Shingleton and seconded by Councilmember Gyna Bivens. The motion passed unanimously.

#### **BRIEFING**

Next, Kasey Pipes with Corley Pipes Consulting updated the committee on Federal Legislative Issues. They continue to work to advance the City of Fort Worth legislative agenda, which included defense, transportation and Trinity River Vision Project.

TexRail and I-35W North are essential to Fort Worth’s current and planned investments in economic growth. They continue to work with Congressional staff on appropriation (Granger) and authorizing (Williams) on TexRail.

The Congressional staff for Kay Granger continues to work with the Corp of Engineers, as well as, the state on money for the Trinity River Vision (TRV) project. Congresswoman Granger’s office believes that the program is on track and no additional lobbying is needed at this time. In March, Corley Pipes Consulting was successful in their efforts to help the Fire Department secure a \$3.5 million SAFER Grant. They are currently working with the Fire Department in pursuit of another grant. Corley Pipes Consulting continues to work with the EPA on the Alternative Asbestos Control Method issue. The EPA is on board with Fort Worth and Dallas concerns. The 2008 Standards should be in place by January 15, 2015.

Scott Corley informed the committee that they will be scheduling meetings with each of the council members and they will be providing a year-end report.

#### **ADJOURN**

Chairman Scarth adjourned the committee meeting at 11:25 a.m.



**TO:** The Honorable Mayor and City Council Members  
**FROM:** Mary J. Kayser, City Secretary  
**DATE:** November 11, 2014  
**SUBJECT:** Appointment to the Community Action Partners Council

The following new appointment to Place 3 on the Community Action Partners Council is provided for your consideration:

- Appointment of Ms. Alonda F. Massey. Ms. Massey is serving as Council Member Allen Gray's representative on the board. This board does not have term limits; the term runs concurrently with the Council Member's term.

The application was provided to you by separate communication. If you have any questions, please contact me at (817) 392-6161.

**ALLIANCEAIRPORT AUTHORITY, INC.**

**Agenda**

**Tuesday, November 11, 2014**

***Immediately following the Legislative and  
Intergovernmental Affairs Committee Meeting  
Scheduled to Begin at 1:00 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  
Ann Zadeh, Director

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

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

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- I. Call to Order
- II. Approve Minutes of June 10, 2014 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 (i) *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463, or (ii) any current agenda item, 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;
  - 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. Adopt Resolution Authorizing Amendment to Extend the Term of Master Agreement for Consulting Services with Hillwood Alliance Services, LLC for an Amount not to Exceed \$56,250.00 for Operational Transition of the Former American Airlines Maintenance Center at Alliance Airport
- V. Adopt Resolution Authorizing Certain Facility Upgrades for Former American Airlines Maintenance Center at Alliance Airport in an Amount not to Exceed \$700,000.00 and Authorizing Execution of Documents Necessary to Implement Such Work

- VI. Adopt Resolution Appointing Susan Alanis, Jesus Chapa and Fernando Costa as Assistant Treasurers
  
- VII. 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](mailto: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.  
JUNE 10, 2014**

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**Present:**

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

**Absent:**

Director Joel Burns

**City Staff:**

Peter Vaky, Deputy City Attorney  
Jay Chapa, Director, Housing & Economic Development Department  
Sarah Fullenwider, City Attorney  
Mary J. Kayser, City Secretary  
Gerald Pruitt, Deputy City Attorney  
Christopher Mosley, Senior Assistant City Attorney  
Leann Guzman, Senior Assistant City Attorney

**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 5:04 p.m. on Tuesday, June 10, 2014, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas, with Director Burns absent.

**II. Approve Minutes of April 22, 2014 Meeting**

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

Motion was made by Director Shingleton and seconded by Director Scarth to approve the minutes of the April 22, 2014, AllianceAirport Authority, Inc., meeting. Motion carried unanimously 8 ayes 0 nays, with Director Burns 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 5:05 p.m. on Tuesday, June 10, 2014, 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 the following pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas Bar Rules, as unauthorized by Section 551.071 of the Texas Government Code:
  - (i) *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463; and
  - (ii) Legal issues concerning any item listed on the agenda.
- 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 5:17 p.m., on Tuesday, June 10, 2014.

President Jordan reconvened the regular session of the AllianceAirport Authority, Inc., at 5:17 p.m., on Tuesday, June 10, 2014.

**IV. American Airlines, Inc. Maintenance Facility Leasehold at Alliance Airport:**

- A. Adopt Resolution Authorizing Execution of Agreement with American Airlines, Inc. Regarding Consensual Rejection of Lease Agreement dated March 1, 1990 by and between AllianceAirport Authority, Inc. and American Airlines, Inc., and Related Matters
- B. Authorize Execution of Lease Agreement between AllianceAirport, Authority, Inc. and Texas Aero Engine Services, L.L.C. (TAESL) for Approximately 444,000 Square Feet of Hangar Space on American Airlines Maintenance Facility Site
- C. Adopt Resolution Authorizing Execution of a Transition Services Agreement with American Airlines, Inc., Regarding Transfer of Operational Control of American Airlines Maintenance Facility to AllianceAirport Authority, Inc.
- D. Adopt Resolution Authorizing Execution of First Amendment to Declaration of Covenants and Restrictions Related to Leased Premises under Lease Agreement dated March 1, 1990 by and between AllianceAirport Authority, Inc. and American Airlines, Inc.
- E. Authorize Execution of Consent to Assignment of Construction and Lease Agreement Between American Airlines, Inc. and Texas Utilities Electric Company and its Successors, as Previously Amended and Assigned, related to Provision of Electricity Services on American Airlines Maintenance Facility Site

F. Adopt Resolution Authorizing Execution of Miscellaneous Documents Necessary to Protect the Interests of AllianceAirport Authority, Inc. or the City of Fort Worth in the Proceedings Styled *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463 or Related to Operations, Leasing and Maintenance of American Airlines Maintenance Facility

Motion was made by Director Zimmerman and seconded by Director Bivens to adopt the following resolutions:

- Resolution No. AAA-2014-01, Authorizing Execution of Agreement with American Airlines, Inc. Regarding Consensual Rejection of Lease Agreement dated March 1, 1990 by and between AllianceAirport Authority, Inc. and American Airlines, Inc., and Related Matters
- Resolution No. AAA-2014-02, Authorizing Execution of a Transition Services Agreement with American Airlines, Inc., Regarding Transfer of Operational Control of American Airlines Maintenance Facility to AllianceAirport Authority, Inc.
- Resolution No. AAA-2014-03, Authorizing Execution of First Amendment to Declaration of Covenants and Restrictions Related to Leased Premises under Lease Agreement dated March 1, 1990 by and between AllianceAirport Authority, Inc. and American Airlines, Inc.
- Resolution No. AAA-2014-04, Authorizing Execution of Miscellaneous Documents Necessary to Protect the Interests of AllianceAirport Authority, Inc. or the City of Fort Worth in the Proceedings Styled *In re AMR Corporation*, et al., United States Bankruptcy Court for the Southern District of New York, Case Number 11-15463 or Related to Operations, Leasing and Maintenance of American Airlines Maintenance Facility

Motion carried unanimously 8 ayes 0 nays, with Director Burns absent.

**V. Adjourn**

With no further business before the Corporation Board, President Jordan adjourned the meeting of the AllianceAirport Authority, Inc., at 5:24 p.m. on Tuesday, June 10, 2014.

These minutes approved by the AllianceAirport Authority, Inc., on the \_\_\_\_ day of \_\_\_\_\_, 2014.

APPROVED:

\_\_\_\_\_  
Jungus Jordan, President

Minutes Prepared by and Attest:

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

ALLIANCEAIRPORT  
AUTHORITY, INC.

No: 2014-

Date: 11-11-14

RESOLUTION

*Authorizing Amendment to Extend the Term of Master Agreement  
for Consulting Services with Hillwood Alliance Services, LLC*

**WHEREAS**, AllianceAirport Authority, Inc. (the "Corporation") is an industrial development corporation created in 1989 to benefit the City of Fort Worth and to, among other things, issue bonds to promote and develop new and expanded business enterprises in the City of Fort Worth (the "City"), to promote and encourage employment, and otherwise to benefit the public welfare in accordance with the Development Corporation Act of 1979, as amended; and

**WHEREAS**, pursuant to the Corporation's lawful authority and in accordance with the Corporation's stated purpose, as reflected in its Articles of Incorporation, the Corporation owns the American Airlines, Inc. ("American") maintenance facility adjacent to Fort Worth Alliance Airport and issued bonds to finance construction of that facility (the "Maintenance Facility"); and

**WHEREAS**, American has leased the Maintenance Facility from the Corporation under that certain real property Lease Agreement between the Corporation and American dated as of March 1, 1990 (the "Facility Lease"); and

**WHEREAS**, on November 29, 2011 American and AMR Corporation, and certain of their subsidiaries, as debtors and debtors in possession, filed for relief under Chapter 11, Title 11 of the United States Code in the United States Bankruptcy Court for the Southern District of New York (*In re AMR Corporation, et al.*, Case No. 11-15643) (the "AMR Bankruptcy"); and

**WHEREAS**, as part of the resolution of the AMR Bankruptcy, on July 2, 2014 the Corporation, the City and American entered into that certain Agreement on Rejection and Related Matters under which American, with the Corporation's and the City's consent, will reject the Facility Lease effective as of the later of (i) January 31, 2015; (ii) the date as of which the AMR Bankruptcy judge's approval of such agreement becomes a final order; and (iii) the date as of which the Corporation has received all operating permits required by applicable law for operation of the Maintenance Facility; and

**WHEREAS**, in order to provide a smooth transition in operational control of the Maintenance Facility from American to the Corporation, pursuant to the authorization set forth in Corporation Resolution No. 2012-002, on May 1, 2014 the Corporation entered into that certain Master Agreement for Consulting Services (the "Consulting Agreement") with Hillwood Alliance Services, LLC ("Hillwood") to assist the Corporation in the operational transition of the Maintenance Facility from American to the Authority, at the rate of \$250.00 per hour, not to exceed 75 hours in any given month, and for a term expiring October 31, 2014; and

**WHEREAS**, the Corporation wishes to amend the Consulting Agreement to extend the expiration date of its term to January 31, 2015, which will coincide with the expected effective date of American's rejection of the Facility Lease, and to continue assisting the Corporation in the development of a capital expenditure plan necessary to bring the Maintenance Facility to a reasonable level of operating standards to and to further implement a marketing and leasing plan for the Maintenance Facility;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors hereby expressly authorizes the City Manager or his designee to execute an amendment to the Consulting Agreement to extend the expiration date of its term to January 31, 2015 and for Hillwood to continue providing appropriate consulting services, as requested by the Corporation and its administrative staff and outlined in the existing Scope of Work attached to the Consulting Agreement, at the same rate of \$250.00 per hour, not to exceed 75 hours in any given month;

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

Adopted this 11th day of November, 2014.

By: \_\_\_\_\_  
Ron Gonzales  
Secretary

ALLIANCEAIRPORT  
AUTHORITY, INC.

No: 2014-

Date: 11-11-14

RESOLUTION

*Authorizing Certain Facility Upgrades for Former American Airlines Maintenance Facility  
at Alliance Airport in an Amount Not to Exceed \$700,000.00 and  
Authorizing Execution of Documents Necessary to Implement Such Work*

**WHEREAS**, AllianceAirport Authority, Inc. (the "Corporation") is an industrial development corporation created in 1989 to benefit the City of Fort Worth and to, among other things, issue bonds to promote and develop new and expanded business enterprises in the City of Fort Worth (the "City"), to promote and encourage employment, and otherwise to benefit the public welfare in accordance with the Development Corporation Act of 1979, as amended; and

**WHEREAS**, pursuant to the Corporation's lawful authority and in accordance with the Corporation's stated purpose, as reflected in its Articles of Incorporation, the Corporation owns the American Airlines, Inc. ("American") maintenance facility adjacent to Fort Worth Alliance Airport and issued bonds to finance construction of that facility (the "Maintenance Facility"); and

**WHEREAS**, American has leased the Maintenance Facility from the Corporation under that certain real property Lease Agreement between the Corporation and American dated as of March 1, 1990 (the "Facility Lease"); and

**WHEREAS**, on November 29, 2011 American and AMR Corporation, and certain of their subsidiaries, as debtors and debtors in possession, filed for relief under Chapter 11, Title 11 of the United States Code in the United States Bankruptcy Court for the Southern District of New York (*In re AMR Corporation, et al.*, Case No. 11-15643) (the "AMR Bankruptcy"); and

**WHEREAS**, as part of the resolution of the AMR Bankruptcy, on July 2, 2014 the Corporation, the City and American entered into that certain Agreement on Rejection and Related Matters under which American, with the Corporation's and the City's consent, will reject the Facility Lease effective as of the later of (i) January 31, 2015; (ii) the date as of which the AMR Bankruptcy judge's approval of such agreement becomes a final order; and (iii) the date as of which the Corporation has received all operating permits required by applicable law for operation of the Maintenance Facility; and

**WHEREAS**, in order to provide a smooth transition in operational control of the Maintenance Facility from American to the Corporation, pursuant to the authorization set forth in Corporation Resolution No. 2012-002, on May 1, 2014 the Corporation entered into that certain Master Agreement for Consulting Services, as amended (the "Consulting Agreement"), with Hillwood Alliance Services, LLC ("Hillwood") to assist the Corporation in the operational transition of the Maintenance Facility from American to the Authority; and

**WHEREAS**, in accordance with the Consulting Agreement, Hillwood has developed a capital expenditure plan that includes costs necessary to bring the Maintenance Facility premises to a reasonable level of operating standards that the Corporation and Hillwood believe is necessary for successful implementation of a marketing and leasing plan for the Maintenance Facility premises; and

**WHEREAS**, Hillwood and the Corporation's administrative staff have identified certain necessary improvements to and work on the Maintenance Facility premises that are most critically needed, along with the estimated cost of completing such improvements and work, as follows (the "Facilities Improvement Plan"):

- Central Utility Plant \$ 9,000.00
- Maintenance Building \$ 84,750.00
- Hangar Building \$126,250.00
- Structures Building \$174,700.00
- Warehouse Building \$165,000.00
- Other Buildings/Structures \$ 56,600.00
- Fuel Farm Testing \$ 35,000.00
- Contingency \$ 32,565.00

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors hereby expressly authorizes the City Manager or his designee to execute all such documents as necessary to implement the Facilities Improvement Plan, at a total cost not to exceed \$700,000.00 in the aggregate;

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

Adopted this 11th day of November, 2014.

By: \_\_\_\_\_  
Ron Gonzales  
Secretary

ALLIANCEAIRPORT  
AUTHORITY, INC.

No: 2014-

Date: 11-11-14

RESOLUTION

*Appointing Susan Alanis, Jesus Chapa and Fernando Costa as  
Assistant Treasurers*

**WHEREAS**, AllianceAirport Authority, Inc. (the "Corporation") is an industrial development corporation created in 1989 to benefit the City of Fort Worth and to, among other things, issue bonds to promote and develop new and expanded business enterprises in the City of Fort Worth (the "City"), to promote and encourage employment, and otherwise to benefit the public welfare in accordance with the Development Corporation Act of 1979, as amended; and

**WHEREAS**, Section 5.03 of the Corporation's bylaws provides that all checks or demands for money and notes of the Corporation must be signed by at least one officer of the Corporation and any other person or persons designated by the Corporation's Board of Directors (the "Board"); and

**WHEREAS**, in addition to the President, Vice President, Secretary and Treasurer, Section 4.04 of the Corporation's bylaws authorizes the Board to appoint such other officers and agents to perform duties as determined from time to time by the Board; and

**WHEREAS**, in order to more easily facilitate the management of the Corporation's affairs, the Board wishes to appoint Susan Alanis, Jesus Chapa and Fernando Costa to the office of Assistant Treasurer for purposes of signing all checks of the Corporation and any other instruments in accordance with the provisions of Section 5.03 of the Corporation's bylaws;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors hereby appoints Susan Alanis, Jesus Chapa and Fernando Costa to the office of Assistant Treasurer, each serving in that capacity until the earlier of (i) the date as of which he or she no longer is employed by the City of Fort Worth or (ii) the date as of any successor is appointed by the Board to such office.

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

Adopted this 11th day of November, 2014.

By: \_\_\_\_\_  
Ron Gonzales  
Secretary

**FORT WORTH HOUSING FINANCE CORPORATION**

**AGENDA**

**Tuesday, November 11, 2014**

*Immediately Following the Alliance Airport Authority Meeting  
Scheduled to Begin Immediately following the Legislative and  
Intergovernmental Affairs Committee Meeting Scheduled  
to Begin at 1:00 P.M.*

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

Board of Directors

Salvador Espino, President	Dennis Shingleton, Director	Jungus Jordan, Director
Danny Scarth, Vice President	Ann Zadeh, Director	Betsy Price, Director
Gyna M. Bivens, Secretary	Kelly Allen Gray, Director	Zim Zimmerman, Director

Staff Liaison: Fernando Costa, Assistant City Manager  
Vicki S. Ganske, Senior Assistant City Attorney

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1. **Call to Order** – Sal Espino, President
2. **Approval of Minutes from the Meeting Held on August 26, 2014** – Sal Espino, President
3. **Written Reports** – Jay Chapa, General Manager
  - a. Financial Report through September 30, 2014
4. **Consider and Adopt Resolution Electing a Treasurer** – Sal Espino, President
5. **Consider and Adopt Resolution to Ratify and Supplement Previously Approved Resolutions Authorizing the Formation of Enclave at Westport GP, LLC and Enclave Westport, LP and Approve Financing and Related Actions in Connection With the Enclave at Westport Project** – Jay Chapa, General Manager
6. **Executive Session:** The Fort Worth Housing Finance Corporation 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.

7. **Requests for Future Agenda Items** – Sal Espino, President

8. **Adjourn** – Sal Espino, 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](mailto: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 HOUSING FINANCE CORPORATION  
TUESDAY, AUGUST 26, 2014**

**Present:**

President Salvador Espino  
Vice President Danny Scarth  
Director Betsy Price  
Director Gyna Bivens  
Director Dennis Shingleton  
Director Kelly Allen Gray  
Director Ann Zadeh

**Absent:**

Director W. B. "Zim" Zimmerman  
Director Jungus Jordan

**1. Call to Order.**

With a quorum present, President Espino called the meeting to order for the Board of Directors of the Fort Worth Housing Finance Corporation (Corporation) at 9:39 a.m. on Tuesday, August 26, 2014, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas, with Directors Zim Zimmerman and Jungus Jordan absent.

**2. Approval of Minutes of the August 5, 2014, Meeting.**

Motion was made by Director Price and second by Director Shingleton to approve the Tuesday, August 5, 2014, minutes of the Corporation as presented. The motion passed 7-0 with Directors Zimmerman and Jordan absent.

**3. Executive Session.**

President Espino 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 relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

**4a. Written Reports:**

President Espino referenced the Memo appointing Cynthia Garcia as Assistant General Manager and Avis Chaisson as Administrator and opened the floor for discussion on the report. There was no discussion or action on this agenda item.

**5. Consider and Adopt Resolution Approving a Contract with the City of Fort Worth for \$1,300,000.00 in HOME Funds for the Hardy Street Single Family Infill Development in the Diamond Hill-Jarvis Neighborhood, Approve Purchase of 21 Lots from the City of Fort Worth, and Approve all Related Actions Required for Housing Development.**

Ms. Avis Chaisson, Administrator, provided a PowerPoint briefing titled, "Presentation on the Hardy Street Single Family Infill Development Located in the Diamond Hill-Jarvis Neighborhood". She began her presentation by displaying an aerial view of the proposed project and then provided the following development background:

- Acquired 3601 & 3617 Hardy Street
- Demolish abandoned nursing home at 3601 Hardy Street
- Developed 21 platted lots ready for single family home construction
- Private home builder decided not to proceed with the project due to higher priority developments available with more lots for home construction

Ms. Chaisson then displayed a 2009 aerial view of the two lots (3601 & 3617 Hardy Street) and followed with a slide that displayed a 2012 aerial view of the same location but with the proposed 21 lots reflected and the new Eagle Nest Street which would connect with 35<sup>th</sup> and 36<sup>th</sup> Streets. She advised of the project proposal as follows:

- FWHFC to serve as Developer
  - Enter into HOME contract with the City for \$1.3M for the construction of up to 21 homes (homes to be built two at a time)
  - Acquire lots from City for appraised value
  - Contract with Integrity Texas Construction, Ltd., to construct homes
- Homes will be sold to families earning 80% or less of AMI

Ms. Chaisson displayed a slide that depicted a single elevation and one of the floor plans for the proposed homes and then displayed slide that depicted two different proposed elevations. She advised that the homes would range in size from 1,200 square feet to 1,700 square feet with three and four bedroom options. She outlined the following tentative development timeline:

Activity	Date
Notice of Intent to Sell Lots Published in <i>Star-Telegram</i>	August 31, 2014
M&C for Allocation of HOME Funds and Authorization to Execute Contract	September 23, 2014
M&C Authorizing for the Sale of Lots to FWHFC	
Integrity Mobilize Site for Construction of Homes	October/November 2014 (for first two homes)

Ms. Chaisson concluded her presentation by staff recommended the Board adopt a resolution for the development authorizing the following actions:

- FWHFC to serve as Developer for the project
- FWHFC to accept up to \$1.3M HOME funds from the City and execute a contract
- FWHFC to purchase the 21 lots from the City
- Enter into a contract with Integrity Texas to construct homes
- Authorize sale of homes constructed under these agreements and the execution of any additional required contracts as needed

There was no discussion on this item.

Motion was made by Director Shingleton and seconded by Director Scarth to approve Resolution FWHFC-2014-13 Approving a Contract with the City of Fort Worth for \$1,300,000.00 in HOME Funds for the Hardy Street Single Family Infill Development in the Diamond Hill-Jarvis Neighborhood, Approve Purchase of 21 Lots from the City of Fort Worth, and Approve all Related Actions Required for Housing Development. The motion passed 7-0 with Directors Zimmerman and Jordan absent.

**6. Consider and Adopt a Resolution for a Grant Agreement with Fort Worth Area Habitat for Humanity for a Grant of \$250,000.00 for Four Houses for the Jimmy & Rosalynn Carter Work Project Dallas Fort Worth 2014.**

Mr. Jay Chapa, General Manager, provided a PowerPoint briefing titled, “Grant Agreement with Trinity Habitat for Humanity for the Jimmy & Rosalynn Carter Work Project”. He prefaced his presentation by acknowledging the presence of Gage Yager, Executive Director and Michelle Kennedy, Senior Director of Operations, Trinity Habitat for Humanity. He also advised the Board that on this evening’s Council meeting agenda there was an item (Council Proposal No. 299) requesting a waiver of all temporary encroachment fees for the closure of streets, which would allow the FWHFC to participate in the program. He began his presentation by displaying a slide that outlined the Jimmy & Rosalynn Carter Work Project Dallas-Fort Worth 2014 as reflected below:

- 15-20 houses to be built in the Central Meadowbrook neighborhood

- Event – October 5-11, 2014
- Thousands of volunteers to join in the construction
- Funding for homes is being provided by corporations, churches, private individuals
- Homes will be sold to residents who have given 250 hours of sweat equity to Habitat and earn between 30% to 50% AMI

Mr. Chapa then displayed a slide depicting two elevation examples for the proposed homes that Habitat for Humanity built, followed by another slide reflecting an aerial view of the lots identified for the project. He concluded his presentation by stating that staff recommendation was that the Board enter into a grant agreement with Trinity Habitat for Humanity to provide \$250,000.00 for the construction of up to four single family homes for the Jimmy & Rosalynn Carter Work Project.

Director Allen Gray asked if any of the homes had already been pre-sold or were people waiting. Mr. Yager responded that 20 approved families were waiting to move into the homes right now.

Motion was made by Director Allen Gray and seconded by Director Bivens to approve Resolution FWHFC-2014-14 for a Grant Agreement with Fort Worth Area Habitat for Humanity for a Grant of \$250,000.00 for Four Houses for the Jimmy & Rosalynn Carter Work Project Dallas Fort Worth 2014. The motion passed 7-0 with Directors Zimmerman and Jordan absent.

## 7. Consider and Adopt Resolution Approving the Budget for the 2014-2015 Fiscal Year

Mr. Chapa provided a PowerPoint presentation titled, “Fort Worth Housing Finance Corporation FY15 Proposed Budget” and summarized the information reflected below:

<b>Revenues</b>		<b>Projected 2013-14</b>	<b>Proposed 2014-15</b>
	Interest on Investments	\$ 108,142	\$ 90,000
	Program Income Principal Loan	14,888	14,900
	Land/Home Sales	89,996	50,000
	Developer Fees	449,462	430,265
	Project Cash Flow Payments	18,199	18,895
	Gas Lease/Royalties	32,639	20,000
	Gas Lease Bonus	1,536	2,000
	Miscellaneous Revenue	104,972	5,000
	<b>TOTAL REVENUE</b>	<b>\$ 819,833</b>	<b>\$ 631,060</b>
<b>Expenditures</b>	Transfer to City – Salaries	\$ 106,151	\$ 287,000
	Office Supplies		1,500
	Postage	115	110
	Conference/Seminars	6,092	8,000
	Electricity	112	600
	Water & Waste Disposal	252	300

<b>Expenditures (Cont'd)</b>		<b>Projected 2013-14</b>	<b>Proposed 2014-15</b>
	Dues & Membership	2,241	2,150
	Gas Well Consultant	229	275
	Travel	732	3,500
	Printing		70
	Contractual Services	16,095	5,000
	Audit Fees	10,500	
	D&O Liability Insurance	2,971	2,971
	Property Insurance		2,029
	Mowing HFC Properties	25,913	40,000
	Security Systems	32	600
	<b>TOTAL EXPENDITURES</b>	<b>\$ 176,509</b>	<b>\$ 354,105</b>
	<b>EXCESS (DEFICIENCY) OF REVENUES</b>	<b>\$ 643,324</b>	<b>\$ 276,955</b>

There was no discussion on this item.

Motion was made by Director Shingleton and seconded by Director Price to approve Resolution FWHFC-2014-15 Approving the Budget for the 2014-2015 Fiscal Year. The motion passed 7-0 with Directors Zimmerman and Jordan absent.

**8. Requests for Future Agenda Items.**

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

**9. Adjourn.**

With no further discussion, President Espino adjourned the meeting of the Fort Worth Housing Finance Corporation Board at 9:51 a.m. on Tuesday, August 26, 2014.

These minutes approved by the Fort Worth Housing Finance Corporation Board of Directors on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

APPROVED:

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Salvador Espino,  
 President

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**CITY OF FORT WORTH, TEXAS  
FORT WORTH HOUSING FINANCE CORPORATION  
TUESDAY, AUGUST 26, 2014  
PAGE 6**

Gyna M. Bivens  
Secretary

ATTEST:

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Mary J. Kayser  
City Secretary

**FORT WORTH HOUSING FINANCE CORPORATION**  
**BALANCE SHEET AS ON SEPTEMBER 29, 2014**  
**(UNAUDITED)**

**ASSETS**

Cash, Cash Equivalents and Investments

Cash & Investments	\$ 3,527,269	
Cash and cash equivalents (HTF General Fund)	1,496,263	
Cash at Bank- JP Morgan Chase - Infill	36,916	
Unrealized Gain/Loss	-	5,060,448

Restricted Assets

Restricted cash, cash equivalents & investments	1,286,781	
Restricted cash HTF	4,000,000	

Other Assets

Loans receivable	18,000	
Interest Receivable	9,765	
Investments in Villas of East Wood LLC	615,000	
Advances to Villas of East Wood LLC	638,979	
Properties held for sale or construction by FWHFC (at cost or FMV)	1,998,590	(1) 3,280,335

**Total Assets**

**\$ 13,627,564**

**LIABILITIES & FUND BALANCE**

Liabilities

Accounts payable	\$ 81	
Escrow for loans	473	
Accrual - Payroll	2,044	
Deferred revenue	18,000	
Payable to CFW - Carter Metro assigned liability	2,675	(4)
Payable to CFW - Mitchell Blvd. assigned properties	21,047	(4)
Payable to CFW - Appropriation from Rental Rehab Rev.(for VOE)	615,000	659,320

**Total Liabilities**

**\$ 659,320**

Fund Balances

Restricted for corpus	5,286,781	
Represented by HTF General Fund	1,496,263	
Represented by reserve account - operating deficits VOE	300,000	(3)
Terrell Heights - Professional Fees	19,000	
Lee Avenue SF construction	459,533	
Represented by advances to VOE	638,979	
Represented by land & properties	1,998,590	
Legal services (Decatur Angle)	70,000	
Habitat for Humanity	250,000	
Architectural-Lee Av. Townhomes	32,400	
Unrestricted	2,416,698	(2)

**Total Fund Balance**

**12,968,244**

**Total Liabilities & Fund Balance**

**\$ 13,627,564**

Notes:

- (1) Cost of properties includes certain properties received as gift for which fair market value as on date of gift was included as cost. It also includes properties assigned to HFC.
- (2) Grants/endowments/gifts and other appropriations received and used to acquire properties or for operating expenditure forms part of the unrestricted equity balance along with surplus / loss from operations and interest income from investments.
- (3) FWHFC Board has approved a reserve fund of \$300,000.00 to VOE.
- (4) Properties assigned to HFC in note (1) were acquired with grant funds, and the proceeds less taxes and constr. exp. incurred by HFC to be returned to CFW as program income.

Other Notes:

- A. The Eastwood Public Facility Corporation, a single asset entity created by Fort Worth Housing Authority, purchased the Villas of Eastwood Facility by assuming it's FHA insured loan on August 9th, 2013.

**FORT WORTH HOUSING FINANCE CORPORATION**  
**REVENUES AND EXPENDITURES FOR PERIOD (12 MONTHS) ENDING SEPTEMBER 29, 2014**  
**(UNAUDITED)**

**Revenues**

Interest earned on investments	\$ 97,895
Interest on loans	-
Revenue Land/Home sales	89,996
Program Income Prin. Loan	901
Gas lease bonus	4,559
Gas lease royalties	77,439
Grant Revenue	53,315
Repayment of loan	13,999
Misc. revenue	540,390

**Total Revenues** \$ 878,493

**Expenditures**

Salary expenses	\$ 102,780
Postage	92
Misc. & other operations	-
Gas Well consultant fees	27
Engineering Services	3,213
Conference and seminars	6,092
Office Supplies	-
Travel Expenses	582
Inside printing	-
Public Notice	208
Liability insurance	2,971
Electricity	112
Water & waste disposal	252
Dues and membership	2,564
Misc. expenses	25
Contractual services	307,841
Other professional services	13,763
Loss on asset	-
Land purchase	-
Other expenses to be paid	-

**Total Expenditures** \$ 440,523

Excess of Revenues over (under) Expenditures 437,971

**Other Financing Sources (Uses)**

Transfers in HFC	-
Transfers in infill	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>

Excess of Revenues over (under) Expenditures and Other Financing sources 437,971  
Prior year adjustments by FMS after 9/30/2013 (93,541)  
Fund Balances (Deficit), beginning of the period 12,008,558  
Fund Balances (Deficit), at the end of the period 12,352,987

**Reconciliation of fund balance to Balance sheet**

ADD: Loans receivable from Villas Of Eastwood	1,253,979	
Wind River loan	-	
Less: Liability to CFW - Assigned properties	(23,722)	
Liability to CFW RRPI- (VOE)	(615,000)	
<b>Fund balance per balance sheet</b>	<b>615,257</b>	<b>\$ 12,968,244</b>

## FORT WORTH HOUSING FINANCE CORPORATION

### Details of Loan Receivables & Escrow Accounts for period ending September 29, 2014

#### Loan Receivables

<u>Name</u>	<u>Date of Note</u>	<u>Amount</u>	<u>Status</u>
Willie Roberson	08/21/98	18,000	Active
Eastland		-	
Wind River		-	
<b>Total</b>		<u>\$ 18,000</u>	

#### Deferred revenue

Willie Roberson	18,000
	<u>18,000</u>

#### Escrows

Willie Roberson	08/21/98	473	Active
<b>Total</b>		<u>\$ 473</u>	

#### Details of Classification of Fund Balance

#### Represented by loans

Loans receivable from Villas of East Wood LLC	638,979
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Details of Payable to CFW (Assigned properties liability from Carter Metro)  
(Properties were acquired with grant funds)

Assigned from Cartermetro	
1118 E. Tucker	1,500.00
1139 Cannon St	1,500.00
2912 Walker St	-
4521 Trueland - sold	-
4525 Trueland	-
802 E. Magnolia	1,500.00
Cash assigned to HFC	-
<b>Total</b>	<u>4,500.00</u>
Less Taxes paid when assigned	1,824.82
<b>Total liability</b>	<u>2,675.18</u>
Assigned from TCDC (Formerly Mitchell Blvd. Dev. Corp.)	
2511 Mitchell Blvd	39,220.00
3220 Thrall St	0.00
<b>Total</b>	<u>39,220.00</u>
Less Taxes paid when assigned	18,172.76
<b>Total liability</b>	<u>21,047.24</u>
<b>G. Total Liability</b>	<b>23,722.42</b>

**RESOLUTION NO. FWHFC-2014-**

**FORT WORTH HOUSING FINANCE CORPORATION**

**A RESOLUTION  
ELECTING A TREASURER AND APPROVING ANY ADDITIONAL COSTS  
FOR INSURANCE RELATED TO THE APPOINTMENT**

**WHEREAS**, the Board of Directors (the “Board”) of the Fort Worth Housing Finance Corporation (the “Corporation”) pursuant to Article IV of the Amended and Restated Bylaws of the Corporation, desires to elect and appoint certain officers and agents of the Corporation to assist the Board in its duties;

**WHEREAS**, the Board has determined that electing an employee of the City of Fort Worth to act as the Corporation’s Treasurer with the powers and duties set forth in the Bylaws will result in increased administrative efficiency for the Corporation.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT WORTH HOUSING FINANCE CORPORATION:**

1. THAT the Board elects \_\_\_\_\_ as the Treasurer of the Corporation.
2. THAT the Board confirms the appointment Rhonda Hinz as an Assistant Treasurer of the Corporation.
3. THAT the above listed agents and officers shall serve in their respective capacities until their successors have been appointed by the Board.
4. THAT costs for any additional insurance premiums related to these appointments are approved.
7. THAT this Resolution takes effect from the date of its adoption.

**AND IT IS SO RESOLVED.**

Adopted November 11, 2014.

**FORT WORTH HOUSING FINANCE CORPORATION**

By: \_\_\_\_\_  
Salvador Espino, President

**RESOLUTION NO. FWHFC-2014----**

**RESOLUTIONS TO RATIFY AND SUPPLEMENT PREVIOUSLY APPROVED  
RESOLUTIONS AUTHORIZING THE FORMATION OF ENCLAVE  
WESTPORT GP, LLC AND ENCLAVE WESTPORT, LP, AND APPROVE  
FINANCING AND RELATED ACTIONS IN CONNECTION WITH THE  
ENCLAVE AT WESTPORT PROJECT**

**WHEREAS**, the City Council of the City of Fort Worth (“City”) has adopted development and revitalization of the City’s affordable housing stock as a strategic goal and City citizens and the City Council have determined that quality, accessible, affordable housing is needed for moderate, low and very low income City citizens;

**WHEREAS**, the City Council created the Fort Worth Housing Finance Corporation (the “Corporation”) in 1979 pursuant to the Texas Housing Finance Corporation Act to facilitate housing initiatives in the City, including but not limited to issuing tax exempt bonds, developing, rehabilitating and promoting housing, and assisting low to moderate income City citizens in acquiring quality, accessible, affordable housing through lending and construction activities;

**WHEREAS**, RES HIS, LLC, a Texas limited liability company doing business as Integrated Housing Solutions, LLC, applied for financing to develop approximately 339 units of mixed income multifamily housing to be located at the intersection of Westport Parkway and Alta Vista Road to be known as the Enclave at Westport (the “project”), and requested the Corporation’s participation in the development by serving as co-developer and creating a single-purpose entity, Enclave Westport GP, LLC, a Texas limited liability company (the “Company”), to be the general partner of Enclave Westport, LP, a Texas limited partnership (the “Partnership”), which will construct, own and manage the project, as well as taking other actions necessary for the development of the project;

**WHEREAS**, the Partnership has entered into that certain Construction Loan Agreement dated September 5, 2014 (the “Loan Agreement” and, together with all other agreements, instruments, and documents ancillary to or contemplated thereby, the “Loan Documents”), with Bank of America, N.A., a national banking association (the “Lender”), pursuant to which the Partnership agreed to borrow from Lender, in connection with the project and subject to the terms thereof, funds in the amount of \$31,089,220.00 (the “Loan Amount”);

**WHEREAS**, on May 6, 2014 when the Corporation adopted resolutions in its capacity as Sole Member of the Company approving the formation of the Company and the Partnership and their entrance into the Loan Documents, (a) the contemplated names of the Company and the Partnership were “Enclave Alliance GP, LLC” and “Enclave Alliance, LP,” respectively, (b) the project was known as the Enclave at Alliance and (c) the exact Loan Amount had not yet been determined; and

**WHEREAS**, the Board of the Corporation adopts the following Resolutions as the Resolutions of the Corporation acting on behalf of the Company in its own capacity and in its capacity as the General Partner of the Partnership.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FORT WORTH HOUSING FINANCE CORPORATION:**

**RESOLVED**, that the formation of the Company and the Partnership, and their entrance into the Loan Documents and into all transactions contemplated thereby (collectively, the “Transactions”), are hereby ratified, approved, confirmed and adopted in all respects;

**FURTHER RESOLVED**, that in all resolutions previously adopted by the Board of Directors of the Corporation with respect to the Loan Documents, the Transactions, or the project, any references to “Enclave Alliance GP, LLC” or “Enclave Alliance, LP” be and hereby are deemed to reference the Company or the Partnership, respectively, and any references to the Enclave at Alliance shall be deemed to reference the Enclave at Westport, the final name of the project;

**FURTHER RESOLVED**, that Jesus J. Chapa, the General Manager of the Corporation, or Cynthia Garcia, the Assistant General Manager of the Corporation, or in the absence of such officer, any other duly elected or appointed officer of the Corporation (each, the “Executing Officer”) are hereby fully authorized to do any and all acts and things and to execute and deliver any and all agreements, consents, and documents as in their opinion, or in the opinion of counsel to the Corporation or the Company, may be necessary or appropriate in order to carry out the purposes and intent of any of the foregoing Resolutions, and all acts heretofore taken by the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Corporation or Company, as applicable.

**RESOLVED**, that the adoption of these Resolutions shall constitute full ratification of any actions taken in contemplation of these Resolutions by or on behalf of the Corporation.

**BE IT FURTHER RESOLVED**, that all actions heretofore taken by the Corporation in its capacity as Sole Member of the Company to carry out the intent of the foregoing Resolutions, and the execution and delivery of such instruments and documents as believed to be necessary for that purpose, are hereby approved, ratified and confirmed in all respects as the valid actions of the Corporation, effective as of the date such actions were taken.

These Resolutions shall take effect on the date of their adoption.

**AND IT IS SO RESOLVED.**

Adopted November 11, 2014.

**FORT WORTH HOUSING FINANCE CORPORATION**

By:

\_\_\_\_\_  
Salvador Espino, President

# FORT WORTH LOCAL DEVELOPMENT CORPORATION

## AGENDA

**Tuesday, November 11, 2014**

*Immediately Following the Fort Worth Housing Finance Corporation Meeting  
Scheduled to Begin Immediately Following the Alliance Airport Authority Meeting  
Scheduled to Begin Immediately following the Legislative and Intergovernmental  
Affairs Committee Meeting Scheduled to Begin at 1:00 P.M.*

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  
Ann Zadeh, 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 August 5, 2014** – Danny Scarth, President
  3. **Written Reports** – Danny Scarth, President
    - A. Financial Report through September 30, 2014
  4. **Consider and Adopt Resolution Approving the Budget for the 2014-2015 Fiscal Year** – Cynthia Garcia, Administrator
  5. **Consider and Adopt Resolution Appointing Cynthia Garcia as Authorized Signatory Agent of the Fort Worth Local Development Corporation**
  6. **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.

7. **Requests for Future Agenda Items** – Danny Scarth, President
8. **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](mailto: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, AUGUST 5, 2014**

**Present:**

President Danny Scarth  
Vice President Gyna Bivens  
Treasurer W. B. "Zim" Zimmerman  
Trustee Salvador Espino  
Trustee Dennis Shingleton  
Trustee Kelly Allen Gray  
Trustee Ann Zadeh

**Absent:**

Trustee Betsy Price  
Trustee Jungus Jordan

**City staff:**

Fernando Costa, Assistant City Manager  
Leann Guzman, Senior Assistant City Attorney  
Mary J. Kayser, City Secretary  
Jay Chapa, Administrator  
Cynthia Garcia, Assistant Administrator

**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 2:42 p.m. on Tuesday, August 5, 2014, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas, with Trustees Betsy Price and Jungus Jordan absent.

**2. Approval of Minutes of the May 6, 2014, Meeting.**

President Scarth opened the floor for a motion on the approval of the minutes of the May 6, 2014, meeting.

Trustee Zadeh advised that she since she was not a member of the Corporation Board on May 6, 2014, she would abstain from voting on this item.

Motion was made by Trustee Bivens and seconded by Trustee Shingleton to approve the May 6, 2014, minutes of the Corporation as presented. The motion passed 6-0.

**3. Written Reports: Fort Worth Local Development Corporation Financial Report through June 30, 2014.**

There was no action or discussion on this item.

**4. Consider and Adopt Resolution Authorizing a Lease Renewal with A&R, Inc., for Property Located at 1381 Meacham Boulevard.**

Ms. Cynthia Garcia, Administrator, provided a PowerPoint presentation titled, "Lease Renewal with A&R Logistics, Inc. She displayed an aerial view of FWLDC property at 4600 Blue Mound Road and then displayed another aerial view which depicted the location of A&R Logistics, Inc., on Meacham Boulevard and within FWLDC property. She displayed two slides that reflected the exterior of the A&R Logistics, Inc. building and then concluded her presentation with the following recommended lease terms:

- Current lease expires April 6, 2015. Five-year renewal would begin on April 7, 2015
- Current rent is \$4,809.44 per month
  - This would increase to \$7,000.00 per month for the first two years and then would increase 2½ percent each year thereafter
- All other terms remain the same
  - A&R Logistics, Inc., pays for all utilities, cleaning, security, lighting, fences and gates, repairs and maintenance; insures the building and name FWLDC as additional insured.

There was no discussion on this item.

Motion was made by Trustee Shingleton and seconded by Trustee Espino to adopt Resolution No. FWLDC-2014-05 Authorizing a Lease Renewal with A&R, Inc., for Property Located at 1831 Meacham Boulevard. The motion passed 7-0.

**5. 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 relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

**6. Requests for Future Agenda Items.**

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

**7. Adjourn.**

With no further discussion, President Scarth adjourned the meeting of the Fort Worth Local Development Corporation Board at 2:45 p.m. on Tuesday, August 5, 2014.

These minutes approved by the Fort Worth Housing Finance Corporation Board of Directors on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

APPROVED:

\_\_\_\_\_  
Danny Scarth  
President

ATTEST:

\_\_\_\_\_  
Dennis Shingleton  
Secretary

Prepared and respectfully submitted by:

\_\_\_\_\_  
Mary J. Kayser, TRMC/MMC  
City Secretary

Fort Worth Local Development Corporation  
Balance Sheet  
September 30, 2014  
(Unaudited)

Assets	
Cash and Cash Equivalents	\$2,369,837.24
Interest Receivable	2,989.28
Note Receivable - Oliver's	420,000.00
Prepaid Expenses	<u>5,827.55</u>
Total Assets	<u><u>\$2,798,654.07</u></u>
Liabilities and Fund Balance	
Accounts and Contracts Payable	3,195.86
Prepaid Rent	<u>0.00</u>
Total Liabilities	3,195.86
Fund Balance (Deficit)	
Designated for Authorized Expenditures	\$2,606,865.23
Net Income	188,592.98
Undesignated	<u>0.00</u>
Total Fund Balance	2,795,458.21
Total Liabilities and Fund Balance	<u><u>\$2,798,654.07</u></u>

Fort Worth Local Development Corporation  
Statement of Revenues and Expenditures  
October 1, 2012 through September 30, 2014  
(Unaudited)

Revenues

Property Tax Reimbursement	\$7,868.64	
Revenue from Rents	726,873.49	
Gas Lease Royalties	233,214.42	
Gas Lease Bonus	1,290.00	
Interest Income	9,319.71	
Loan Proceeds	2,689,335.55	
Total Revenue	2,689,335.55	\$3,667,901.81

Expenditures

Bank Charges	\$272.64	
Commissions	26,539.40	
Conference, Convention, Meeting	805.00	
Contractual Services	131,193.16	
Insurance	73,872.00	
Loan Payments	173,647.40	
Operations	134.00	
Property Management	21,482.38	
Property Purchase	2,703,385.09	
Property Taxes	125,052.36	
Repairs	77,232.99	
Security System	30,857.43	
Storm Water Utility	38,961.00	
Transfers to City	26,000.00	
Transfer to Lancaster LLC	21,024.83	
Utilities	28,849.15	
Total Expenditures	28,849.15	\$3,479,308.83

Excess (Deficiency) of Revenues Over (Under) Expenditures	\$188,592.98
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Fort Worth Local Development Corporation  
Schedule of Available Funds  
September 30, 2014  
(Unaudited)

Total Cash at September 30, 2014	\$2,369,837.24
Cash in Property Management Account	(65,276.42)
Cash available	2,304,560.82
Commitments	
Survey Expenses	6,250.00
Oliver's Fine Foods - Attorney Fees	2,950.00
Reserves	
Maintenance Reserve	100,000.00
Property Tax Reserve	100,000.00
Total Commitments & Reserves	209,200.00
Unrestricted Cash Available	\$2,095,360.82

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 CITY COUNCIL WORKSHOP ON TRANSPORTATION ISSUES

### AGENDA

**Thursday, November 13, 2014**

**9:00 a.m. – 11:00 a.m.**

**Pre-Council Chamber**

**1000 Throckmorton Street**

**Fort Worth, Texas 76102**

- |                                  |  |
|----------------------------------|--|
| 1. Call to Order                 | Mayor Betsy Price  |
| 2. Opening Remarks               | David Cooke, City Manager                                  |
| 3. Transportation Planning       |  |
| a. Comprehensive Plan Priorities | Randle Harwood, Planning and Development                   |
| b. Master Thoroughfare Plan      | Mark Rauscher, Planning and Development                    |
| c. I-20/I-30 Planning Study      | Michael Morris, North Central Texas Council of Governments |
| d. Proposition 1 Next Steps      | Michael Morris, North Central Texas Council of Governments |
| 4. Transportation Delivery       |  |
| a. Street Conditions             | Richard Martinez, Transportation & Public Works            |
| b. 2014 Bond Program             | Doug Wiersig, Transportation & Public Works                |
| i. Arterial Program              |  |
| ii. Neighborhood Street Program  |  |
| c. Annual Expenditure Targets    | Susan Alanis, City Manager's Office                        |
| 5. Discussion                    | Mayor Price and Council Members                            |
| 6. Closing Remarks               | Mayor Price  |
| 7. Adjournment                   | Mayor Price  |



Updated November 6, 2014

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

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**November 11, 2014** **Monthly Zoning Meeting**

*Audit Committee (cancelled)*

*Infrastructure & Transportation Committee (cancelled)*

*1:00 p.m. Legislative and Intergovernmental Affairs Committee (Time Change)*

*Alliance Airport Authority, Inc.*

*(Immediately Following Legislative and Intergovernmental Affairs Committee)*

*Fort Worth Housing Finance Corporation*

*(Immediately Following Alliance Airport Authority, Inc.)*

*Fort Worth Local Development Corporation*

*(Immediately Following Fort Worth Housing Finance Corporation)*

*3:00 p.m. Pre-Council Meeting*

**Continued Items:**

- **SP-14-004** - (COUNCIL DISTRICT 2 – Sal Espino) - August Stanislawski/TX Industrial Scrap, 3800 N. Commerce Street; Amend "PD-764" site plan to add permanent office for shredder. (Recommended for Approval as Amended by the Zoning Commission to update site plan to include armature radius) **(Continued from October 14, 2014 by Council Member Espino)**
- **ZC-14-089** - (COUNCIL DISTRICT 2 – Sal Espino) - Mohammed Ali Hussain, 3404 N. Elm Street; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted (Recommended for Approval as Amended to "ER" Neighborhood Commercial Restricted) **(Continued from October 14, 2014 by Council Member Espino)**
- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Annual Report of Tarrant County 911 [*Greg Petrey, Tarrant County 911*]
- o Briefing on Historic Preservation Program [*Randle Harwood, Planning and Development*]

**November 13, 2014** ***(Thursday)***

***9:00 a.m. – 11:00 a.m. City Council Transportation Workshop***



Updated November 6, 2014

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

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**November 18, 2014**

***8:30 a.m. Pre-Council Meeting***

- o Briefing on I-35 Construction Progress and Public Outreach Efforts [*Robert Hinkle, North Tarrant Express Mobility Partners*]
- o Briefing on Traffic Signal Synchronization [*Douglas Wiersig, Transportation and Public Works*]

**November 25, 2014**

***Pre-Council Meeting (cancelled)***

**November 27, 2013 (Thursday)**

***City Hall Closed – Thanksgiving Holiday***

**November 28, 2013 (Friday)**

***City Hall Closed – Thanksgiving Holiday***

**December 2, 2014 Monthly Zoning Meeting**

***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***

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



Updated November 6, 2014

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

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**December 9, 2014**

*1:00 p.m. Audit Committee*  
*2:00 p.m. Infrastructure & Transportation Committee*  
*3:00 p.m. Pre-Council Meeting*

- o Briefing on 4<sup>th</sup> Quarter Financial Report [*Aaron Bovos, Financial Management Services*]
- o Briefing on Municipal Court Case Management System [*Deidra Emerson, Municipal Courts*]

**December 11, 2014**

*Capital Workshop (cancelled)*

**December 16, 2014**

*Pre-Council Meeting (cancelled)*

**December 23, 2014**

*Pre-Council Meeting (cancelled)*

**December 25, 2014** (*Thursday*)

*City Hall Closed – Christmas Holiday*

**December 30, 2014**

*Pre-Council Meeting (cancelled)*



Updated November 6, 2014

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

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**January 1, 2015**     ***(Thursday)***

***City Hall Closed – New Year’s Day Holiday***

**January 6, 2015**     ***Monthly Zoning Meeting***

***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***

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

**January 13, 2015**

***11:00 a.m. Audit Committee***

***2:00 p.m. Infrastructure & Transportation Committee***

***3:00 p.m. Pre-Council Meeting***

- o Briefing on 4<sup>th</sup> Quarter Financial Report [*Aaron Bovos, Financial Management Services*]
- o Briefing on Proposed Fort Worth Cultural Plan [*Dr. Thomas Wolf, WolfBrown*]
- o Briefing on Management of Fort Worth Community Arts Center [*Cathy Neece Brown, Arts Council of Fort Worth and Tarrant County*]

**January 19, 2015**     ***(Monday)***

***City Hall Closed – MLK Jr.’s Holiday***

**January 20, 2015**

***Pre-Council Meeting (cancelled)***

**January 27, 2015**

***3:00 p.m. Pre-Council Meeting***



*Updated November 6, 2014*

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

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**CITY OF FORT WORTH, TEXAS  
REGULAR CITY COUNCIL MEETING  
NOVEMBER 4, 2014**

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**Present:**

Mayor Betsy Price  
Council Member W.B. "Zim" Zimmerman, District 3  
Council Member Daniel Scarth, District 4  
Council Member Gyna Bivens, District 5  
Council Member Jungus Jordan, District 6  
Council Member Dennis Shingleton, District 7  
Council Member Kelly Allen Gray, District 8  
Council Member Ann Zadeh, District 9

**Absent:**

Mayor Pro tem Salvador Espino, District 2

**Staff Present:**

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

**I. CALL TO ORDER**

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 10:07 a.m. on Tuesday, November 4, 2014, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas, with Mayor Pro tem Espino absent.

**II. INVOCATION - Rabbi Ralph Mecklenburger, Beth-El Congregation**

The invocation was provided by Rabbi Ralph Mecklenburger, Beth-El Congregation.

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF OCTOBER 28, 2014**

Motion: Council Member Bivens made a motion, seconded by Council Member Zimmerman, that the minutes of the Regular meeting of October 28, 2014, be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**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: Council Member Scarth made a motion, seconded by Council Member Shingleton, that the Consent Agenda be approved. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**A. General - Consent Items**

- 1. M&C G-18351 - Adopt Resolution Ratifying the Engagement of the Law Firm of Whitaker, Chalk, Swindle & Schwartz PLLC, as Outside Legal Counsel, for Legal Services Related to Cause No. 6:14-CV-00725, 3rd Eye Surveillance, LLC, v. City of Fort Worth, Texas, Filed in the United States District Court for the Eastern District of Texas, Tyler Division (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Adopt Resolution No. 4376-11-2014 ratifying and confirming the engagement of the law firm of Whitaker, Chalk, Swindle & Schwartz PLLC, as outside legal counsel, for legal services related to Cause No. 6:14-cv-00725, *3rd Eye Surveillance, LLC, v. City of Fort Worth, Texas*, filed in the United States District Court for the Eastern District of Texas, Tyler Division, pursuant to Chapter VI, Section 3 of the City Charter; and designate that all legal fees to be paid to Whitaker, Chalk, Swindle & Schwartz PLLC, and any necessary court costs, are to be paid by e-Watch Corporation pursuant to City Secretary Contract No. 45257.

- 2. M&C G-18352 - Authorize Payment for the City of Fort Worth's Fiscal Year 2015 Membership with the North Texas Commission in the Amount of \$58,582.50 (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize a payment for the City of Fort Worth's Fiscal Year 2015 membership with the North Texas Commission in the amount of \$58,582.50.

- 3. M&C G-18353 - Authorize Fiscal Year 2015 Mid-Year Funding Application in the Amount of \$1,461,239.00 to the Crime Control and Prevention District Board of Directors to Fund the COPS Hiring Grant Match (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize a Fiscal Year 2015 Mid-Year Funding Application in the amount of \$1,461,239.00 to the Crime Control and Prevention District Board of Directors to fund the Community Oriented Policing Services (COPS) Hiring Grant match.

4. **M&C G-18354 - Authorize Acceptance of an Additional Amount of \$11,901.99 for the Fiscal Year 2014 Emergency Management Preparedness Grant Award from the Texas Division of Emergency Management and Execution of the Grant Contract for the Total Amount of the Award and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the acceptance of an additional amount of \$11,901.99 for the Fiscal Year 2014 Emergency Management Preparedness Grant award from the Texas Division of Emergency Management for a total grant award in the amount of \$156,327.99 to fund the City's Emergency Management Office; authorize the execution of a Grant Contract with the Texas Division of Emergency Management for the total amount of the award; authorize the transfer of the Office of Emergency Management funds from the General Fund to the Grants Fund in the amount of \$11,901.99 as the City's match for the grant; and adopt Appropriation Ordinance No. 21521-11-2014 increasing estimated receipts and appropriations in the Grants Fund in the amount of \$23,803.98, subject to receipt of a grant from the Texas Division of Emergency Management for same purpose as reflected above.

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

1. **M&C P-11713 - Authorize Non-Exclusive Purchase Agreements with Paul Phillips III d/b/a Cleburne Fence Company, Mark Gentry d/b/a Gentry Carpentry and Construction, and Superior Coatings and Exteriors, in the Amount Up to \$500,000.00 for the First Year for Fencing Material, Installation and Repair Services for the City of Fort Worth (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize Non-Exclusive Purchase Agreements with Paul Phillips III d/b/a Cleburne Fence Company, Mark Gentry d/b/a Gentry Carpentry and Construction, and Superior Coatings and Exteriors, in the amount up to \$500,000.00 for the first year of fencing material, installation and repair services for the City of Fort Worth.

2. **M&C P-11714 - Authorize Purchase of Helicopter Camera and Mapping Systems Installation Services from Air Methods Corporation d/b/a United Rotorcraft, in the Amount of \$55,851.00 for the Police Department (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the purchase of helicopter camera and mapping systems installation services from Air Methods Corporation d/b/a United Rotorcraft, based on total cost to the City in the amount of \$55,851.00 with progress payments due 30 days after receipt of invoices for the Police Department.

**C. Land - Consent Items**

- 1. M&C L-15729 - Authorize Execution of an Interlocal Agreement with Trinity River Authority of Texas to Permit the Use of a Portion of Chadwick Farms Park as Temporary Access and Workspace for the Installation of a Sanitary Sewer Service Line and the Construction of a Secondary Entrance to the Park for a Period Not to Exceed Two Hundred Days (COUNCIL DISTRICT 7)**

The City Council approved the following recommendation: Authorize the execution of an Interlocal Agreement with Trinity River Authority of Texas to permit the use of a portion of Chadwick Farms Park as temporary access and workspace for the installation of a new sanitary sewer service line and the construction of a secondary entrance to the park for a period not to exceed 200 days.

**E. Award of Contract - Consent Items**

- 1. M&C C-27067 - Authorize Execution of a Communications System Agreement with the City of Corinth for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the execution of a Communications System Agreement with the City of Corinth for participation in the City of Fort Worth's Public Safety Radio System for interoperable communications in situations involving mutual aid or other multi-agency operations at no cost to the City of Fort Worth.

- 2. M&C C-27068 - Authorize as Part of the 2014 Bond Program Execution of an Interlocal Agreement with Tarrant County for Construction Services Associated with the Rehabilitation of Silver Creek Road from Silver Creek Bridge to Live Oak Bridge with City Participation in an Amount Not to Exceed \$10,000.00 (COUNCIL DISTRICTS 3 and 7)**

The City Council approved the following recommendation: Authorize as part of the 2014 Bond Program the execution of an Interlocal Agreement with Tarrant County for construction services associated with the rehabilitation of Silver Creek Road from Silver Creek Bridge to Live Oak Bridge with City participation in an amount not to exceed \$10,000.00.

3. **M&C C-27069 - Authorize Execution of a Professional Services Agreement with Clear Message Communication, LLC d/b/a Ignite It Group, in the Amount of \$65,000.00 to Provide Professional Consulting Services to Develop Ongoing Public Education/Outreach Campaigns on Recycling (ALL COUNCIL DISTRICTS)**

The City Council approved the following recommendation: Authorize the execution of a contract for professional services by Clear Message Communication, LLC d/b/a Ignite It Group, in the amount of \$65,000.00 from the Solid Waste Fund to the Code Compliance Department to provide professional consulting services for the ongoing public education/outreach campaign to residents about the City's recycling program.

4. **M&C C-27070 - Authorize Execution of an Agreement with Senior Citizen Services of Greater Tarrant County, Inc., in the Amount Up to \$80,000.00 for Fiscal Year 2015 for Program Services for Senior Citizens at Various Community Centers (COUNCIL DISTRICTS 2, 3, 5, 8 and 9)**

The City Council approved the following recommendation: Authorize the execution of an agreement with Senior Citizen Services of Greater Tarrant County, Inc., in the amount up to \$80,000.00 for Fiscal Year 2015 for program services for senior citizens at various community centers.

**VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS**

1. **OCS - 1939 - Notice of Claims for Alleged Damages and/or Injuries**

End of Consent Agenda.

**IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.**

**1. [Presentation of Certificate of Recognition for the Tarrant County Veterans Council](#)**

Council Member Jordan presented a Certificate of Recognition for the Tarrant County Veterans Council to Mr. Martin Agee, President, Tarrant County Veterans Council.

Mr. Agee presented the City Council with a plaque from the Tarrant County Veterans Council.

**2. [Presentation of Youth Art Peace Pole Project by the Fort Worth Academy of Fine Arts](#)**

Council Member Shingleton presented a Certificate of Recognition to Mr. Stephen Madrid and Ms. Patricia Jacobson, Fort Worth Academy of Fine Arts, for the Youth Art Peace Pole Project. He also recognized 10 students involved in the project and presented them with Molly pins.

**X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF**

**1. Upcoming and Recent Events**

Mayor Price and Council Members Scarth and Allen Gray 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: Council Member Zadeh made a motion, seconded by Council Member Zimmerman, that the following individuals be appointed to boards/commissions as indicated, effective November 4, 2014:

- Mr. Dan Villegas to Place 9 on Parks and Community Services Advisory Board, with a term expiring October 1, 2015
- Mr. Bernie Scheffler to Place 9 on the Building Standards Commission with a term expiring September 30, 2015

The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**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 Appointing a Member to the Minority and Women Business Enterprise Advisory Committee**

It was recommended that the City Council adopt a resolution appointing Ms. Teresa Moore to Place 7 on the Minority and Women Business Enterprise Advisory Committee, effective November 5, 2014, and with a term expiring September 30, 2016.

Motion: Council Member Scarth made a motion, seconded by Council Member Zimmerman, that Resolution No. 4377-11-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**XIV. REPORT OF THE CITY MANAGER**

**B. General**

**1. M&C G-18355 - Ratify Application for and Acceptance of Funds Totaling \$75,000.00 from the Crystelle Waggoner Charitable Trust for the 2014 Como Community Center Summer Day Camp Program and Adopt Appropriation Ordinance (COUNCIL DISTRICT 3)**

It was recommended that the City Council ratify the application for and acceptance of funds totaling \$75,000.00 from the Crystelle Waggoner Charitable Trust for the 2014 Como Community Center Summer Day Camp Program; and adopt an appropriation ordinance increasing estimated receipts and appropriations in the Grants Fund in the amount of \$75,000.00, subject to receipt of a grant from Crystelle Waggoner Charitable Trust, for the same purpose as reflected above.

Motion: Council Member Zimmerman made a motion, seconded by Council Member Zadeh, that Mayor and Council Communication G-18355 be approved with appreciation and Appropriation Ordinance No. 21522-11-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**D. Land**

**1. M&C L-15730 - Authorize Condemnation by Eminent Domain for an Easement Interest in 0.123 Acres of Land for Drainage for the Lower Como Creek Erosion Control Improvements Project Located at 4014 Driskell Boulevard Owned by Robert W. Driskell, Joe Driskell and Company, Horizon Investments and Driskell Investments, Inc. (COUNCIL DISTRICT 3)**

It was recommended that the City Council declare that negotiations between the City and the landowner to acquire an easement interest in 0.123 acres of land for drainage improvements on property owned by Robert W. Driskell, Joe Driskell and Company, Horizon Investments, and Driskell Investments, Inc., described as Tract 1H A 824, Inman Samuel C Survey, located at 4014 Driskell Boulevard, Fort Worth, Texas, were unsuccessful; declare the necessity to acquire the easement interest in the property for the Lower Como Creek Erosion Control Improvements Project; authorize the City Attorney to institute condemnation by eminent-domain proceedings to acquire the described easement interest in the property; authorize payment pursuant to an award of commissioners or a negotiated settlement; and authorize the City Manager or his designee to accept and record appropriate instruments.

Motion: Council Member Zimmerman made a motion, seconded by Council Member Scarth, that Mayor and Council Communication L-15730 be approved and that the Fort Worth City Council authorize the use of the power of eminent domain to acquire 0.123 acres of land for a drainage easement from Robert W. Driskell, Joe Driskell and Company, Horizon Investments, and Driskell Investments, Inc., needed for the improvements to the existing Lower Como Creek. The permanent drainage easement is described by metes and bounds and depicted by survey plat attached to this Mayor and Council Communication. The tract of land is located in Tract 1H A 824, Inman Samuel C Survey, Tarrant County, Texas, also known as 4014 Driskell Boulevard. The land rights will be used for the Lower Como Creek Erosion Control Improvements Project. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**F. Award of Contract**

**1. [M&C C-27071 - Authorize Acceptance of a Grant from the Texas Department of Housing and Community Affairs for the 2015 U.S. Department of Energy Weatherization Assistance Program in an Amount Up to \\$300,000.00, Authorize Related Contracts, Apply Indirect Costs and Adopt Appropriation Ordinance \(ALL COUNCIL DISTRICTS\)](#)**

It was recommended that the City Council authorize the acceptance of U.S. Department of Energy Weatherization Assistance Program grant funds from the Texas Department of Housing and Community Affairs (TDHCA) for the 2015 Weatherization Assistance Program in an amount up to \$300,000.00; authorize the execution of related contracts, including any amendments, extensions and renewals, in accordance with City policies and regulations, with TDHCA for the grant funds for program year January 1, 2015, through December 31, 2015; apply the indirect costs at a rate of 10 percent of salary expenses only, which is the minimum standard rate allowed by the granting agency, if permitted by TDHCA; and adopt an appropriation ordinance increasing estimated receipts and appropriations in the Grants Fund in the amount of \$300,000.00, subject to receipt of a grant from TDHCA, for the same purpose as reflected above.

Motion: Council Member Allen Gray made a motion, seconded by Council Member Zimmerman, that Mayor and Council Communication C-27071 be approved and Appropriation Ordinance No. 21523-11-2014 be adopted. The motion carried unanimously 8 ayes to 0 nays, with Mayor Pro tem Espino absent.

**2. M&C C-27072 - Authorize Acceptance of Low-Income Weatherization Assistance Program Funds from the Texas Association of Community Action Agencies, Inc., in the Amount Up to \$1,500,000.00, Authorize Execution of Related Contracts, Apply Indirect Costs and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)**

It was recommended that the City Council authorize the acceptance of targeted Low-Income Weatherization Assistance Program grant funds from the Texas Association of Community Action Agencies, Inc. (TACAA), in the amount up to \$1,500,000.00; authorize the execution of related contracts, including any renewals, amendments and extensions with TACAA, for the grant funds; apply indirect costs at a rate of 10 percent of salary expenses only, which is the minimum standard rate allowed, if permitted by TACAA; and adopt an appropriation ordinance increasing estimated receipts and appropriations in the Grants Fund in the amount of \$1,500,000.00, subject to receipt of a grant from TACAA, for the same purpose as reflected above.

Council Member Scarth advised that he filed a Conflict of Interest Affidavit with the City Secretary's Office and would abstain from voting on this issue.

Motion: Council Member Bivens made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-27072 be approved and Appropriation Ordinance No. 21524-11-2014 be adopted. The motion carried 7 ayes to 0 nays, with 1 abstention by Council Member Scarth and Mayor Pro tem Espino absent.

**XV. CITIZEN PRESENTATIONS**

Mr. Thomas Hamilton, 2724 Carter Avenue, appeared before Council relative to homeless campers.

Mayor Price directed him to meet with Assistant City Manager Charles Daniels.

Mr. Bob Willoughby, 6731 Bridge Street, appeared before Council relative to the Code Compliance Department.

Ms. Luanne Langley, 9601 FM 2258, Grandview, TX, appeared before Council relative to tracking of sewage sludge on HCR 4423 West and FM 66 East in Hill County, by Renda Environmental.

Mayor Price directed her to meet with Assistant City Manager Fernando Costa, and Mr. Charly Angadicheril, Assistant Director of Water Department.

Council Member Zimmerman advised staff that he wanted a review of the policies and procedures regarding the sludge disposal process and a report back to the Council.

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

**XVII. ADJOURNMENT**

There being no further business, Mayor Price adjourned the Regular meeting at 10:42 a.m.



**TO:** The Honorable Mayor and City Council Members  
**FROM:** Mayor Pro tem and District 2 Council Member Salvador Espino  
**DATE:** November 11, 2014  
**SUBJECT:** Reappointments to Board and Commissions

Request your consideration for the Reappointment of the following members:

- Michael David Valdez to Place 2 on the Aviation Advisory Board with a term expiring October 1, 2016.
- Teresa Marie Ayala to Place 2 on the Parks and Community Services Board with a term expiring October 1, 2016.
- Rosalinda Martinez to Place 2 on the Library Advisory Board with a term expiring October 1, 2016.
- Carlos Flores to Place 2 on the City Zoning Commission and on to the Fort Worth Alliance Airport Zoning Commission with a term expiring October 1, 2016.
- Robert Gutierrez to Place 2 on the Historic and Cultural Landmarks Commission and Place 2 on Board of Adjustment - Commercial and Fort Worth Alliance Airport Board of Adjustment with a term expiring October 1, 2016.
- Jennifer Trevino to Place 2 on the City Plan Commission with a term expiring October 1, 2016.
- Ronald R. Shearer to Place 2 on the Building Standards Commission with a term expiring September 30, 2016.
- Lori Gordon to Place 2 on the Urban Design Commission with a term expiring October 1, 2016.
- Celina Vasquez to Place 2 on the Community Development Council with a term expiring October 1, 2016.

The original applications and resumes will be maintained by the City Secretary's Office.

**SALVADOR ESPINO**  
**CITY COUNCIL – DISTRICT 2**

The City of Fort Worth ★ 1000 Throckmorton Street ★ Fort Worth, Texas 76102  
(817) 392-8802 ★ FAX (817) 392-6187



**TO:** The Honorable Mayor and City Council Members

**FROM:** Ann Zadeh, District 9 Council Member

**DATE:** November 11, 2014

**SUBJECT:** Board and Commission Reappointment

Attached for your consideration is an application for reappointment to boards/commissions as indicated:

- Jaime Martinez to Place 9 on the Community Development Council with a term expiring October 31, 2015.

**Ann Zadeh**

City Council District 9 ★1000 Throckmorton Street ★Fort Worth, Texas 76102  
(817) 392-8809★FAX (817) 392-6187

**To the Mayor and Members of the City Council**

**November 11, 2014**

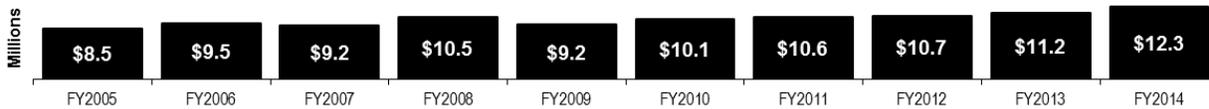
Page 1 of 2



**SUBJECT: SEPTEMBER 2014 – SALES TAX UPDATE**

Sales tax revenue represents approximately twenty percent (20%) of the City’s General Fund revenue anticipations. Staff is committed to providing you regular updates on this important and sometimes volatile revenue source. The Texas Comptroller’s Office posted September 2014 collection results on November 5<sup>th</sup>. Actual receipts are dependent upon the timeliness and accuracy of sales tax payers’ returns. In this report, you will see Fort Worth’s sales tax collection compared to last year and the impact on the current year’s budget.

**September Net Sales Tax Collections (10-year History)**

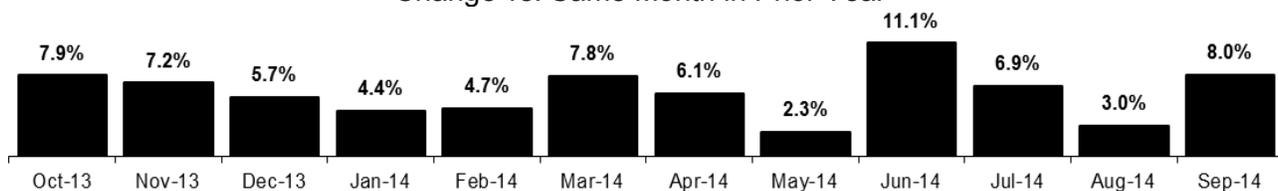


The City’s net sales tax collection is up **\$1,115,766**, or **9.9%**, compared to this month last year. As depicted in the table below, the City experienced **\$911,346**, or **8.0%**, in positive growth when compared to last year’s current period collections for the same month. Current period collections include only transactions that occurred within the month, so this number reflects pure economic activity.

**Collection Detail for City Sales Tax**

	September 13	September 14	Variance (\$)	Variance (%)
<b>Current Period Collections:</b>	\$11,416,609	\$12,327,955	\$911,346	8.0% ↑
Other Collections:	\$112,886	\$133,124	\$20,238	17.9%
Audit Collections:	(\$35,294)	\$190,973	\$226,268	641.1%
Service Fee:	(\$229,884)	(\$253,041)	(\$23,157)	(10.1%)
Retainage:	(\$33,444)	(\$52,373)	(\$18,929)	(56.6%)
<b>Net Collections</b>	<b>\$11,230,872</b>	<b>\$12,346,638</b>	<b>\$1,115,766</b>	<b>9.9% ↑</b>

**Current Period Collections**  
Change vs. Same Month in Prior Year



**To the Mayor and Members of the City Council**

**November 11, 2014**

Page 2 of 2



**SUBJECT: SEPTEMBER 2014 – SALES TAX UPDATE**

**City of Fort Worth Budget Comparison - FY2014**

	<b>Adopted Budget</b>	<b>Fiscal Year Total</b>	<b>Variance (\$)</b>	<b>Variance (%)</b>	
<b>CITY OF FORT WORTH</b>	\$120,934,328	\$125,547,039	\$4,612,711	3.8%	↑
<b>CRIME CONTROL AND PREVENTION DIST.</b>	\$54,715,598	\$58,166,541	\$3,450,943	6.3%	↑
<b>MATS TRANSIT AUTHORITY - THE "T"</b>	\$61,220,000	\$62,951,278	\$1,731,278	2.8%	↑

For the year, the City has collected **\$4,612,711**, or **3.8%**, more than the FY2014 adopted budget. As depicted above, you will also see how the positive results are affecting our partner agencies. While these results are encouraging, Staff maintained a conservative forecast for FY2015 as we continue to experience uncertainty with the national economy and potential audit adjustments.

The chart below indicates how current year sales tax collections in Fort Worth and other cities in the region compared to fiscal year 2013 collections.

**CITY OF FORT WORTH  
CITY COMPARISON - FY2014 vs. FY2013**

<b>City</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>YTD</b>
SOUTHLAKE	17.4%	15.3%	14.1%	17.3%	16.0%
BURLESON	12.8%	5.4%	3.9%	32.8%	13.7%
BEDFORD	2.3%	1.2%	10.1%	37.6%	12.8%
EULESS	2.4%	11.6%	8.4%	12.3%	8.6%
KELLER	5.4%	2.9%	10.1%	9.0%	6.9%
GRAPEVINE	4.2%	4.9%	8.5%	7.8%	6.3%
<b>FORT WORTH</b>	<b>7.1%</b>	<b>4.8%</b>	<b>4.5%</b>	<b>6.9%</b>	<b>5.8%</b>
DALLAS	7.3%	6.1%	3.7%	5.8%	5.7%
WATAUGA	2.6%	1.4%	5.3%	8.8%	4.5%
HURST	3.3%	2.5%	4.0%	5.5%	3.8%
NORTH RICHLAND HILLS	2.8%	1.5%	6.5%	4.3%	3.7%
GRAND PRAIRIE	(0.4%)	2.4%	1.5%	7.3%	2.7%
ARLINGTON	0.6%	(11.7%)	4.7%	3.3%	(1.1%)
<b>STATE TOTAL</b>	<b>4.0%</b>	<b>6.6%</b>	<b>6.0%</b>	<b>7.2%</b>	<b>5.9%</b>

Hopefully you find this additional information helpful. If you have any questions, please call Aaron Bovos, Financial Management Services Director, at 817-392-8517.

**David Cooke  
City Manager**

**To the Mayor and Members of the City Council****November 11, 2014**

Page 1 of 1

**Subject: OWNER-INITIATED ANNEXATIONS OF PROPERTY ON AVONDALE HASLET ROAD AND PROPERTY IN FAR SOUTHWEST SECTOR (PATE TRACTS)**

The purpose of this Informal Report is to provide information on proposed owner-initiated annexations and other annexation activity through the end of 2014. The November 18<sup>th</sup> City Council agenda will contain an M&C to annex property on Avondale Haslet Road (Area 75). The December 9<sup>th</sup> City Council agenda will contain an M&C to annex the Pate Tracts in the Far Southwest sector (Area 55-2). Both of these properties are identified in the 2014-2018 Annexation Program adopted with the 2014 Comprehensive Plan. Attached is a PowerPoint for reference.

The two areas proposed for annexation are described below:

- Area 75 (Avondale Haslet Addition) is located on Avondale Haslet Road, east of US 287 and west of Willow Springs Road, and contains approximately 1.52 acres proposed for a medical clinic. The property owner submitted an application for annexation, which is consistent with the 2014-2018 Annexation Program that anticipates annexation in 2015.
- Area 55-2 (Pate Tracts) is located south of Altamesa Boulevard, west of the Fort Worth and Western Railroad. The property owner submitted an application for annexation. This annexation is consistent with the 2014-2018 Annexation Program that anticipates annexation in 2017, which is when the development agreement in lieu of annexation expires. The area consists of 468.04 acres proposed for a mix of commercial and residential uses. Public hearings on the service plan are scheduled for the November 11<sup>th</sup> and December 2<sup>nd</sup> City Council meetings.

Both areas meet the City's criteria for full-purpose annexation. They are both enclaves, are planned for urban development, and will have a positive fiscal impact on the City's General Fund. Staff has determined that the City will be able to provide full municipal services upon annexation of both areas. The service plan and fiscal impact analysis for each area are posted on the Planning and Development Department's website.

Prior to year end, other activities include one City-initiated annexation of the Longhorn Road property (area 36-1), in accordance with the timetable approved by the City Council on October 21, and the renewal of three development agreements in lieu of full-purpose annexation due to agricultural exemptions.

Should you have any questions, please contact Randle Harwood, Planning and Development Director, at 817-392-6101.

**David Cooke**  
**City Manager**

Attachment

# Owner-Initiated Annexations For Remainder of 2014



Prepared for the  
City Council

By the  
Planning and Development Department

November 11, 2014

# Purpose

**Review** the following items:

- ✓ **Annexation criteria**
- ✓ **Fiscal impact methodology**
- ✓ **Two areas** for owner-initiated annexation
  - Avondale Haslet Road (Area 75)
  - Pate Tracts (Area 55-2)

# Annexation Criteria

## A. Full-Purpose Annexation

Area must meet one or more of the following conditions:

### 1. Enclave

- a. Enclave within City's ETJ
- b. Ability to provide municipal services

### 2. Urban Development

- a. Development activity of an urban nature
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

### 3. Growth Center

- a. Designated growth center
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

### 4. Adverse Impact

- a. Adverse impact on City if not annexed
- b. Ability to provide municipal services

### 5. Option to Expand

- a. Detriment to City's orderly growth if not annexed
- b. Ability to provide municipal services

# Preparation of Fiscal Impact Analysis

**A. Revenues**

**B. Expenditures**

**C. Analysis Timeframe**

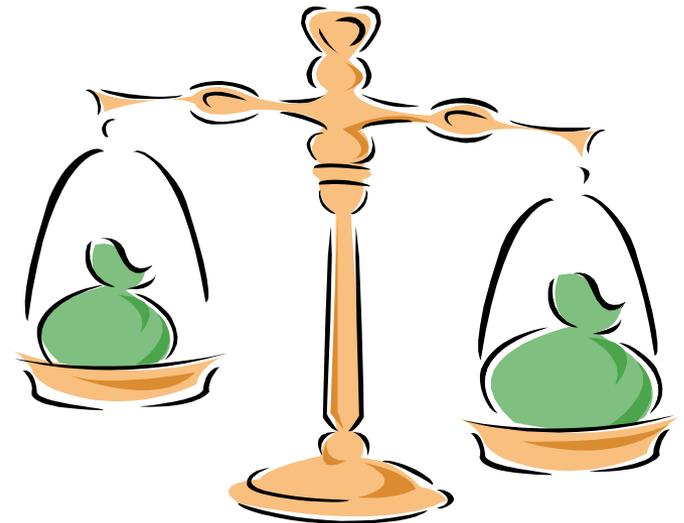
**D. Per Capita Data Sources**

**E. Population Estimate**

**F. Methodology**

1. Areas with Existing or Proposed Development
2. Other Areas

**G. Timing for Preparation of Fiscal Impact  
Analysis**



# Revenues

## General Fund

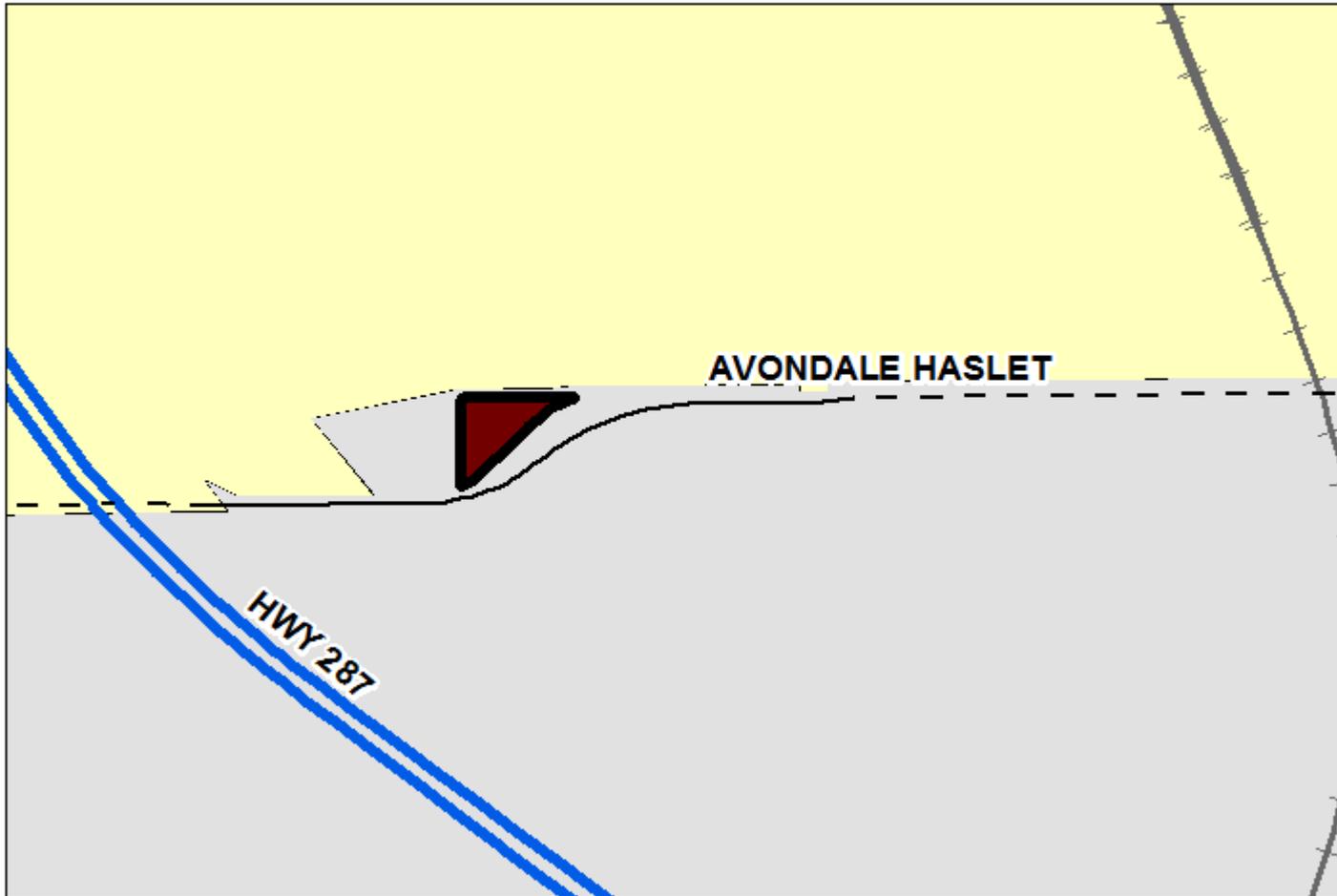
1. **Property taxes** to be generated by **existing land uses**, based on the county's Appraisal District assessed values and the City's current property tax rate.
2. **Property taxes** to be generated by **proposed land uses**, based on anticipated assessed values and the City's current property tax rate.
3. **Other General Fund revenues** including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue, based on a per capita estimate.

# Expenditures

1. One-time **transitional** costs, including street signs and markings, and emergency response set up
2. Required **capital improvements** for fire service, roadways and drainage, and water and wastewater infrastructure

# **Avondale Haslet Addition / Area 75 (AX-14-003)**

# Annexation Area



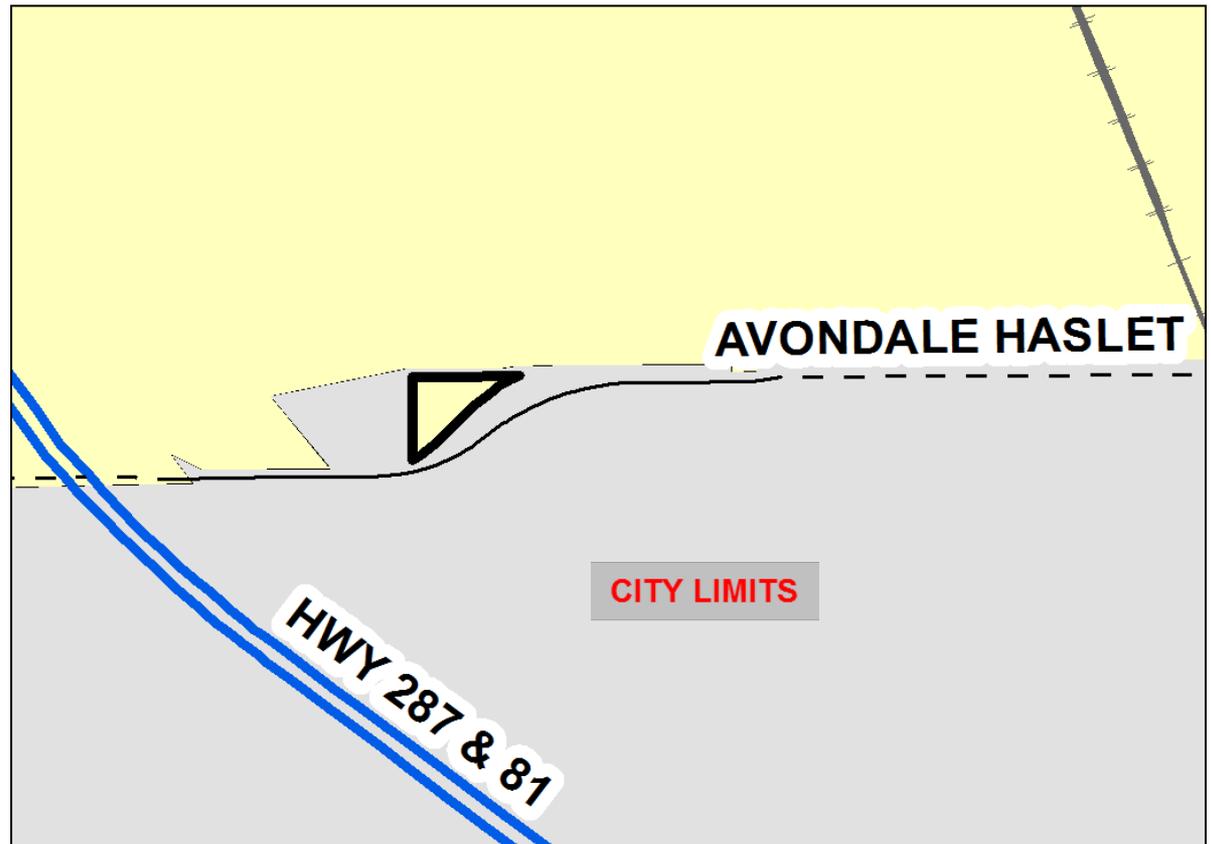
# Analysis Basis

- 1.52 acres
- Vacant land
- Proposed medical clinic
- No tax exemptions
- Property tax revenues anticipated - \$34,200 yearly



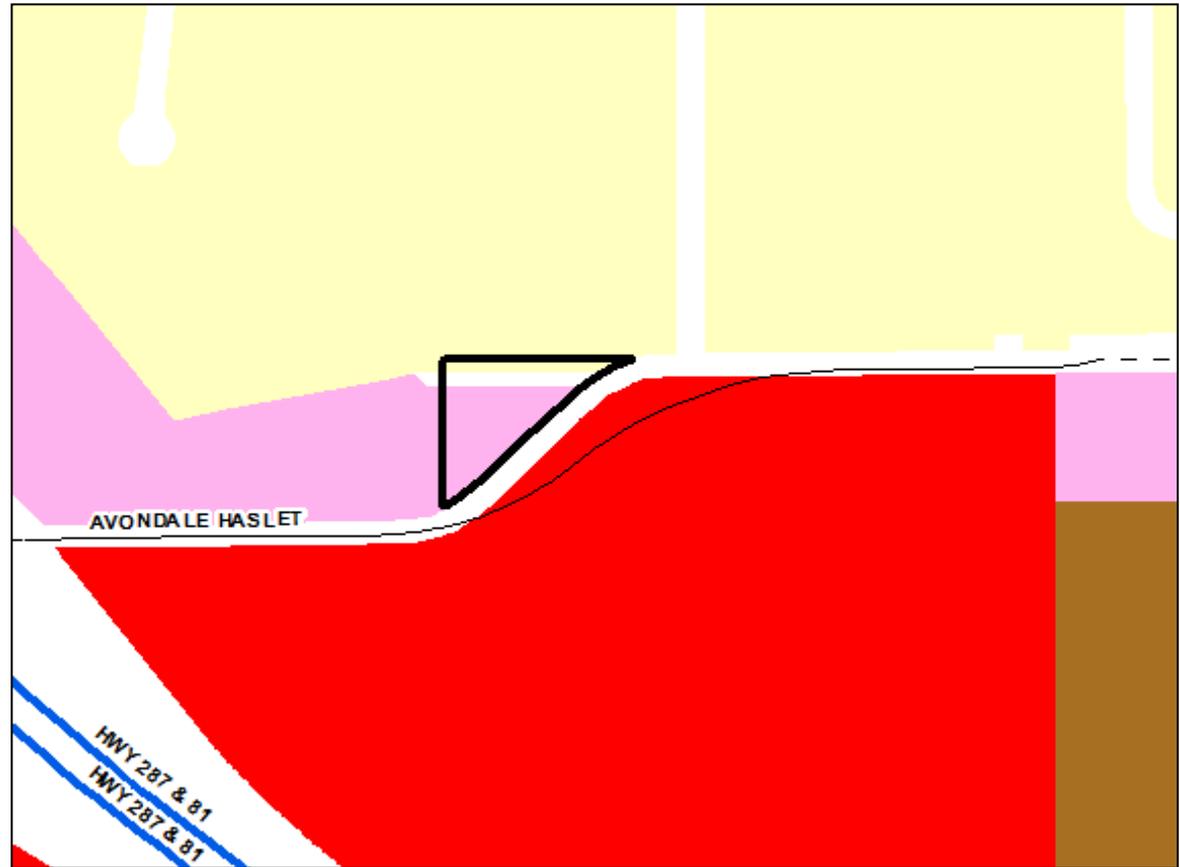
# Analysis Results

- Initial Costs
  - Code = \$182
  - Fire = \$96
  - Police = \$1,640
- No capital improvements necessary
- Positive impact to the General Fund after first year



# What future land use is designated in the 2014 Comprehensive Plan?

Proposed medical clinic is **consistent** with future land use designation of **Neighborhood Commercial**



Rural Residential



Medium-Density Residential



Neighborhood Commercial

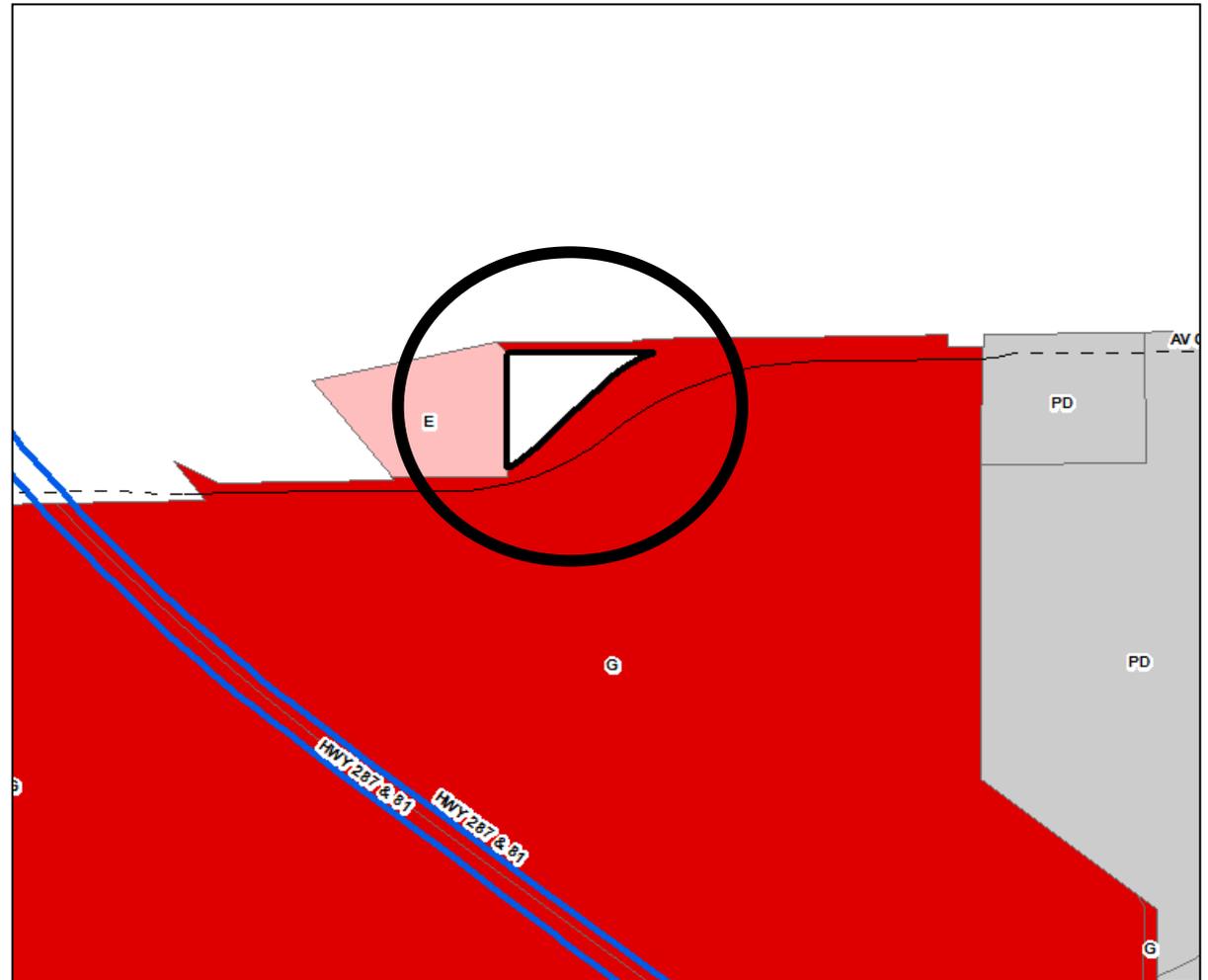


General Commercial

# What is the proposed zoning?

## “E” Neighborhood Commercial

-  E: Neighborhood Commercial
-  G: Intensive Commercial
-  PD: Planned Development

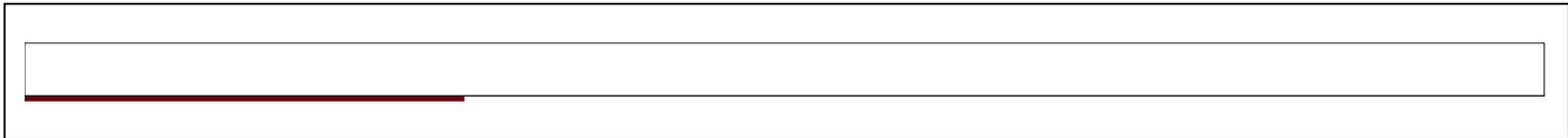
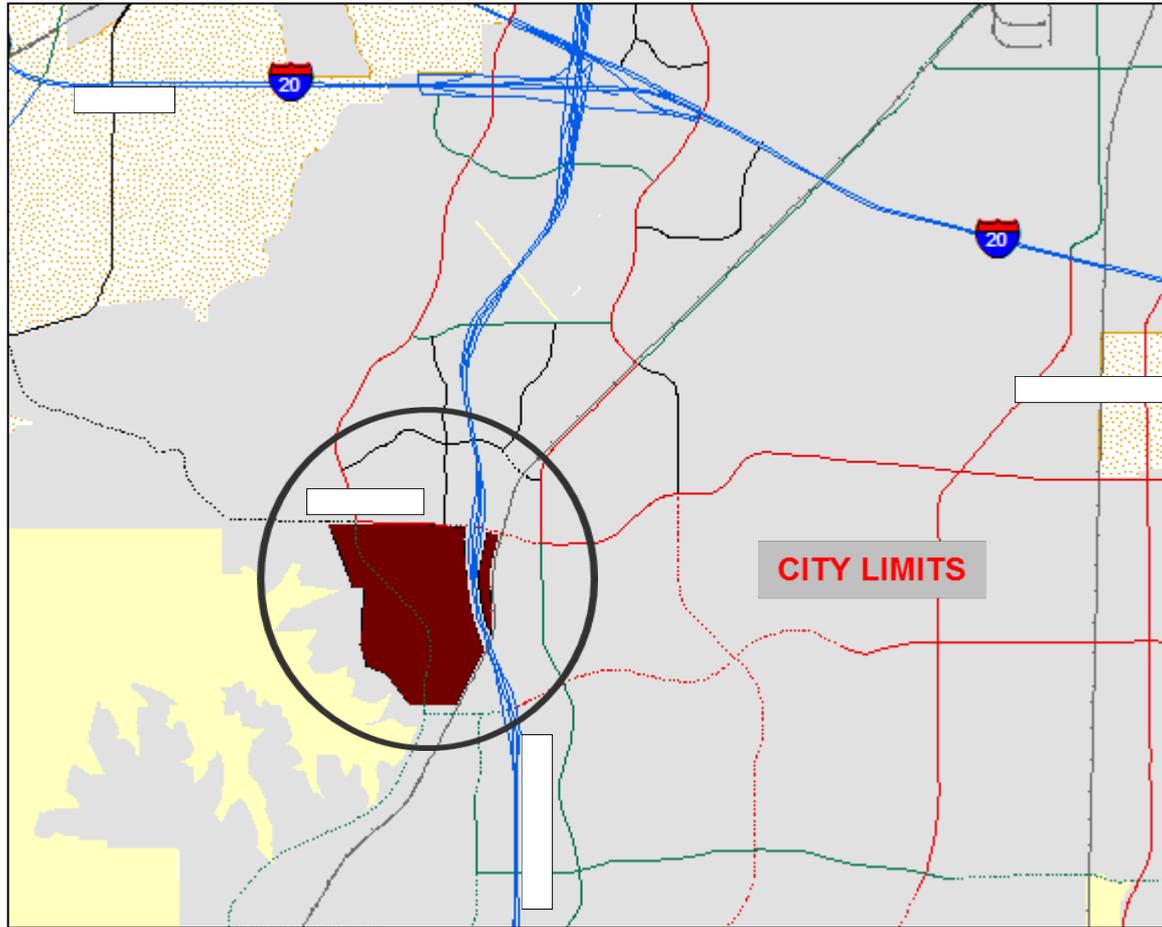


# Proposed Annexation Schedule

<u>Date</u>	<u>Action</u>
Sept. 10	<b>Zoning Commission</b> recommends “E” Neighborhood Commercial zoning.
Nov. 11	<b>City Council</b> receives <b>Informal Report</b> .
Nov. 18	City Council considers and institutes <b>annexation</b> and considers <b>zoning case</b> .

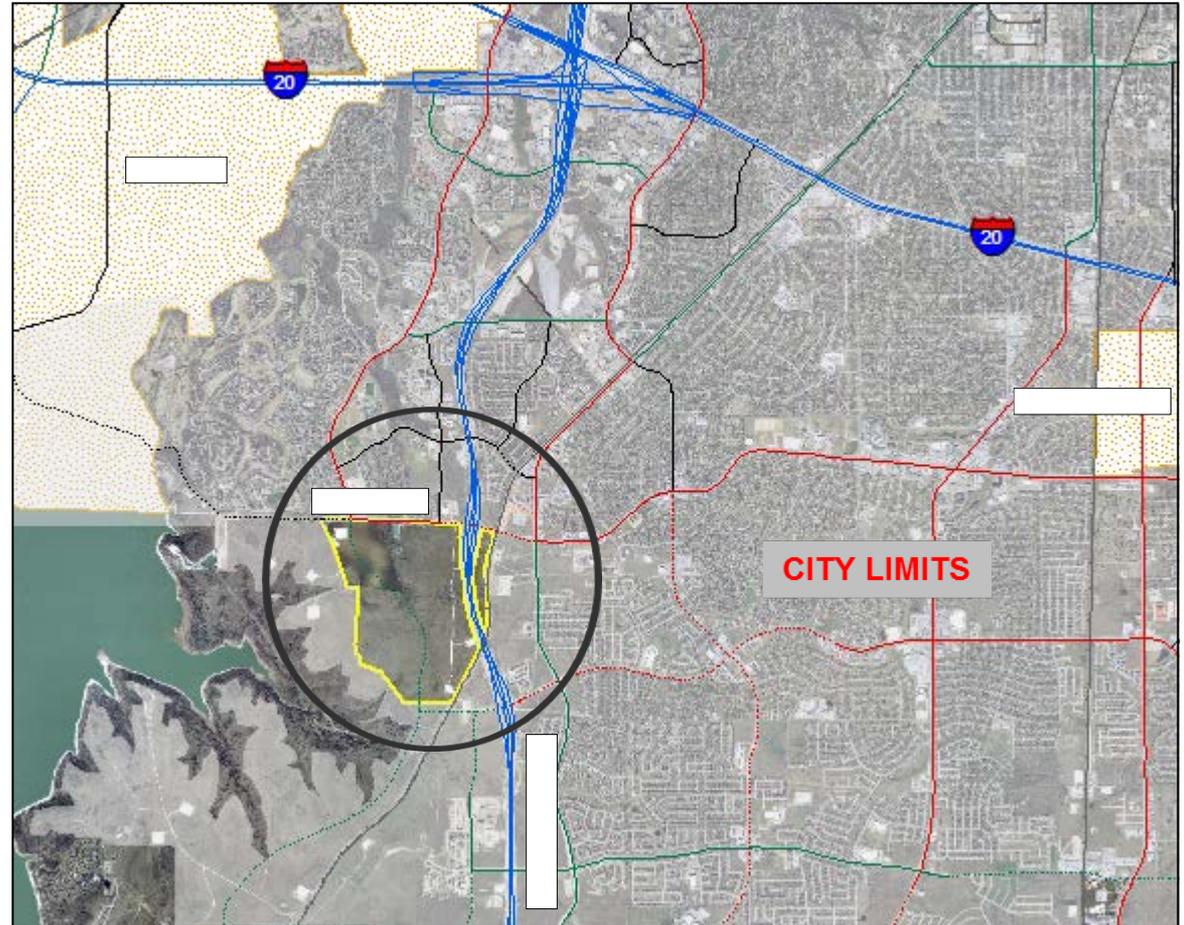
**Pate Tracts / Area 55-2  
(AX-14-006)**

# Annexation Area



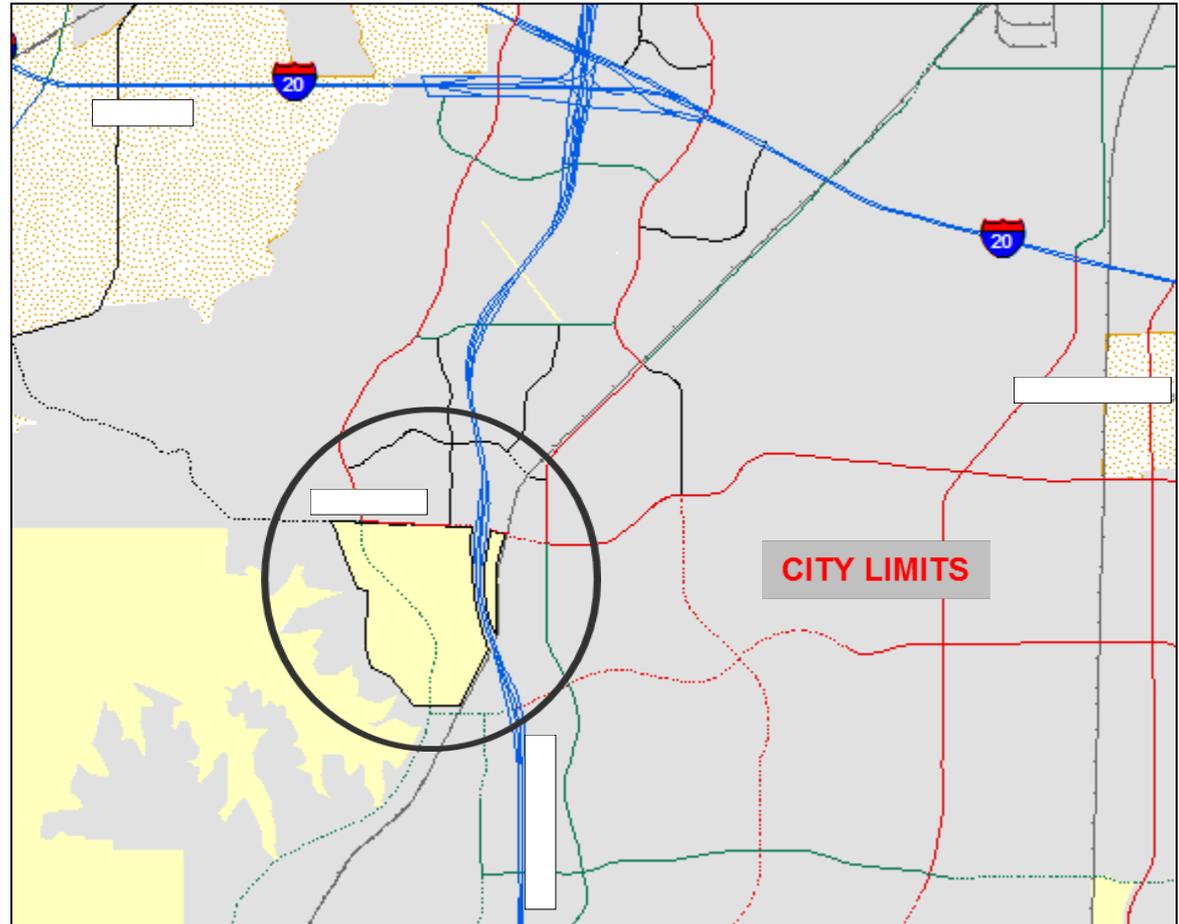
# Analysis Basis

- 468.04 acres
- Vacant land with infrastructure and railroad
- Agricultural tax exemptions
- Proposed mix of commercial and residential uses
- Projected property tax revenues for first five years - \$7.7 million



# Analysis Results

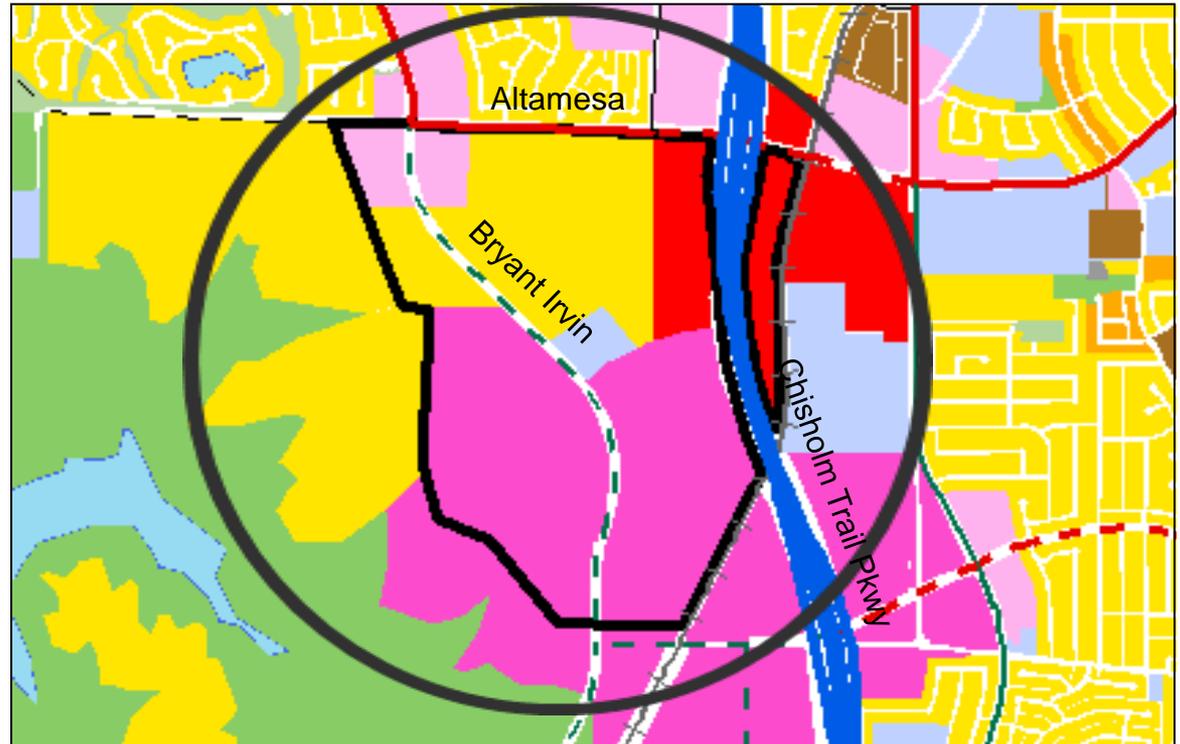
- Initial Costs
  - Code = \$4,750
  - Fire = \$60
  - Police = \$2,300
- Future capital improvements to Bryant Irvin Road
- Positive impact to General Fund after first year



# What future land use is designated in the 2014 Comprehensive Plan?

Proposed mix of commercial and residential uses is **consistent** with future land use designations:

Mixed Use, General and Neighborhood Commercial, Institutional, and Single Family



# What is the surrounding and proposed zoning?

Property owner requests

- “A-5” Single-Family,
- “G” General Commercial,
- “MU-2” Mixed-Use



# Proposed Annexation Schedule

<u>Date</u>	<u>Action</u>
Nov. 11	<b>City Council</b> receives <b>Informal Report</b> .
Nov. 11 and Dec. 2	<b>City Council</b> conducts <b>public hearings</b> on service plan.
Nov. 12	<b>Zoning Commission</b> considers zoning case.
Dec. 9	City Council considers and institutes <b>annexation</b> and considers <b>zoning case</b> .

**To the Mayor and Members of the City Council****November 11, 2014**

Page 1 of 1

**SUBJECT: LARGE ANIMAL ORDINANCE AND ENFORCEMENT****Issue:**

At the September 23, 2014 meeting, City Council requested an update on the City's Large Animal Ordinance and enforcement in residential areas, specifically in regards to large animals (horses) having the ability to reach or approach children walking down the street on Ramey.

**History:**

On March 8, 2008, after numerous public meetings throughout the city, City Council amended the Zoning Ordinance to add Section 5.307 Large Animals. The previous regulations allowed an unlimited number of large animals to be kept in residential neighborhoods if setback requirements were met, which at times created nuisances to nearby property owners. The previous regulations also prohibited residential property owners from keeping large animals on lots that did not contain the owner's dwelling unit.

**Ordinance:**

The current Zoning Ordinance requires large animals in "A" one family and "B" two family districts to be kept at least 50 feet from regulated structures and provide 10,000 square feet of pasture area per large animal. Miniature horses, sheep and goats require 5,000 square feet per animal. A regulated structure includes any building used for human habitation, other than the person's habitation, eating establishment, church, school, hospital, convalescent home or nursing home. To keep a large animal a person must own a total of ½ acre of contiguous land and must live on the same property or within ¼ mile of the property where the animal is being kept.

**Enforcement:**

Since March 2008, the Code Compliance Department has responded to 1,455 zoning violations related to large animals. Code Officers have performed 3,830 inspections to bring these properties into compliance.

Although the Zoning Ordinance does not speak to how large animals must be confined, most owners have their properties fenced. As long as the fence is constructed and maintained according to code and the large animals are restrained, it is not a violation for large animals to approach or stick their heads over a fence as children walk by. It is also legal to ride horses on city streets as long as traffic laws are obeyed. Citizens are encouraged to report zoning and animal cruelty violations to the Code Compliance Department and traffic violations to the Police Department.

**David Cooke  
City Manager**

**To the Mayor and Members of the City Council****November 11, 2014**

Page 1 of 1

**SUBJECT: TEXAS ENTERPRISE ZONE NOMINATION FOR COLUMBIA PLAZA MEDICAL CENTER OF FORT WORTH SUBSIDIARY, L.P.**

The City Council of the City of Fort Worth (City) has previously passed Ordinance No. 15733 electing to participate in the Texas Enterprise Zone Program. The Office of the Governor Economic Development and Tourism through the Economic Development Bank will consider Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P., as an enterprise project pursuant to a nomination and an application made by the City.

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the State. An enterprise project is defined as a business that is nominated by a municipality or county and then approved for state benefits. Designated projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to the capital investment and jobs created at the qualified business site.

Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P., qualifies for a single Enterprise Project Designation with a projected capital investment of \$21,000,000. The company will retain its current workforce of 949 employees as a part of the overall project. Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P., will submit 748 full-time jobs with an annual payroll of \$50,708,395 as qualified employment for the designation. The single project designation allows for a state sales and use tax refund on qualified expenditures of \$2,500 per job, capped at 500 jobs, with a maximum benefit of \$1.25 million over a five year period.

Under the Texas Enterprise Zone Act at least thirty-five percent (35%) of the business's new and retained employees must be residents of an enterprise zone or classified as economically disadvantaged individuals. In addition, the jobs will be provided through the end of the designation period or at least three years after the date on which a state benefit is received, whichever is later.

Staff will place an M&C for City Council consideration on the November 18, 2014 agenda nominating Columbia Plaza Medical Center of Fort Worth Subsidiary, L.P., as an Enterprise Zone Project pursuant to the Texas Enterprise Zone Program. Approval and submittal of this application does not involve any incentives from the City.

If you have any questions concerning this information, please contact Jay Chapa, Housing & Economic Development Director at 817-392-5804 or [jesus.chapa@fortworthtexas.gov](mailto:jesus.chapa@fortworthtexas.gov).

**David Cooke  
City Manager**

**No Documents for this Section**

**No Documents for this Section**

**No Documents for this Section**

**City of Fort Worth, Texas**  
**Mayor and Council Communication**

**DATE:** Tuesday, November 11, 2014

**LOG NAME:**

**REFERENCE NO.:** \*\*OCS-1940

**SUBJECT:**

Notices of Claims for Alleged Damages and/or Injuries

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**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, November 5, 2014.

**Attachment**

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**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)

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# CITY COUNCIL MEETING

Tuesday, November 11, 2014

## RISK MANAGEMENT REPORTING PERIOD 10/29/2014 - 11/4/2014

Claims listed on this report have been received in the Risk Management Division claims office. 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 or Sophia Canady ext 7784. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Charter	10/28/2014	9/17/2014	9595 Boat Club Road	Property Damage	Repair costs for cable damage	Water	Yes	No
Michelle Hedgecock	10/28/2014	9/22/2014	5756 Dasinger Drive	Property Damage	Crew damaged water line and caused back-up into residence	Water	Yes	No
James Culbertson	10/28/2014	9/1/2014	3829 Walton Avenue	Property Damage	Crew damaged sprinkler system	Water	Yes	No
Michael B. Brosey	10/28/2014	9/20/2014	Hillcrest Street	Property Damage	Vehicle damaged by exposed rebar	TPW	Yes	No
Teresa McDonald	10/29/2014	10/9/2014	10231 Holly Grove	Property Damage	Plumbing charge Water leak in meter box	Water	No	No
Eugene D. Roberts	10/29/2014	8/5/2014	4000 E. Berry Street	Auto Damage	Officer struck vehicle	Police	Yes	No
Vanessa Anders	10/30/2014	10/21/2014	1304 E. Davis Drive	Property Damage	Upon picking up animal; the kennel was not returned	Code	Yes	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Rosa Eraso ANF Yosmary Rodriguez	10/30/2014	10/14/2014	E. Morningside & I-35	Bodily Injury	Injuries sustained in vehicle accident	Code	No	Yes
Heyleigh V. Escamilla	10/30/2014	10/14/2014	Morningside & I- 35	Bodily Injury	Injuries related to vehicle accident	Code	No	Yes
Angelica Graces- Sanchez	10/30/2014	10/14/2014	Morningside & I- 35	Bodily Injury	Injuries related to vehicle accident	Code	No	Yes
Angelique A. Hernandez	10/30/2014	10/14/2014	Morningside & I- 35	Bodily Injury	Injuries related to vehicle accident	Code	No	Yes
Aisa V. Cisneros	10/30/2014	10/14/2014	Morningside & I- 35	Bodily Injury	Injuries related to vehicle accident	Code	No	Yes
John A. Weber	11/3/2014	10/22/2014	Bledsoe between Foch & Curry	Property Damage	Vehicle struck pothole	TPW	Yes	No
Fred Brandon	11/3/2014	10/17/2014	11917 Blue Creek Drive	Property Damage	Property damage from sewer back-up	Water	No	No
Gina Ranson	11/3/2014	9/2/2014	12604 Bay Avenue	Reimbursement	Leak in City line and incurred a plumbing charge	Water	Yes	No
Gary Robinson	11/3/2014	10/19/2014	6004 Worell Drive	Property Damage	Crew damaged sprinkler system and several sprinkler heads	Water	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Amy Hardwick	10/28/2014	6/4/2014	SH 121 at N. Sylvania	Auto Damage	Struck by City Employee	PACS	Yes	No
Robert Heath	10/28/2014	10/2/2014	Tree in alley	Property Damage	Tree fell on fence	PACS	Yes	No
Edward J. Jackson	10/28/2014	10/18/2014	5320 Elgin Street	Property Damage	Officer struck fence during persuit	Police	No	No
Edwin J. Youngblood	10/28/2014	10/17/2014	4350 Old Decator Road	Property Damage	Vehcile struck unmarked trench in construction area	TPW	No	No

**PUBLIC HEARING:**

FIRST PUBLIC HEARING FOR A PROPOSED CITY-INITIATED ANNEXATION OF APPROXIMATELY 69.2 ACRES OF LAND IN TARRANT COUNTY, LOCATED ALONG LONGHORN ROAD, WEST OF MAIN STREET AND NORTH OF NORTHWEST LOOP 820. (AX-14-004, Area 36-1)

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- a. Report of City Staff
- b. Citizen Comments

**To the Mayor and Members of the City Council****November 11, 2014**

Page 1 of 1

**SUBJECT: SERVICE PLAN PUBLIC HEARING FOR AX-14-004 (Area 36-1), located along Longhorn Road, West of Main Street and North of Northwest Loop 820 (COUNCIL DISTRICT 2)**

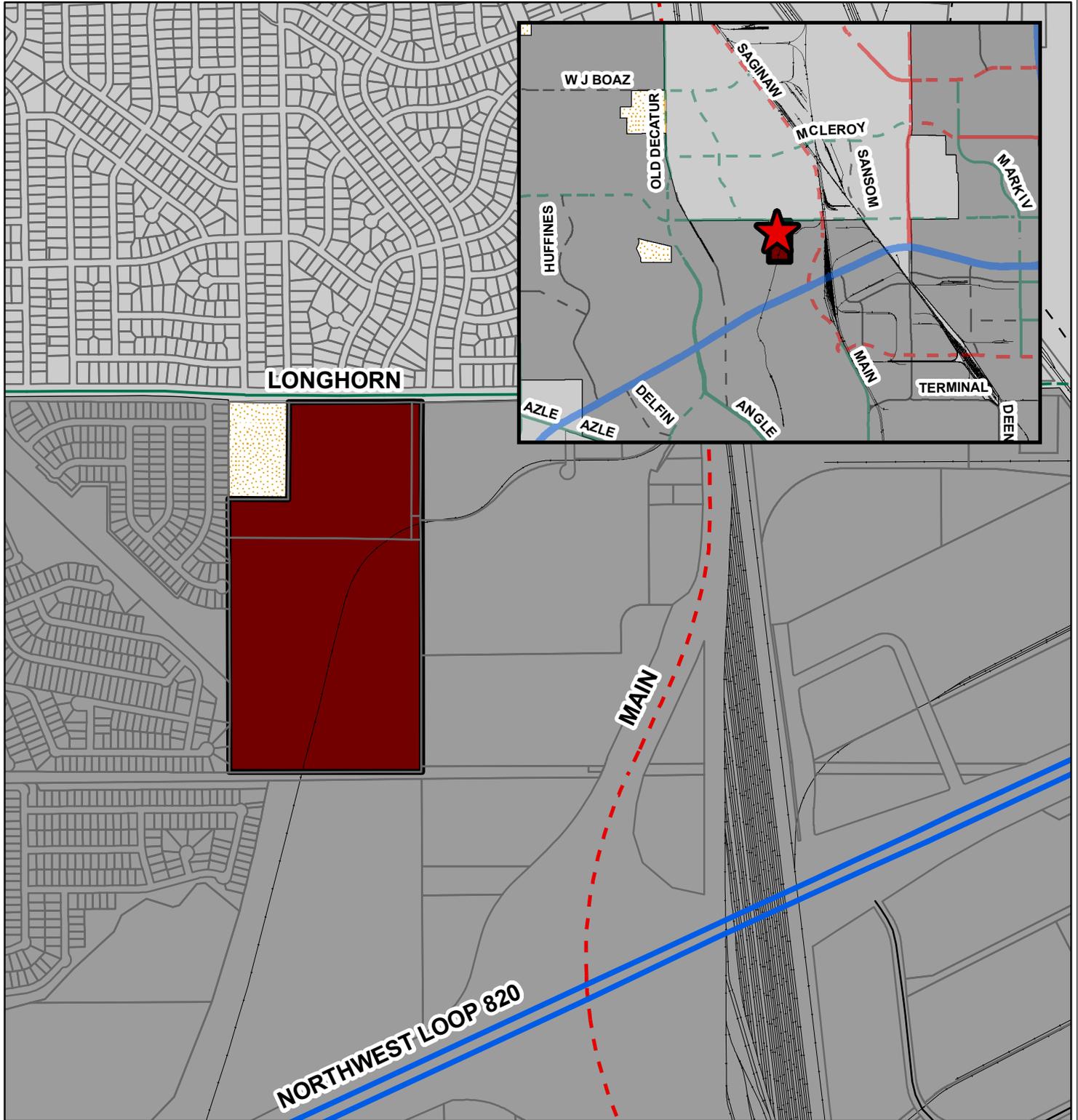
The 2014-2018 annexation program, adopted with the 2014 Comprehensive Plan, recommends that this enclave be considered for full-purpose annexation in 2014 as an addition to Council District 2. The City Council may apply appropriate zoning upon annexation. The zoning of the enclave will have a Zoning Commission public hearing November 13, 2014 and is anticipated to have a final City Council public hearing on November 18, 2014. The property under consideration for annexation is identified as Area 36-1 (AX-14-004). It includes 69.2 acres which is currently comprised of infrastructure, railroad, heavy-industrial and vacant land uses.

On tonight's City Council agenda will be the first public hearing on the service plan for the proposed full-purpose annexation of 69.2 acres adjacent to Council District 2. The second public hearing for the service plan will be held on November 18, 2014. The purpose of tonight's public hearing is to collect public comments on the city-initiated annexation service plan for Area 36-1 (AX-14-004). The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; garbage pick-up; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public roadway maintenance. The only Council action necessary is to close the public hearing after receiving public input. Final annexation action will take place at the December 2, 2014 City Council meeting.

# Project Case # AX-14-004

Exhibit A

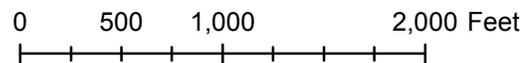
Addition of approximately 69.2 Acres to become part of Council District 2



### Legend

-  Proposed Annexation Area 36-1
-  Fort Worth ETJ
-  Fort Worth City Limit
-  Adjacent Cities

Proposed Process Schedule		Map Reference	
1st Public Hearing	11/11/14	Mapsco	48A
2nd Public Hearing	11/18/14		48E
Date of Institution	12/02/14		
Current Full-Purpose Incorporated Area		351.0 Square Miles	



Planning & Development Department  
10/21/2014

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**CITY OF FORT WORTH, TEXAS**  
**SERVICE PLAN FOR ANNEXED AREA**

**Property Subject to Plan:** BEING 69.2 acres of land situated in the Alexander Albright Survey, Abstract 1849; situated about 6.2 miles North 20 degrees west of the Courthouse in Tarrant County, Texas.

**Location and Acreage:** Approximately 69.2 acres of land in Tarrant County, located along Longhorn Road, west of Main Street and north of Northwest Loop 820.

**County:** TARRANT

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Fort Worth, Texas, at the following levels and in accordance with the following service plan programs:

**1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION**

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

As used in this plan, the term 'providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

**A. Police Protection**

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of full-purpose annexation. The services will include:

- Normal patrols and responses to calls for service
- Handling of offense and incident reports
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. The area will be combined with existing Police Reporting Area R020. The area will be added to Beat N33 in Zone N3 in North Division.

**B. Fire Protection**

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the full-purpose annexation. These services include:

- Basic Life Support (BLS) 1st responder emergency medical services
- Fire suppression and rescue;
- Hazardous materials mitigation and regulation;
- Dive rescue;
- Technical rescue;
- Fire Safety Education;
- Aircraft/rescue/ firefighting;
- Fire protection system plan review; and
- Inspections

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection. On the date of annexation, the first responding fire services will come from Fire Station 25, located at 3801 North Main Street. The second responding fire company

will be from Fire Station 12, located at 120 Northwest 22<sup>nd</sup> Street. The Fire Department estimates the response time to be 5.8 minutes and 8.4 minutes, respectively.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the full-purpose annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar is greater than 9 minutes to the full-purpose annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the full-purpose annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

At the discretion of the customer, private service providers may provide solid waste collection services for businesses and multi-family dwelling complexes having three or more units. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within the city limits.

E. Operation and Maintenance of Water and Wastewater Facilities

Existing occupied homes that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the full-purpose annexation, unless otherwise noted.

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventive maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered and prioritized by the City.

Streetlights installed on improved public streets shall be maintained by the City of Fort Worth in accordance with current City policies. Other street lighting shall not be maintained by the City of Fort Worth.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service is provided 24 hours a day, 365 days a year for emergency sign repair.

G. Operation and Maintenance of Parks, Playgrounds, and Swimming Pools

Residents of this property may utilize all existing parks and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Existing parks, playgrounds, swimming pools and other recreational and community facilities within this property shall, upon deeding to and acceptance by the City and appropriations for maintenance and operations be operated by the City of Fort Worth, but not otherwise.

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

**2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES**

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the full-purpose annexation, unless otherwise noted:

- A. With a Fort Worth library card, residents can access the Library's online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and our MetrOPAC partners and from participating TexShare libraries.
- B. The City will provide general municipal administration and administrative services.
- C. The Annexation Area will be included in the Transportation and Public Works Department's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) for all public drainage channels and for all public storm sewers within dedicated public drainage easements. The Stormwater Utility will also provide floodplain management and information regarding flood plains, as well as watershed development review and inspection.
- D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.
- E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the full-purpose annexation.
- F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the full-purpose annexation.

- G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the full-purpose annexation.
- H. The Environmental Management Division will provide the following services:  
 Emergency spills and pollution complaints response;  
 Storm sewer discharge pollution prevention; and  
 Water quality assessments for creeks

### 3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than two and one-half (2-½) years after the effective date of the full-purpose annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

“Full municipal services” are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

### 4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the full-purpose annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. Currently, Fire Station 25 has a 5.8 minute response time to the Annexation Area. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth, and call volume.
- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. The property has existing water lines adjacent (8-inch, 12-inch, and 24-inch) to the property and existing sewer lines (8-inch, 10-inch, 12-inch, 18-inch and 21-inch) crossing the property. A direct connection to the existing 48” water line along south property line or to the existing 24-inch waterline along north property line is not allowed.

Vacant properties’ water and sewer extensions will be installed by the Developer in accordance with the “Policy for the Installation of Community Facilities”. All water and wastewater facilities will be at the developer’s cost and as consistent with the Texas Local Government Code. Water and sewer

line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code.

Upon connection, to existing water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

- E. Roads. No future capital improvements are required.
- F. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.
- G. Street Lighting. It is anticipated that new subdivisions in the Annexation Area will install street lighting in accordance with the City's standard policies and procedures. In other cases, the City will consider installation of additional street lighting in the Annexation Area upon request, with priority given to street lighting for traffic safety. Provision of street lighting will be in accordance with the City's street lighting policies, and those of the providing utility.
- H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources. Should additional residential development occur, parkland dedication, neighborhood park development and neighborhood park infrastructure or payment in lieu thereof will be required in accordance with the Park Dedication Policy of the Subdivision Ordinance.
- I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

**5. IMPACT FEES**

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.

**PUBLIC HEARING:**

FIRST PUBLIC HEARING FOR A PROPOSED OWNER-INITIATED ANNEXATION OF APPROXIMATELY 468.04 ACRES OF LAND IN TARRANT COUNTY, COMMONLY KNOWN AS PATE RANCH, LOCATED SOUTH OF ALTAMESA BOULEVARD, WEST OF THE FORT WORTH AND WESTERN RAILROAD. (AX-14-006, Area 55-2)

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- a. Report of City Staff
- b. Citizen Comments

**To the Mayor and Members of the City Council****November 11, 2014**

Page 1 of 1

**SUBJECT: SERVICE PLAN PUBLIC HEARING FOR AX-14-006, COMMONLY KNOWN AS PATE RANCH, LOCATED SOUTH OF ALTAMESA BOULEVARD AND WEST OF THE FORT WORTH AND WESTERN RAILROAD (COUNCIL DISTRICT 7)**

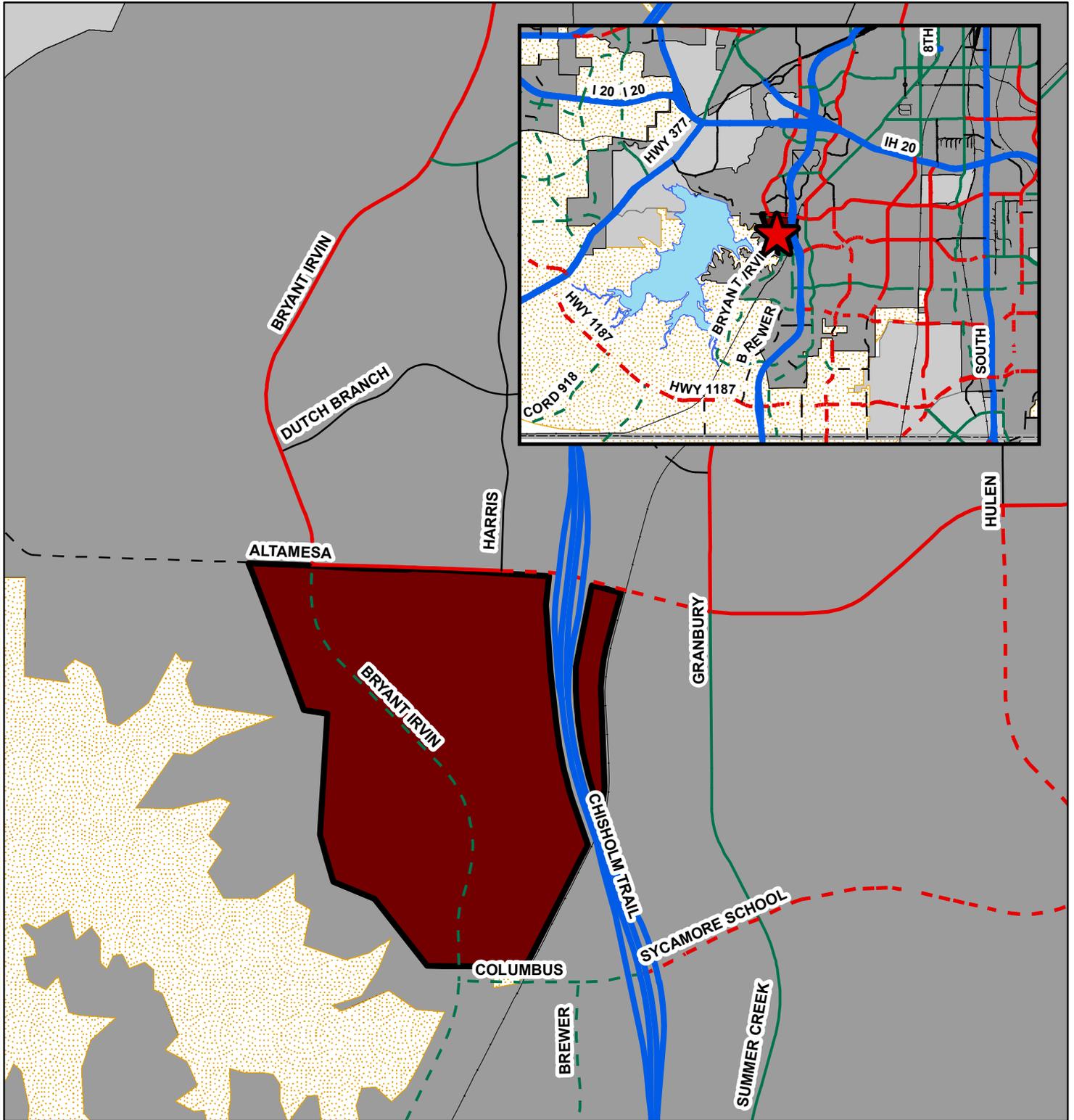
The applicant, Landeavor, LLC, has requested annexation of approximately 460.04 acres in the Far Southwest sector. The property is located along Altamesa Boulevard and west of the Fort Worth and Western Railroad and is currently ranch and farmland. The proposed annexation area currently has a Development Agreement in Lieu of Annexation which expires in 2017. The property owners have submitted a corresponding zoning case for a mix of commercial and residential uses. The zoning of the property is proposed to be considered by the City Council, along with annexation, on December 9, 2014.

On tonight's City Council agenda will be the first public hearing on the service plan for the proposed full-purpose annexation of 460.04 acres adjacent to Council District 7. The second public hearing for the service plan will be held on December 2, 2014. The purpose of tonight's public hearing is to collect public comments on the owner-initiated annexation service plan for Area 55-2 (AX-14-006). The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; garbage pick-up; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public roadway maintenance. The only Council action necessary is to close the public hearing after receiving public input. Final annexation action will take place at the December 9, 2014 City Council meeting.

# Proposed Annexation Area

Exhibit A

Addition of approximately 468.04 Acres to become part of Council District 6



## Legend

-  Proposed Annexation Area
-  Fort Worth ETJ
-  Fort Worth City Limit
-  Adjacent Cities

Proposed Process Schedule		Map References	
1st Public Hearing	11/11/14	Mapsco	102B
2nd Public Hearing	12/2/14	102C	102D
Date of Adoption	12/9/14	102F	102G
		102H	102L
Current Full-Purpose Incorporated Area		351.0 Square Miles	



Planning & Development Department  
10/7/2014

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**CITY OF FORT WORTH, TEXAS**  
**SERVICE PLAN FOR ANNEXED AREA**

**Property Subject to Plan:** BEING 468.04 acres of land situated in the Heath, John F. Survey, Abstract 641; situated about 9.2 miles South 32 degrees West of the Courthouse in Tarrant County, Texas.

**Location and Acreage:** Approximately 468.04 acres of land in Tarrant County, located in the Southwest quadrant of the intersection of the Fort Worth & Western Railroad and Altamesa Boulevard.

**County:** TARRANT

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Fort Worth, Texas, at the following levels and in accordance with the following service plan programs:

**1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION**

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

As used in this plan, the term 'providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

**A. Police Protection**

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of full-purpose annexation. The services will include:

- Normal patrols and responses to calls for service
- Handling of offense and incident reports

Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. This area will be in a new Police Reporting Area C150. The area will be added to Beat W24 in Zone W2 in West Division.

**B. Fire Protection**

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the full-purpose annexation. These services include:

- Basic Life Support (BLS) 1st responder emergency medical services
- Fire suppression and rescue;
- Hazardous materials mitigation and regulation;
- Dive rescue;
- Technical rescue;
- Fire Safety Education;
- Aircraft/rescue/ firefighting;
- Fire protection system plan review; and
- Inspections

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection. On the date of annexation, the first responding fire services will

come from Fire Station 39, located at 7655 Oakmont Blvd, to the proposed annexation. The second responding fire company will be from Fire Station 26, located at 6124 South Hulen Street. The Fire Department estimates the response time to be 3.7 minutes and 4.6 minutes, respectively.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the full-purpose annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar is greater than 9 minutes to the full-purpose annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the full-purpose annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

At the discretion of the customer, private service providers may provide solid waste collection services for businesses and multi-family dwelling complexes having three or more units. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within the city limits.

E. Operation and Maintenance of Water and Wastewater Facilities

Existing occupied homes that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the full-purpose annexation, unless otherwise noted.

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventive maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered and prioritized by the City.

Streetlights installed on improved public streets shall be maintained by the City of Fort Worth in accordance with current City policies. Other street lighting shall not be maintained by the City of Fort Worth.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service is provided 24 hours a day, 365 days a year for emergency sign repair.

G. Operation and Maintenance of Parks, Playgrounds, and Swimming Pools

Residents of this property may utilize all existing parks and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Existing parks, playgrounds, swimming pools and other recreational and community facilities within this property shall, upon deeding to and acceptance by the City and appropriations for maintenance and operations be operated by the City of Fort Worth, but not otherwise.

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

**2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES**

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the full-purpose annexation, unless otherwise noted:

- A. With a Fort Worth library card, residents can access the Library's online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and our MetrOPAC partners and from participating TexShare libraries.
- B. The City will provide general municipal administration and administrative services.
- C. The Annexation Area will be included in the Transportation and Public Works Department's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) for all public drainage channels and for all public storm sewers within dedicated public drainage easements. The Stormwater Utility will also provide floodplain management and information regarding flood plains, as well as watershed development review and inspection.
- D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.
- E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the full-purpose annexation.

- F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the full-purpose annexation.
- G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the full-purpose annexation.
- H. The Environmental Management Division will provide the following services:
  - Emergency spills and pollution complaints response;
  - Storm sewer discharge pollution prevention; and
  - Water quality assessments for creeks

### 3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than two and one-half (2-½) years after the effective date of the full-purpose annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

“Full municipal services” are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

### 4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the full-purpose annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. Currently, Fire Station 39 has a 3.7 minute response time to the Annexation Area. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth, and call volume.
- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. The property has existing water lines adjacent (12-inch, 16-inch and 24-inch) to the property and existing sewer lines (8-inch, 10-inch, 27-inch and 30-inch) adjacent or crossing the property. A direct connection to the existing 24” water line or to the existing 27-inch or 30-inch sewer lines is not allowed. Connection to these facilities will need to be through an 8” or

larger extension. The area to the south of the property will require an off-site sewer extension to drain to the Richardson Slough Lift Station.

Vacant properties' water and sewer extensions will be installed by the Developer in accordance with the "Policy for the Installation of Community Facilities". All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code.

Upon connection, to existing water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

- E. Roads. No future capital improvements are required.
- F. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.
- G. Street Lighting. It is anticipated that new subdivisions in the Annexation Area will install street lighting in accordance with the City's standard policies and procedures. In other cases, the City will consider installation of additional street lighting in the Annexation Area upon request, with priority given to street lighting for traffic safety. Provision of street lighting will be in accordance with the City's street lighting policies, and those of the providing utility.
- H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources. Should additional residential development occur, parkland dedication, neighborhood park development and neighborhood park infrastructure or payment in lieu thereof will be required in accordance with the Park Dedication Policy of the Subdivision Ordinance.
- I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

## 5. IMPACT FEES

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.

**No Documents for this Section**

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