

LEGISLATIVE AND INTERGOVERNMENTAL AFFAIRS COMMITTEE MEETING
TUESDAY, MARCH 1, 2016
11:00 A.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS

HOUSING AND NEIGHBORHOOD SERVICES COMMITTEE MEETING
TUESDAY, MARCH 1, 2016
1:00 P.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS

FORT WORTH HOUSING FINANCE CORPORATION MEETING
TUESDAY, MARCH 1, 2016
1:30 P.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS

FORT WORTH LOCAL DEVELOPMENT CORPORATION MEETING
TUESDAY, MARCH 1, 2016
(IMMEDIATELY FOLLOWING THE FORT WORTH HOUSING FINANCE CORPORATION
MEETING)
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS

PRE-COUNCIL MEETING
TUESDAY, MARCH 1, 2016
3:00 P.M.
PRE-COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS

1. Report of the City Manager - **David Cooke, City Manager**
 - a. Changes to the City Council Agenda
 - b. Upcoming and Recent Events
 - c. Organizational Updates and Employee Recognition(s)
 - d. Informal Reports
 - [IR 9852](#): Model Block Program Expenditures
 - [IR 9853](#): Complaint Resolution Process Overview
 - [IR 9854](#): Alley Maintenance Program
 - [IR 9855](#): Meandering Road Improvements
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week

- a. [M&C G-18624](#) - (ALL COUNCIL DISTRICTS) - Adopt Resolution Establishing Policy Regarding Use of City Right-of-Way and Other City Property for Certain Infrastructure Related to Wireless Communications Services **(Continued from January 26, 2016 by Staff)**
- b. [ZC-15-167](#) - (COUNCIL DISTRICT 7 - Dennis Shingleton) - AIL Investments, LP, 13800-13900 blocks Blue Mound Road/SH 156; from : Unzoned to: "K" Heavy Industrial (Recommended for Approval by the Zoning Commission) **(Continued from February 16, 2016 by Council Member Shingleton)**
4. Overview of Significant Zoning Cases - **Dana Burghdoff, Planning and Development**
5. Briefing on Proposed 2016 Comprehensive Plan - **Dana Burghdoff, Planning and Development**
6. Briefing on Municipal Court Update and 2016 Statewide Warrant Round Up Campaign - **Dakisha Wesley, Municipal Court Services**
7. Presentation of Proposed Economic Development Program Agreement with Woodmont Outlets at Alliance, LP, and AIL Investments, LP, for the Outlets at Alliance Development - **Robert Sturns, Director, Economic Development**
8. Briefing on Vehicles for Hire Ordinance - **Douglas Wiersig, Transportation and Public Works**
9. City Council Requests for Future Agenda Items and/or Reports
10. Executive Session (PRE-COUNCIL CHAMBER) - **SEE ATTACHMENT A**
Attachment(s):
[Executive Session Agenda - Attachment A.pdf](#)

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

ATTACHMENT A
EXECUTIVE SESSION
(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, March 1, 2016

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. *Turner v. City of Fort Worth*, Civil Action No. 4:15-CV-00824-A, United States District Court for the Northern District of Texas;
- b. Legal issues concerning *Oncor Electric Delivery Company LLC v. Giovanni Homes Corporation*, No. 02-11-00237-CV (Second Court of Appeals, Fort Worth, Texas);
- c. Legal issues concerning terminal leave pay for civil service employees;
- d. Legal issues concerning City Secretary Contract No. 28585;
- e. Legal issues concerning BAR-16-007; and
- f. 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, MARCH 01, 2016
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

I. CALL TO ORDER

II. INVOCATION - Deacon Mike Mocek, Holy Family Catholic Church

III. PLEDGE OF ALLEGIANCE

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF FEBRUARY 16, 2016

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

VII. CONSENT AGENDA

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

A. General - Consent Items

1. [M&C G-18676](#) - Adopt Ordinance Amending Chapter 17, Human Relations, Article 3, Discrimination, to Add Division 5, Reasonable Accommodation or Modification for Residential Uses and Authorize Settlement of All Claims Related to the Lawsuit Entitled United States of America, Plaintiff, and Ebby's Place, LLC, and Ben Patterson, Plaintiff-Intervenors v. City of Fort Worth, Texas, Civil Action No. 4:15-CV-00304-O, in the United States District Court for the Northern District of Texas, Fort Worth Division and Authorize Execution of a Consent Decree and All Agreements Necessary to Complete the Settlement (COUNCIL DISTRICT 2)
2. [M&C G-18677](#) - Adopt Resolution Authorizing the City Attorney's Office to Seek Judicial Review of a Workers' Compensation Appeals Panel Decision Concerning Jorjana Urban (ALL COUNCIL DISTRICTS)
3. [M&C G-18678](#) - Authorize Amendment of Mayor and Council Communication G-18620 to Authorize Purchase of a Two-Year Excess Workers' Compensation Insurance Policy for Calendar Years 2016 and 2017 from Safety National Casualty Corporation Through McGriff, Seibels & Williams of Texas, Inc., in the Amount of \$497,529.00 Annually (ALL COUNCIL DISTRICTS)
4. [M&C G-18679](#) - Authorize Application for and Acceptance of Multiple Grants in an Amount Not to Exceed \$150,000.00 from Animal Welfare Organizations Including PetSmart Charities, Inc., to Support Animal Welfare Programs Including Pet Adoption Events Held Throughout the Year, Waive Indirect Costs and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
5. [M&C G-18680](#) - Authorize Transfers Totaling \$677,042.00 from the General Fund to the General Capital Project Fund and Vehicle Equipment Replacement Fund for Capital Outlays for

Victory Forest Recreation Center and Adopt Appropriation Ordinances (COUNCIL DISTRICT 9)

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

1. [M&C P-11838](#) - Authorize Contract with Booth Research Group, Inc., in an Amount Up to \$136,400.00 for the First Year to Provide Validated Entry-Level Testing and Development of Written Examinations for the City's Human Resources Department in Coordination with the Fire Department and the Police Department (ALL COUNCIL DISTRICTS)
2. [M&C P-11839](#) - Authorize Execution of an Agreement with Parkeon, Inc., in the Amount of \$160,000.00 for the First Year, for Pay and Display Parking Meters for the Transportation and Public Works Department (ALL COUNCIL DISTRICTS)
3. [M&C P-11840](#) - Authorize Purchase Agreement with MSC Industrial Supply Company in the Amount of \$800,000.00 for the First Year for Maintenance, Repair and Operating Supplies for All Departments Using a Buyboard Cooperative Contract (ALL COUNCIL DISTRICTS)
4. [M&C P-11841](#) - Approve Purchase of Sixteen Event Surveillance Camera Kits from Sigma Surveillance, Inc. d/b/a STS360, in the Amount of \$54,080.00, Using a Texas Association of School Boards Cooperative Contract for the Police Department (ALL COUNCIL DISTRICTS)
5. [M&C P-11842](#) - Authorize Purchase Agreements with DLT Solutions, LLC, in an Amount Up to \$186,711.00 for Various Software Products and Licenses, Maintenance and Support Services, Using Cooperative Contracts for All City Departments (ALL COUNCIL DISTRICTS)
6. [M&C P-11843](#) - Authorize Agreement with Sorenson Forensics, LLC, in the Amount of \$124,000.00, Using a Cooperative Contract for Professional Services to Train Police Crime Lab Staff for the Police Department (ALL COUNCIL DISTRICTS)
7. [M&C P-11844](#) - Authorize a Sole Source Purchase Agreement in the Amount of \$136,602.00 for the Jurisdictional Crisis Incident Management - Incident Command Post Training and Certification from Texas A&M Engineering Extension Service for the Fire Department (ALL COUNCIL DISTRICTS)
8. [M&C P-11845](#) - Authorize Purchase of One Re-Hab Truck from Sam Pack's Five Star Ford, Ltd. d/b/a Sam Pack's Five Star Ford, in the Amount of \$54,665.00, Using a Cooperative Contract for the Police Department (ALL COUNCIL DISTRICTS)
9. [M&C P-11846](#) - Authorize Purchase of One Rapid Deployment Vehicle from Sam Pack's Five Star Ford, LTD, d/b/a Sam Pack's Five Star Ford, in the Amount of \$64,842.00, Using a Cooperative Contract for the Police Department (ALL COUNCIL DISTRICTS)

C. Land - Consent Items

1. [M&C L-15871](#) - Authorize Acquisition of One Permanent Water Facility

Easement in 0.441 Acres of Land, One Temporary Construction Easement in 1.32 Acres of Land from Kroger Texas L.P., One Permanent Water Facility Easement in 0.203 Acres of Land and One Permanent Water and Sanitary Sewer Facilities Easement in 0.533 Acres of Land from All Storage WPK GP, Inc., in the Amount of \$129,760.00 and Pay Estimated Closing Costs Up to \$5,000.00 for a Total Cost of \$134,760.00 for Deerfield Addition Water Main Improvements Project No. 02534 and Adopt Reimbursement Resolution (COUNCIL DISTRICT 4)

2. [M&C L-15872](#) - Authorize Acquisition of a Fee Simple Interest in 0.215 Acres of Land Located at 5724 Helmick Avenue from Eric Charles Taylor in the Amount of \$16,800.00 and Pay Estimated Closing Costs Up to \$2,000.00 for a Total Cost of \$18,800.00, Dedicate Property as Parkland to be Added to Chamberlin Park and Adopt Appropriation Ordinance (2014 BOND PROGRAM) (COUNCIL DISTRICT 3)
3. [M&C L-15873](#) - Authorize Acquisition of a Fee Simple Interest in 0.752 Acres of Land for Right-of-Way and a Permanent Drainage Facility Easement in 0.038 Acres on Property Located at 12541 North Caylor Road from Priceless Real Estate Improvement Incorporated, in the Amount of \$130,000.00 and Pay Estimated Closing Costs Up to \$5,000.00 for a Total Cost of \$135,000.00 for the Timberland Boulevard and Park Vista Boulevard Project (2014 BOND PROGRAM) (COUNCIL DISTRICT 7)
4. [M&C L-15874](#) - Authorize Acquisition of a Fee Simple Interest in 0.334 Acres of Land for Right-of-Way on Property Located at 12860 Timberland Boulevard from Priceless Real Estate Improvement Incorporated in the Amount of \$138,894.00 and Pay Estimated Closing Costs in the Amount Up to \$5,000.00 for a Total Cost of \$143,894.00 for the Timberland Boulevard and Park Vista Boulevard Project (2014 BOND PROGRAM) (COUNCIL DISTRICT 7)
5. [M&C L-15875](#) - Authorize Acquisition of a Fee Simple Interest in 0.307 Acres of Land for Right-of-Way and a Permanent Slope Easement in 0.032 Acres on Property Located at 12800 Timberland Boulevard from Reginald and Julie Young in the Amount of \$56,200.00 and Pay Estimated Closing Costs Up to \$2,000.00 for a Total Cost of \$58,200.00 for the Timberland Boulevard and Park Vista Boulevard Project (2014 BOND PROGRAM) (COUNCIL DISTRICT 7)

D. Planning & Zoning - Consent Items

1. [M&C PZ-3099](#) - Adopt Ordinance Vacating Portions of 19th Street, 28th Street, Ridglea Lane, Westridge Avenue and an Alley in Block 510 Chamberlin Arlington Heights Addition to be Replatted by Ridglea LandCo, LLC, with the Adjoining Property for Additional Parking for a Proposed Assisted Living Facility (COUNCIL DISTRICT 3)
2. [M&C PZ-3100](#) - Adopt Ordinance Vacating Portions of Bluebonnet Drive, Bird Street, Scenic Hill Drive, Dell Street, Lillian Street and an Un-Named Right-of-Way to be Replatted by FW Bluff

E. Award of Contract - Consent Items

1. [M&C C-27629](#) - Authorize Execution of an Artwork Acquisition Agreement with Dream Big Sculpture, LLC, in an Amount Up to \$30,000.00 for Purchase and Delivery of a Bronze Sculpture Titled, *Who Rescued Who*, to be Sited at the Entrance of Z Bonz Dog Park in North Z Boaz Park Located at 6950 West Camp Bowie Boulevard and Accession, *Who Rescued Who*, into the Fort Worth Public Art Collection (COUNCIL DISTRICT 3)
2. [M&C C-27630](#) - Authorize Appropriation Ordinances for Transfer of Gas-Related Revenues and Adopt Resolution to Retain the Law Firm of Munsch Hardt Kopf & Harr, PC, as Outside Legal Counsel with Compensation Not to Exceed \$40,000.00 for Issues Related to Bankruptcy (ALL COUNCIL DISTRICTS)
3. [M&C C-27631](#) - Authorize Execution of a Contract with Innovative Roadway Solutions LLC, in the Amount of \$473,178.22 for Emulsified Asphalt Fog Seal Application 2016 at Various Locations and Provide for Project Costs and Contingencies for a Total Project Amount of \$500,000.00 (COUNCIL DISTRICTS 3, 4 and 8)
4. [M&C C-27632](#) - Authorize Execution of an Engineering Services Agreement with Halff Associates, Inc., in an Amount Not to Exceed \$225,045.00 for Infrastructure Improvements at the Intersection of Miller Avenue at Wilbarger Street (COUNCIL DISTRICTS 5 and 8)
5. [M&C C-27633](#) - Authorize Execution of a Professional Services Agreement with 360 Clarus, LLC, in the Amount of \$250,000.00 for Hydraulic Modeling Assistance Contract (ALL COUNCIL DISTRICTS)
6. [M&C C-27634](#) - Authorize Execution of a Consent to Deed of Trust Lien to Facilitate the Renewal and Consolidation of Three Existing Loans Into One Loan to Pay a Lien Release and Other Property Debts for Lease Site E-20 with Newone Hangars, LLC, at Fort Worth Spinks Airport (COUNCIL DISTRICT 6)
7. [M&C C-27635](#) - Authorize Execution of an Engineering Agreement with Yaggi Engineering, Inc., in the Amount of \$73,200.00 for the Design and Engineering of Security Lighting Improvements at Twenty Park Sites and Provide for Design Phase Administration in the Amount of \$7,600.00 for a Total Anticipated Project Design Phase Cost of \$80,800.00 (2014 BOND PROGRAM) (COUNCIL DISTRICTS 2,3,6,7 and 8)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

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

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Fort Worth Sister Cities' Student Ambassadors and Administration of Oath

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

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

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

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

XIII. RESOLUTIONS

1. A Resolution Appointing the Board of Directors of FW Sports Authority, Inc.

XIV. ZONING HEARING

1. [ZC-15-148](#) - **(CD 8)** - F. W. Mason Heights, L. P., 2801 Moresby Street, 3801 W. G. Daniels Drive; from: PD916 Planned Development for all uses in "C" Medium Density Multifamily, with development standards; site plan required to: Amend PD916 to Planned Development for "C" Medium Density Multifamily and "D" High Density Multifamily and amend development standards to remove fencing and easement requirement and allow up to 30 units/ac.; site plan required **(Recommended for Approval by the Zoning Commission)**
2. [ZC-15-167](#) - **(CD 7)** - AIL Investment, LP, 13800-13900 blocks Blue Mound Road/SH 156; from: Unzoned to: "K" Heavy Industrial **(Recommended for Approval by the Zoning Commission)(Continued from a Previous Meeting)**
3. [ZC-15-170](#) - **(CD 7)** - Jeffrey Tidwell, 1812-1814 Montgomery Street, 3604 Lafayette Street and 3605 Harley Street; from: "E" Neighborhood Commercial to: PD/E Planned Development for all uses in "E" Neighborhood Commercial plus bar in a separate building only as accessory to a restaurant; site plan included **(Recommended for Approval as Amended to reduce the patio area by 800 sq. ft. to meet provided parking count)**
4. [ZC-16-003](#) - **(CD 7)** - Andrew Blake, 3300 W. 4th Street; from: PD733 "PD/SU" Planned Development/Specific Use for residence with office for both units; site plan required to: Amend PD733 to add parking lot; site plan included **(Recommended for Denial without Prejudice by the Zoning Commission)**
5. [ZC-16-012](#) - **(CD 2)** - Tarun Oberoi, 614 NW 22nd Street; from: "A-5" One-Family to: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus triplex; site plan included **(Recommended for Approval by the Zoning Commission)**
6. [ZC-16-020](#) - **(CD 3)** - Walsh Ranches Limited Partnership, Generally bounded by Patterson Branch Creek, Walsh Ranch Parkway & Old Weatherford Road; from: PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43" One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waived, and PD569 Planned Development for "PD/CC" Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with "F" General Commercial district standards; site plan waived
 - To: PD 569 Walsh Ranch 'PD/CC' Planned Development for Community Center, to add the following uses: retail sales accessory to community recreation center,

country club, amphitheater, amusement outdoor, swimming pool HOA, hotel, motel, cottage or inn, business college or commercial school, greenhouse or plant nursery, recording studio, community garden, urban farming, electronic signs, amusement outdoor (temporary), temporary residences for attendees of educational, technical or artistic gatherings and amend the development standards to allow a maximum height of 65 feet for hotels, motels, cottages or inns and to allow electronic signs per Sect. 6.411; site plan waiver recommended. Walsh Planned Development Nonresidential Use Table attached as Exhibit A.

(Recommended for Approval by the Zoning Commission)

7. [**ZC-16-022**](#) - **(CD 5)** - Ahmed Gaafar Alkatheri, 4400-4412 (evens) E. Berry Street; from: "E" Neighborhood Commercial to: "FR" General Commercial Restricted **(Recommended for Denial by the Zoning Commission)**
8. [**ZC-16-023**](#) - **(CD 3)** - Walsh Ranches Limited Partnership, Generally bounded by Patterson Branch Creek, Walsh Ranch Parkway & future Quail Meadow; from: PD569 Planned Development for "PD/CC" Community Center for uses listed in the Walsh Planned Development District Use Table. Development standards shall be in accordance with "F" General Commercial district; site plan waived
 - To: PD522 Planned Development for "PD/LDR" Low Density Residential, for all single-family uses in "A-43" One-Family through "R2" Townhouse/Cluster districts listed in the Walsh Planned Development Residential Use Table. A maximum of 14,785 dwelling units in permitted. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896; site plan waiver recommended **(Recommended for Approval by the Zoning Commission)**
9. [**ZC-16-024**](#) - **(CD 2)** - Atallah Zitoon, 2923 N. Houston Street; from: "A-5" One-Family to: "ER" Neighborhood Commercial Restricted **(Recommended for Approval as Amended by the Zoning Commission to "ER")**
10. [**ZC-16-025**](#) - **(CD 7)** - Weber Ridge, L. P., 9190 Tehama Ridge Parkway; from: "G" Intensive Commercial/I-35W Central Zone Overlay to: "PD/G" Planned Development for all uses in "G" Intensive Commercial/I-35W Central Zone Overlay plus hotel; site plan included **(Recommended for Approval by the Zoning Commission)**
11. [**ZC-16-026**](#) - **(CD 2)** - Patriot Bank/Green Bank N.A., 6000 block Cromwell Marine Creek; from: "E" Neighborhood Commercial to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
12. [**ZC-16-027**](#) - **(CD 5)** - Randol Mill Partners II, LTD, 650 John T. White Road North; from: "C" Medium Density Multifamily and "ER" Neighborhood Commercial Restricted to: "A-5" One-Family **(Recommended for Approval by the Zoning Commission)**
13. [**ZC-16-030**](#) - **(CD 6)** - United American Financial, Inc., 809 Burleson Retta Road; from: "AG" Agricultural to: "A-43" One-Family, "E" Neighborhood Commercial and "I" Light Industrial **(Recommended for Approval by the Zoning Commission)**
14. [**ZC-16-031**](#) - **(CD 2)** - Fort Worth Heritage Development, LLC, 124 E. Exchange Avenue; from: "PD/MU-2/DD" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required/Demolition Delay
 - To: "PD/MU-2/HSE" for Planned Development for High Intensity Mixed-Use plus stockyards, stables, and brewery and other uses as listed on Exhibit A; one-story 18 foot minimum height, and retain Historic Overlays; site plan required/Highly Significant Endangered **(Recommended for Approval by the Zoning Commission)**

Commission)

15. [ZC-16-032](#) - (CD 3) - Fort Worth ISD, 3816 Stadium Drive; from: "A-5" One-Family to: "CF" Community Facilities **(Recommended for Approval by the Zoning Commission)**
16. [ZC-16-033](#) - (CD-ALL) - City of Fort Worth Planning & Development: Text Amendment: Amend Urban Design Commission Members to add Historical Experience Qualification; An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth, amending Chapter 2, "Review Bodies" to amend Section 2.102 'Urban Design Commission' to add experience in the field of history, architectural history, or other discipline related to historic preservation to the qualifications of members. **To review the proposed ordinance:**
<http://www.fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>
(Recommended for Approval by the Zoning Commission)

XV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-18624](#) - Adopt Resolution Establishing Policy Regarding Use of City Right-of-Way and Other City Property for Certain Infrastructure Related to Wireless Communications Services (ALL COUNCIL DISTRICTS) **(Continued from a Previous Meeting)**
2. [M&C G-18681](#) - Authorize Revisions to the Fiscal Year 2016 Solid Waste Capital Improvement Plan in the Total Amount of \$3,000,000.00 to Include Funding for Litter Abatement Equipment and Household Hazardous Waste Collection Facilities and Adopt Appropriation Ordinances (ALL COUNCIL DISTRICTS)
3. [M&C G-18682](#) - Approve Request of Downtown Fort Worth Initiatives, Inc., for Temporary Street Closures from April 11, 2016 Through April 18, 2016 to Accommodate the 2016 Main Street Fort Worth Arts Festival (COUNCIL DISTRICT 9)
4. [M&C G-18683](#) - Conduct a Public Hearing and Adopt Ordinance to Redesignate the 28th Street/Meacham Area as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 37 (COUNCIL DISTRICTS 2 and 4) **(PUBLIC HEARING)**
 - a. Report of City Staff
 - b. Citizen Presentations
 - c. Council Action
5. [M&C G-18684](#) - Conduct a Public Hearing and Adopt Ordinance to Redesignate the Rolling Hills Area as Fort Worth Neighborhood Empowerment Reinvestment Zone No. 8R (COUNCIL DISTRICT 8) **(PUBLIC HEARING)**
 - a. Report of City Staff
 - b. Citizen Presentations
 - c. Council Action

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

D. Land

1. [M&C L-15876](#) - Consider Institution and Adoption of Ordinance for the Owner-Initiated Annexation of Approximately 51.6 Acres of Land in Tarrant County Located Along FM 156, South of Intermodal Parkway in the Far North Planning Sector (FUTURE COUNCIL DISTRICT 7)
2. [M&C L-15877](#) - Consider Approval of a Timetable for Proposed Owner-Initiated Annexation and Authorize Staff to Prepare a Service Plan for Approximately 1.46 Acres of Land in Tarrant County Located at the Southwest Corner of W.J. Boaz and Old Decatur Road (FUTURE COUNCIL DISTRICT 7)
3. [M&C L-15878](#) - Adopt Resolution Authorizing Condemnation by Eminent Domain to Acquire a Permanent Drainage Facility Easement in 0.129 Acres of Land and a Fee Simple Interest in 4.098 Acres of Land for Right-of-Way from Property Owned by Jarvis Porter, Mary S. Porter Rabe, Ann Porter Wilder and Priscilla Porter Speed Located in Abstract No. 1268, Tract 8A and 8A2, James Rightly Survey, Tarrant County, Fort Worth, Texas, for the Blue Mound Road from Willow Springs Road to US Highway 81/287 Project (2014 BOND PROGRAM) (COUNCIL DISTRICT 7)

E. Planning & Zoning - None

F. Award of Contract

1. [M&C C-27636](#) - Authorize Execution of an Addendum to the Lease Agreement with DOCUmentation of North Texas, Inc., City Secretary Contract No. 45231 and Authorize Services Agreement for Printers and Multi-Functional Devices in the Combined Amount Not to Exceed \$1,240,019.54 for the First Year and the Combined Amount Not to Exceed \$6,200,097.70 Over a Term of Five Years, Using a Cooperative Agreement (ALL COUNCIL DISTRICTS)
2. [M&C C-27637](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Triple-S Braswell, LLC, for the Construction of an Industrial Building on Property Located at 2950 Braswell Drive in the 28th Street/Meacham Neighborhood Empowerment Zone (COUNCIL DISTRICT 2)
3. [M&C C-27638](#) - Authorize Execution of Amendment No. 1 in the Amount of \$57,164.00 for Pre-Construction Professional Services and Amendment No. 2 in the Amount Not to Exceed \$335,000.00 for Pre-Construction Professional Services Related to Project Cost Estimating Services to the Construction Manager at Risk Agreement with McCarthy Building Companies, Inc., for the Hemphill Street Extension from Lancaster Avenue to Vickery Boulevard (COUNCIL DISTRICT 9)

XVI. CITIZEN PRESENTATIONS

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

XVIII. ADJOURNMENT

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

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

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(PRE-COUNCIL CHAMBER, CITY HALL)
Tuesday, March 1, 2016

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:

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- f. 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, March 1, 2016
11:00 a.m.
Pre-Council Chamber
1000 Throckmorton Street
Fort Worth, Texas

Councilmember Dennis Shingleton, Chair
Councilmember Kelly Allen Gray, Vice Chair

Councilmember Gyna Bivens
Councilmember Zim Zimmerman

Jay Chapa, Assistant City Manager
TJ Patterson, Government Relations Manager
Denis McElroy, Sr. Assistant City Attorney
Evonia Daniels, Staff Liaison

I. CALL TO ORDER

II. CONSIDERATION OF MEETING MINUTES FROM FEBRUARY 2, 2016

III. BRIEFINGS

- A. DISCUSSION OF PROPOSED ITEMS FOR 2017 STATE LEGISLATIVE AGENDA- (T.J. PATTERSON, GOVERNMENT RELATIONS MANAGER)
- B. FEDERAL LEGISLATIVE UPDATE- (SCOTT CORLEY AND KASEY PIPES, CORLEY PIPES CONSULTING)
- C. REVIEW OF ADMINISTRATIVE REGULATION ON APPOINTMENTS- (MARY KAYSER, CITY SECRETARY)

IV. ACTION ITEMS

- A. CONSIDERATION OF THE APPOINTMENTS OF THE FOLLOWING INDIVIDUALS TO THE FORT WORTH DOWNTOWN DESIGN REVIEW BOARD: GWEN HARPER TO PLACE 1 (DOWNTOWN RESIDENT), AND KIRK MILLICAN TO PLACE 5 (ARCHITECT)- (MARY KAYSER, CITY SECRETARY)
- B. CONSIDERATION OF THE APPOINTMENT OF GEORGE FELAN (NEIGHBORHOOD COMMUNITY REPRESENTATIVE) TO THE CAPITAL IMPROVEMENTS PLAN ADVISORY COMMITTEE- (MARY KAYSER, CITY SECRETARY)

V. REQUEST FOR FUTURE AGENDA ITEMS

- A. THE NEXT SCHEDULED MEETING WILL BE APRIL 5, 2016

VI. 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.

VII. ADJOURN

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

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

CITY COUNCIL
Legislative and Intergovernmental Affairs Committee
Minutes
Tuesday, February 2, 2016

COUNCIL MEMBERS IN ATTENDANCE: Councilmember Dennis Shingleton (Chairman), Councilmember Kelly Allen Gray and Councilmember Zim Zimmerman.
ABSENT: Councilmember Gyna Bivens

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

ACTION ITEMS

Chairman Shingleton called for a motion for approval of the December 1, 2015 minutes. The motion was made by Councilmember Gyna Bivens and seconded by Councilmember Zim Zimmerman. The minutes were approved.

TJ Patterson, Government Relations Manager presented the proposed 2016-17 State Legislative Calendar and State Legislative Update.

The Legislature started having Interim hearings in November 2015 on taxation, transportation, gun control, jail reform, border security and immigration. The House and Senate had 8 hearings in January and 15 are scheduled for February. They are calling the hearings information gathering. The Senate Committee on Tax Reform is looking into a roll back rate to 4% instead of 8%. Revenue caps are a single important issue. They are also looking into annexation. Last session HB 2221 was killed, but it would have put restriction on cities' ability to annex. Mr. Patterson stated that last session, they spent a lot of time researching issues, but this session they are going to that ahead of time. Councilmember Gyna Bivens asked for talking points in advance of her meeting. Mr. Patterson informed them that they would receive a 120 page TML Policy Committee Book. Councilmember Bivens serves on the TML Utilities and Transportation Policy Committee and Councilmember Zimmerman serves on the Annexation and Regulation of Development Committee. Councilmember Zimmerman asked if they could get an electronic version with links and an index of issues. Mr. Patterson concluded that the next session would be very bad for local governments.

Key Legislative Dates

JANUARY	Request proposed 2017 legislative initiatives from City Council, City Management and Departments
MARCH-APRIL	Research, develop and draft proposed initiatives with departments and state consultants.
MARCH	Big City Mayor's Meeting- Denton, TX
MAY	First presentation of state legislative program to the Legislative and Intergovernmental Affairs Committee
MAY	Refinement of state legislative program based upon feedback received from Committee, the CMO or from department heads
MAY 6	TML Annexation and Regulation of Development Policy Committee

MAY 27	TML Revenue and Finance Policy Committee
JUNE	Second presentation of state legislative program to the Legislative and Intergovernmental Affairs Committee
JUNE 3	TML Utilities and Transportation Policy Committee –(Councilmember Bivens on committee)
JULY	Presentation of state legislative program in Pre-Council
JULY	Council approval of 2017 State Legislative Agenda
AUGUST 19	TML General Government Policy Committee
NOVEMBER	CFW staff training session with the Texas Legislative Service
OCTOBER 4-7	TML Annual Conference and Exhibition -- Austin
NOVEMBER 8	First day bills can be filed for the 84 th Legislative Session
JANUARY 10, 2017	85th Legislature convenes at noon

84TH LEGISLATIVE SESSION BREAKDOWN

Below is a summary of the bills signed and vetoed by the Governor.

- Signed by Governor (1,202) – signature statements
- Filed Without Signature by Governor (162)
- Vetoed by Governor (42) – veto statements
- Line item vetoes in HB 1 and HB 2

Kasey Pipes, Corley Pipes Consulting provided an overview of their past accomplishments

City of Fort Worth 2015 Legislative Affairs Achievements

Overview

The year 2015 saw our federal affairs efforts reach new highs. In 2013 and 2014, we developed and tested our strategy of engaging both at the Congressional level and the agency level. This represented a complete change from the City’s previous strategy of focusing largely on Capitol Hill. We were able to achieve great results with this new strategy. Some of the highlights included: saving Spinks Airport after it was designated by the FAA for closure in 2013; securing the Fire Department’s largest grant in ten years with the SAFER Grant in 2014; and helping to successfully restore some of the Defense sequestration money in 2014. These victories alone helped save the City millions of dollars (e.g., the SAFER Grant by itself was \$3.3 million).

We were able to achieve these successes because of our two-pronged strategy of engagement at both the Congressional level and the agency level. With the Council’s approval, we continued this strategy in 2015 and continued to find successes, especially in the Appropriations process. Below is a summary of the achievements of 2015:

Appropriations Victories

Our major Appropriations focuses as directed by the City’s Legislative Affairs Committee were defense, transportation and TRVA. Great results were achieved in all three areas.

On *defense*, we worked closely with a team of allies including the US Chamber, other cities and defense contractors. We also continued to work with the list we put together of the 163 cities that house subcontractors specifically involved in the Joint Strike Fighter.

The main goal was to provide additional relief from the mandated defense cuts in sequestration. Again, our coalition found success. Congress passed legislation that “plussed-up” defense spending levels. In other words, the legislation found ways to spend more money on Defense than sequestration required. Specifically, the caps on defense spending were raised by \$25 billion for FY16 and another \$25 billion for FY17. To succeed in getting a defense increase during a time of sequestration (budget cuts) was no small feat. We also worked with our allies to ensure that Fort Worth-specific projects were taken care of. In particular, money was allocated for 68 F-35 Joint Strike Fighters.

While we continued to closely monitor any talk of BRAC, we always knew that the best response to any potential BRAC is to keep the funding coming for Fort Worth projects. That this goal was achieved will help enormously if any BRAC talks emerge in the future.

On *transportation*, we again worked with allies including the US Chamber, NACo and other cities. Working as a team, our coalition achieved the impossible: passing a long-term Highway Trust Fund extension. The FAST Act is a \$305 billion bill that continues highway funding for five years and provides additional money to close the gap in the Highway Trust Fund. One other potential positive that could benefit the City is that the new Act converts much of surface transportation into block grants for states and cities.

On *TRVA*, 2015 saw the US Army Corps of Engineers award \$17.45 million to the project for flood risk management.

Other Progress

In addition to our Appropriations efforts, we also worked on a number of other legislative and regulatory issues. Notably, we began a campaign to have Spinks Airport included among Contract Tower Program participants who receive full funding. We have engaged Congressman Barton’s office as well as Senator Cornyn’s office directly with the FAA on behalf of Spinks and will continue to push the FAA for a benefit-cost review and reconsideration of its funding formula. The implications of this effort could be huge for the City if we can successfully complete this campaign.

Conclusion

The year 2015 proved to be an incredibly successful year for the City. In a time of sequestration and less spending, we saw spending increase in all the major areas approved by the City Council. We will continue to build on this success in 2016.

Councilmember Kelly Allen Gray thanked Scott Corley and Kasey Pipes on their efforts working with her and non-profit agencies to pass federal low-income tax-credit legislation.

Chairman Shingleton announced the next scheduled meeting for March 1, 2016

ADJOURN

Chairman Shingleton adjourned the committee meeting at 11:29 A.M.



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

FROM: Mary Kayser, City Secretary

DATE: March 1, 2016

SUBJECT: APPOINTMENTS TO THE DOWNTOWN DESIGN REVIEW BOARD

Per guidelines reflected in the new Fort Worth Administrative Regulation, Nomination of At-Large Members for Certain Boards, Commissions and Committees, Section 5.0 – Procedures, the following appointments to the Downtown Design Review Board are provided for your consideration. Terms will expire on October 1, 2017.

Ms. Gwendolyn Harper to Place 1 (Downtown Resident)

Mr. Kirk Millican to Place 5 (Architect)

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



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

FROM: Mary Kayser, City Secretary

DATE: March 1, 2016

SUBJECT: APPOINTMENT TO THE CAPITAL IMPROVEMENTS PLAN ADVISORY COMMITTEE

Per guidelines reflected in the new Fort Worth Administrative Regulation, Nomination of At-Large Members for Certain Boards, Commissions and Committees, Section 5.0 – Procedures, the following appointment to the Capital Improvements Plan Advisory Committee is provided for your consideration.

Mr. George Felan (replacing Mr. C.L. “Les” Neuman, Neighborhood Community Representative)

The application is attached as a matter of information.



CITY OF FORT WORTH
CITY COUNCIL

HOUSING AND NEIGHBORHOOD SERVICES COMMITTEE

AGENDA

Tuesday, March 1, 2016

1:00 P.M.

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

Committee Members

Zim Zimmerman, Chair	Gyna M. Bivens, Council Member
Kelly Allen Gray, Council Member	Cary Moon, Council Member

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

1. **Call to Order** – Zim Zimmerman, Chair
2. **Approval of Minutes from the Meeting Held on February 2, 2016** – Zim Zimmerman, Chair
3. **Presentation on Historic Randol's Mill Valley Alliance, Inc. Demographic Study**– Dana Burghdoff, Assistant Director, Planning & Development Department, Robert Horton, Board President, Historic Randol's Mill Valley Alliance, Inc.
4. **Briefing on Neighborhood Profile Areas** – Dana Burghdoff, Assistant Director, Planning & Development Department
5. **Executive Session** - The Housing and Neighborhood Services Committee will conduct a closed meeting to:
 - A. Seek the advice of its attorneys concerning the following items that are exempt from public disclosure under Article X, Section 9 of the Texas State

Bar Rules, as authorized by section 551.071 of the Texas Government Code:
(i) legal issues related to any current agenda items; and

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

6. Request for Future Agenda Items – Zim Zimmerman, Chair

7. Adjourn – Zim Zimmerman, Chair

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Fort Worth, Sala del Consejo esta accesible para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.



**CITY OF FORT WORTH
HOUSING AND NEIGHBORHOOD SERVICES COMMITTEE
Meeting Minutes of February 2, 2016**

Committee Members Present:

Zim Zimmerman, Councilmember and Committee Chair
Kelly Allen Gray, Councilmember
Gyna M. Bivens, Councilmember
Cary Moon, Councilmember

Committee Members Absent:

None

City Staff Present:

Fernando Costa, Assistant City Manager
Aubrey Thagard, Director, Neighborhood Services Department
Sonia Singleton, Assistant Director, Neighborhood Services Department
Vicki Ganske, Senior Assistant City Attorney
Brandon Bennett, Director, Code Compliance Department
Gleniece Robinson, Director, Library Department
Robert Sturns, Acting Director, Economic Development Department
Barbara Asbury, Acting Assistant Director, Neighborhood Services Department
Aaron Bovos, Finance Director
Mary Kayser, City Secretary
Avis Chaisson, Housing Development Manager, Neighborhood Services Department
Chad LaRoque, Neighborhood Development Specialist, Neighborhood Services Department
Alice Cruz, Neighborhood Development Specialist, Neighborhood Services Department
Sarah Odle, Sr. Administrative Assistant, Neighborhood Services Department

Agenda Item 1: Call to Order:

Committee Chair, Councilmember Zimmerman, called the meeting to order at 1:03 p.m.

Agenda Item 2: Approval of Minutes from the Meeting Held on December 16, 2015:

Motion was made by Committee Chair, Councilmember Zimmerman to approve the December 16, 2015 minutes as presented, the motion passed.

Agenda Item 3: Briefing on Responsibilities of the Housing and Neighborhood Services Committee:

Fernando Costa, Assistant City Manager

Mr. Costa gave an overview of duties for the new committee. The City Council created five committees to provide oversight and to advise the full City Council about policies related to the functions of each committee. The Housing and Neighborhood Services Committee (HNSC) is the newest and replaces the Housing and Economic Development Committee which was comprised of the full City Council. The functions of the HNSC include issues related to housing, homelessness, neighborhood revitalization, human services and entitlement grants.

Comments:

There were no questions or comments on this briefing.

Agenda Item 4: Presentation on Organizational Changes Involving the Code Compliance and Neighborhood Services Departments: Fernando Costa, Assistant City Manager, Brandon Bennett, Director, Code Compliance Department, Aubrey Thagard, Director, Neighborhood Services Department

Mr. Costa opened the presentation with an explanation of the reorganization of the Housing and Economic Development Department into the Neighborhood Services Department (NSD) and introduced Brandon Bennett to give an overview of the positions being moved from the Code Compliance Department (Code) to the NSD. Mr. Bennett provided a history of his department and the services provided by Code including animal control, environmental management, Code violations including sub-standard building conditions, neighborhood investigations and zoning violations. Moving three positions from Code to the NSD will give the opportunity for those staffing these positions to act as counselors and to be proactive and not reactive to issues in the neighborhood before they become chronic problems. Also they will be working directly with the neighborhoods and walking residents through the process necessary to solve issues within the neighborhood areas. Mr. Thagard gave an overview of the department history, what now comprises the NSD and what its mission is. By working strategically and collectively, a holistic and multi-disciplinary approach can be created that focuses on community education, blight removal, resource collaboration, and affordable housing. He also outlined the NSD objectives to create a critical mass of affordable and mixed income housing development for low and moderate income individuals and families, utilize data to make informed decisions about service delivery and investment in neighborhoods in need of revitalization, promote and enhance partnerships with community and civic organizations to develop new alliances, and to coordinate and collaborate with other City agencies to devise strategies for neighborhood revitalization.

Comments:

Councilmember Gray stated that she attended a neighborhood meeting approximately two weeks prior and that the issue of cars being parked in the yard was brought up at the meeting. The Code officer at the meeting stated that is now something handled by the Police Department (PD) and not Code, but the Neighborhood Police Officer (NPO) attending the meeting did not agree. Councilmember Gray stated that the confusion between the two responses was not something that looked good and should be addressed by the departments before being brought up at another meeting. Mr. Bennett stated that the process of handling cars has gone back and forth between Code and the PD for a number of years. In 2008-2009 an entire division in Code was eliminated and a decision was made to have Code handle parked cars in yards when there are other Code violations or when a complaint is made on one during the day. If the violation happens in the evening or if it is a transient violation then it goes to the PD but is a low priority call. The Code officer and the NPO work closely together and will hand this off to each other but the result can be that people feel shuffled around. Code is currently working on a solution to this. Councilmember Bivens asked if Code has an increase in demolition of sub-standard buildings because more people are working on the issue of sub-standard building complaints. Mr. Bennett stated that they work with officer observation, citizen complaints and now with the Fire Department. When there is a structure fire in the City, Code is now informed immediately. This allows them to respond immediately with an inspection of the property instead of waiting to hear from a citizen about it. They are also informed of issues by the Environmental Management Division. Councilmember Bivens also asked about reporting of violations when they are screened behind a privacy fence. Mr. Bennett stated that there is a mailer going out to residents to encourage them to report everything they see and to encourage community engagement on issues like this. Councilmember Zimmerman asked for clarification

of Mr. Thagard's comment that the NSD is not responsible for community engagement. Mr. Thagard stated that since the name change of departments that there is confusion between what used to be the Neighborhood Office and is now the Communications and Public Engagement division, with a community engagement program. Mr. Costa stated that the community engagement program is what used to be the Neighborhood Office. The community engagement program is an outreach program with the neighborhoods. They are responsible for providing information and reporting back to staff, but they are not to solve problems directly. Councilmember Zimmerman stated that he appreciated the clarification as he was going to bring up an issue that did not relate to the NSD. Councilmember Bivens asked Mr. Thagard to elaborate on how we can provide strong schools. Mr. Thagard stated that we can work with the schools and collaborate on issues that impact the schools to help strengthen them and the neighborhoods as a whole. Councilmember Zimmerman asked how the NSD does anything to make our schools stronger. Mr. Thagard stated that we do not directly do anything to make the schools stronger but that we can partner with them to create a stronger relationship with the schools. Councilmember Zimmerman stated that we should use a different word because this creates expectations we cannot fill. Councilmember Bivens stated that Fort Worth ISD is responsible for the schools and the City is not and we need to keep that clarification. Councilmember Gray asked for an update on the Directions Home program and wanted to know if staff had been hired yet and if a meeting has been set. Mr. Thagard stated that the two positions had been advertised and closed and Human Resources was currently reviewing the applications. The Commission on Homelessness meeting is scheduled for February 22, 2016. The NSD has current staff in place making sure this program is moving forward during the transition.

Agenda Item 5: Presentation on the Proposed Policy for Council Resolutions for 9% Competitive Housing Tax Credit Developments:

Aubrey Thagard, Director, Neighborhood Services Department

Mr. Thagard presented an overview of the Affordable Housing Tax Credit Program, the difference between 4% and 9% Tax Credit programs, and establishing a policy for the 9% Competitive Tax Credit projects asking for support.

Comments:

Councilmember Bivens asked Mr. Thagard what his thoughts were on the Rental Assistance Demonstration Program (RAD) and having automatic support for any project that comes forward under RAD. Mr. Thagard stated that we want to provide a balanced approach to this. We are giving the developer the option to choose and provide RAD or Permanent Supportive Housing. It gives the Council the ability to shape how development takes place in terms of affordable housing development. Councilmember Bivens stated that she has spoken with the Fort Worth Housing Authority (FWHA) at length and she thinks the RAD program may be the most effective tool at decentralizing poverty. Councilmember Bivens asked Naomi Byrne with the FWHA to come up and discuss the RAD program. Ms. Byrne stated that the RAD program is a tool used to decentralize the concentration in one place of very low poverty levels and disperse them. The model should be 10 to 20 percent at the very low income level, 30 to 80 percent in the moderate income level and the remainder at market rate. Hunter Plaza is a perfect example a wide income range. FWHA would like to see properties all over Fort Worth that continue to use these proportions, especially areas that can help people live, play and work all in the same area. Councilmember Gray thanked Mr. Thagard for listening to the comments and concerns of the Council and for including them in the recommendation. Some of the developers that have applied for Tax Credits stated that they may not be participating in this round so how can we be sure we have a good mix of senior and family projects that we support? Mr. Thagard stated that we will give all of the information on each project and the

recommendation of support. We have to have a standard set of qualities that each project must have to be considered for support. As we move forward with this there will always be projects that will drop out. We may have to change items next year but we have to put a policy in place that assures that we have the basic items we require from a development. Councilmember Moon asked how many units were in the approval requests. Mr. Thagard stated that it is around 1,000. Mr. Moon said he would like to know if we had applications for 1000 new single family units in the past year. As a Council we need to ask how we can use this development opportunity to have four star development in our City. Can we frame our policy around after school or summer programs or parks? What can we get back? I would like the HFC to receive revenue for these projects. Is this possible? Mr. Thagard stated that the short answer is that we can probably form our policy around guiding development that we want. However, there are several items that would have to be addressed around development and redevelopment and that it would be a delicate balance. Councilmember Moon asked if we choose not to partner with them can the project still move forward? Mr. Thagard stated that if the Council chose not to partner and passed a resolution of no objection then it would have the same impact and the project would lose its competitive edge. Chairman Zimmerman stated that we had run out of time. Mr. Costa stated that if the committee wishes, it could make a recommendation advancing this proposed policy to the City Council. Chairman Zimmerman made a motion to bring the policy recommendation before the full Council. The motion passed. Chairman Zimmerman asked that in the future we come back with the points that each development has as it would be beneficial to know that. Mr. Thagard agreed with Chairman Zimmerman. Chairman Zimmerman asked if we needed to postpone the next presentation. It was decided to move forward with it.

Agenda Item 6. Presentation on Fort Worth Library Users and Usage:

Sheila Scullock, Assistant Director and Deborah Duke, Manager, Library Department

Ms. Scullock gave an overview of the users, collections and tools available through the Fort Worth Libraries.

Comments

Councilmember Gray thanked Ms. Scullock for the presentation and stated that she got a great instructional lesson on how to download and use the e-books. She said it is also a great community meeting place.

Agenda Item 7. Executive Session:

There were none.

Agenda Item 8. Requests for Future Agenda Items:

There were no requests for future agenda items.

Agenda Item 9. Adjournment

With no further presentations or discussions, Chairman Zimmerman adjourned the regular meeting of the Housing and Neighborhood Services Committee at 2:26 p.m., Tuesday, February 2, 2016.

These minutes approved by the Housing and Neighborhood Services Committee on the 1st day of March, 2016.

APPROVED:

Zim Zimmerman, Chairman

Minutes Prepared by and Attested:

Sarah Odle, Sr. Administrative Assistant

FORT WORTH HOUSING FINANCE CORPORATION
AGENDA

Tuesday, March 1, 2016

1:30 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
Kelly Allen Gray, Vice President	Ann Zadeh, Director	Betsy Price, Director
Gyna M. Bivens, Secretary	Cary Moon, Director	Zim Zimmerman, Director

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

1. **Call to Order** – Sal Espino, President
2. **Approval of Minutes from the Meetings Held on February 2, 2016** – Sal Espino, President
3. **Written Reports**
 - a. Financial Report through January 31, 2016
4. **Presentation on Tax Exempt Bonds and the Corporation as Possible Issuer** – Aubrey Thagard, Assistant General Manager, Vicki Ganske, Sr. Assistant City Attorney, Denis McElroy, Sr. Assistant City Attorney, Dan Settle, Jr., Kelly Hart and Hallman, and Laura B. Alexander, First Southwest
5. **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.

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

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**CITY OF FORT WORTH, TEXAS
FORT WORTH HOUSING FINANCE CORPORATION
TUESDAY, FEBRUARY 2, 2016**

Present:

President Salvador Espino
Vice President Kelly Allen Gray
Director Cary Moon (Arrived at 2:29 p.m.)
Director W.B. "Zim" Zimmerman
Director Gyna Bivens
Director Jungus Jordan
Director Dennis Shingleton
Director Ann Zadeh

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 2:28 p.m. on Tuesday, February 2, 2016, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas.

2. Approval of Minutes from the Meetings Held on December 1, 2015.

Motion was made by Director Shingleton and seconded by Director Bivens to approve the December 1, 2015, minutes of the Corporation as presented. The motion passed 8-0 (Director Moon absent).

3. Written Reports.

President Espino referenced the following written reports and opened the floor for discussion on the reports.

- a. Financial Report through December 1, 2015
- b. Memo on Appointment of Aubrey Thagard as Assistant General Manager
- c. Quarterly Update on Property Sales

There was no discussion or action on this agenda item.

4. Resolutions for Mercantile Apartments:

- a. **Consider and Adopt Resolution Approving an Agreement with NRP Group, LLC for the Development of the Mercantile Apartments and Confirming and Ratifying the Formation of Mercantile Apartments GP LLC to Act as the General Partner of Mercantile Apartments Ltd., the Partnership Developing, Owning and Managing the Project**
- b. **Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of Mercantile Apartments GP LLC, the General Partner of Mercantile Apartments Ltd., Approving all Actions Necessary for the Admission of the General**

Partner into Mercantile Apartments Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of the Mercantile Apartments

- c. Consider and Adopt Resolution Authorizing the Acquisition of Land Located at the Northwest Intersection of Northern Cross Boulevard and Endicott Avenue near Northeast Loop 820 for the Development of the Mercantile Apartments and Entering into a Long Term Ground Lease with Mercantile Apartments Ltd., for the Land**

- d. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation, Mercantile Apartments Ltd., and Mercantile Apartments GP LLC for the Development of the Mercantile Apartments**

Ms. Avis Chaisson, Administrator, provided a PowerPoint presentation titled, "Proposed Partnership with the NRP Group, LLC for the Development of the Mercantile Apartments". She provided an overview of the request by NRP Group LLC, a description of the development, the proposed partnership and the tentative timeline. She completed her presentation by recommending the Board approve all four resolutions.

Motion was made by Director Moon and seconded by Director Shingleton to approve 4a Resolution No. FWHFC-2016-01; 4b Resolution No. FWHFC-2016-02; 4c Resolution No. FWHFC-2016-03; and 4d Resolution No. FWHFC-2016-04. The motion passed 9-0.

5. Resolutions for The Broadmoor at Western Hills Ltd.:

- a. Consider and Adopt Resolution Approving an Agreement with NRP Group, LLC for the Development of The Broadmoor At Western Hills Apartments and Confirming and Ratifying the Formation of The Broadmoor at Western Hills GP LLC to Act as the General Partner of The Broadmoor at Western Hills Ltd., the Partnership Developing, Owning and Managing the Project**

- b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of The Broadmoor at Western Hills GP LLC, the General Partner of The Broadmoor at Western Hills Ltd., Approving all Actions Necessary for the Admission of the General Partner into The Broadmoor at Western Hills Ltd., and Approving all Other Actions Necessary for the Financing, Development and Operation of The Broadmoor at Western Hills Apartments.**

- c. Consider and Adopt Resolution Authorizing the Acquisition of Land Located in the 2800 to 2900 Blocks of Broadmoor Drive Near Calmont Avenue for the Development of The Broadmoor at Western Hills Apartments and Entering into a Long Term Ground Lease with The Broadmoor at Western Hills Ltd., for the Land**

d. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation, The Broadmoor at Western Hills Ltd., and The Broadmoor at Western Hills GP LLC for the Development of The Broadmoor at Western Hills Apartments

Ms. Avis Chaisson, Administrator, provided a PowerPoint presentation titled, "Proposed Partnership with the NRP Group, LLC for the Development of the Broadmoor at Western Hills Apartments". She provided an overview of the request by NRP Group LLC, a description of the development, the proposed partnership and the tentative timeline. She completed her presentation by recommending the Board approve all four resolutions.

Motion was made by Director Zimmerman and seconded by Director Shingleton to approve 5a Resolution No. FWHFC-2016-05; 5b Resolution No. FWHFC-2016-06; 5c Resolution No. FWHFC-2016-07; and 5d Resolution No. FWHFC-2016-08. The motion passed 9-0.

6. Consider and Adopt Resolution Hiring John Shackelford as Legal Counsel for the Corporation for the Development of a Mixed Income Multifamily Development to be Located at 904 E. Weatherford Street

Ms. Avis Chaisson, Administrator, advised that this was a clean-up item to hire Mr. Shackelford to finalize negotiations for the development of the property with the Fort Worth Housing Authority.

Motion was made by Director Zadeh and seconded by Director Zimmerman to approve Resolution No. FWHFC-2016-09, Hiring John Shackelford as Legal Counsel for the Corporation for the Development of a Mixed Income Multifamily Development to be Located at 904 E. Weatherford Street. The motion passed 9-0.

7. Consider and Adopt Resolution Ratifying the Engagement of Deloitte & ToucheLLP to Perform an Audit

Ms. Avis Chaisson, Administrator, advised that this was another clean-up item. She explained that the FWHFC FY 2015 budget allowed \$26,000.00 to conduct an audit but since the FWHFC was a component unit of the City that the audit should be independent of the City's audit. She added that the resolution would ratify an engagement letter for Deloitte & ToucheLLP to conduct the audit for \$40,000.00.

Motion was made by Director Price and seconded by Director Zimmerman to approve Resolution No. FWHFC-2016-10, Ratifying the Engagement of Deloitte & ToucheLLP to Perform an Audit. The motion passed 9-0.

8. Executive Session.

President Espino convened the executive session at 2:43 p.m., 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.

President Espino adjourned the executive session at 2:52 p.m.

President Espino reconvened the regular session of the Fort Worth Housing Finance Corporation at 2:52 p.m., on Tuesday, February 2, 2016.

9. Requests for Future Agenda Items.

- Tax Credit Policy (will be briefed to the full City Council)
- Bond Issuance by the Corporation

10. Adjourn.

With no further discussion, President Espino adjourned the meeting of the Fort Worth Housing Finance Corporation Board at 2:56 p.m. on Tuesday, February 2, 2016.

These minutes approved by the Fort Worth Housing Finance Corporation Board of Directors on the _____ day of _____, 2016.

APPROVED:

Salvador Espino
President

Gyna M. Bivens
Secretary

ATTEST:

Mary J. Kayser
City Secretary

FORT WORTH HOUSING FINANCE CORPORATION
BALANCE SHEET AS ON JANUARY 31, 2016
(UNAUDITED)

ASSETS

Cash, Cash Equivalents and Investments

Cash at Bank- JP Morgan Chase - Checking	5,089,257	
Unrealized Gain/Loss	-	5,089,257

Restricted Assets

Restricted cash, cash equivalents & investments - JP Morgan Chase	5,287,038	5,287,038
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Other Assets

Loans receivable	16,551	(8)
Accounts Receivable - Other	1,121,979	(7)
Grant Receivable - City (HOME Grant)	158,344	(5)
Allowance - Accounts Receivable	(1,121,979)	(7)
Interest Receivable	13,405	
Properties leased back to Partnerships for MF Projects	6,581,000	(1)
Construction In Progress - Lee Street	93,633	(2)
Properties held for sale or construction by FWHFC (at cost or FMV)	2,097,814	(2)

Total Assets

\$ 19,337,040

LIABILITIES & FUND BALANCE

Liabilities

Accounts payable	\$ -	
Escrow for loans	635	
Voucher payable	3,510	
Retainage payable	11,711	
Unavailable Revenue	117,680	(7)
Payable to CFW - Appropriation from Rental Rehab Rev.(for VOE)	615,000	(6)

Total Liabilities

\$ 748,536

Fund Balances

Restricted for corpus	5,287,038	
Represented by Earmarked for Columbia	1,300,000	
Represented by reserve account - operating deficits VOE	300,000	(3)
Terrell Heights - Architectural Fees	15,000	
Lee Avenue SF construction	381,673	
Represented by land & properties	2,191,446	
Represented by land & properties leased back	6,581,000	
Unrestricted	2,532,348	(4)

Total Fund Balance

18,588,505

Total Liabilities & Fund Balance

\$ 19,337,040

Notes:

- (1) Properties leased back to Partnerships (Race, Terrell, Angle & Enclave) to construct multi-family projects.
- (2) 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. Two homes are under construction on Lee Street.
- (3) FWHFC Board has approved a reserve fund of \$300,000.00 to VOE.
- (4) 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.
- (5) Grant receivable represents the balance of expenses to be reimbursed by the City from the HOME grant for the Terrell Project.
- (6) Villas of Eastwood Terrace, LLC needed gap financing in the amount of \$615,000.00 and the City approved a loan to FWHFC (M&C C-19047) FWHFC received the funds from the City and advanced to Vilals of Eastwood Terrace, LLC.
- (7) Developer fees receivable from MF Projects and corresponding Allowance
- (8) Deferred Revenue for the Loan Receivable from W. Roberson has been eliminated from the Balance Sheet

Other Notes:

- A. Properties held for sale does not include the land and improvements of the grant funded Projects because the City considers the purchase of land and improvements as eligible expenditures under their grant programs and because of the doubtful recovery of the costs. FWHFC accounts these as expenses and not as assets in its statements financial position.

FORT WORTH HOUSING FINANCE CORPORATION
REVENUES AND EXPENDITURES FOR PERIOD (4 MONTHS) ENDING JANUARY 31, 2016
(UNAUDITED)

Revenues

Interest earned on investments	\$	264	
Developer Contribution		-	
Revenue Land/Home sales		48,505	
Program Income Prin. Loan			
Gas lease bonus		2,027	
Gas lease royalties		9,241	
Grant Revenue		106,570	
Repayment of loan		-	
Misc. revenue		35,950	
Total Revenues		202,558	\$ 202,558

Expenditures

Postage	\$	48	
Misc. & other operations		-	
Gas Well consultant fees		-	
Engineering Services		636	
Conference and seminars		-	
Office Supplies		290	
Bank charges		45	
Travel and meetings		132	
Public Notice		-	
Liability insurance		2,287	
Electricity		-	
Dues and membership		3,200	
Construction exp. -Terrell Homes		-	
Contractual services		138,583	
Other professional services		-	
Grant to Habitat for Humanity		-	
Transfer to City - Salary expenses		-	
Total Expenditures		145,221	\$ 145,221

Excess of Revenues over (under) Expenditures 57,337

Other Financing Sources (Uses)

Transfers in HFC		-	
Transfers in infill		-	
Total Other Financing Sources (Uses)		-	

Excess of Revenues over (under) Expenditures and Other Financing sources		57,337	
Prior year adjustments		(603,028)	
Fund Balances (Deficit), beginning of the period		19,134,195	
Fund Balances (Deficit), at the end of the period		18,588,504	

Reconciliation of fund balance to Balance sheet

Fund balance per balance sheet		-	\$ 18,588,504
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FORT WORTH HOUSING FINANCE CORPORATION

Details of Loan Receivables & Escrow Accounts for period ending January 31, 2016

Loan Receivables

<u>Name</u>	<u>Date of Note</u>	<u>Amount</u>	<u>Status</u>
Willie Roberson	08/21/98	16,551	Active
Eastland		-	
Wind River		-	
Total		<u>\$ 16,551</u>	

Accounts Receivables

NRP Terrell -Dev. Fees	375,471
NRP Race Street - Dev. Fees	22,308
Decatur Angle - Dev. Fees	<u>724,200</u>
	1,121,979

Allowances

NRP Terrell -Dev. Fees	(375,471)
NRP Race Street - Dev. Fees	(22,308)
Decatur Angle - Dev. Fees	<u>(724,200)</u>
	(1,121,979)

Escrows

Willie Roberson	08/21/98	<u>635</u>	Active
Total		<u>\$ 635</u>	

Details of Classification of Fund Balance

FORT WORTH LOCAL DEVELOPMENT CORPORATION

AGENDA

Tuesday, March 1, 2016

**Immediately Following the Fort Worth Housing Finance Corporation Meeting
Scheduled to Begin at 1:30 P.M.**

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

Board of Directors

Gyna M. Bivens, President	Dennis Shingleton, Secretary	Salvador Espino, Trustee
Cary Moon, Vice President	Betsy Price, Trustee	Ann Zadeh, Trustee
Zim Zimmerman, Treasurer	Kelly Allen Gray, Trustee	Jungus Jordan, Trustee

Staff Liaison: Jesus Chapa, Assistant City Manager
Leann Guzman, Senior Assistant City Attorney

- I. **Call to Order** – Gyna M. Bivens, President
- II. **Approval of February 2, 2016 Meeting Minutes** – Gyna M. Bivens, President
- III. **Briefings**
 - A. Overview of the Fort Worth Local Development Corporation and Cost Benefit Analysis of the Property in its Inventory – Ana Alvarado, Economic Development Manager
 - B. Update on Pinnacle Bank Place Project – Ana Alvarado, Economic Development Manager
- IV. **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: 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

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 email 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.

C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

V. **Requests for Future Agenda Items** –Gyna M. Bivens, President

VI. **Adjourn** –Gyna M. Bivens, 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 email 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, FEBRUARY 2, 2016**

Present:

President Gyna Bivens
Vice President Cary Moon
Treasurer W. B. "Zim" Zimmerman
Secretary Dennis Shingleton
Trustee Betsy Price (Arrived at 2:56 p.m.)
Trustee Salvador Espino
Trustee Jungus Jordan
Trustee Kelly Allen Gray
Trustee Ann Zadeh

City staff:

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

1. Call to Order.

With a quorum present President Bivens called the meeting to order for the Board of Directors of the Fort Worth Local Development Corporation (Corporation) at 2:55 p.m. on Tuesday, February 2, 2016, in the Pre-Council Chamber of the Fort Worth Municipal Building, 1000 Throckmorton Street, Fort Worth, Texas.

2. Approval of Minutes from the Meeting Held on November 17, 2015.

Motion was made by Trustee Zimmerman and seconded by Trustee Moon to approve the November 17, 2015, minutes of the Corporation. The motion passed 8-0 (Trustee Price absent).

3. Briefings.

This item was skipped over.

- A. Overview of the Fort Worth Local Development Corporation and Cost Benefit Analysis of the Property in its Inventory
- B. Update on Pinnacle Bank Place Project

There was no discussion on this item.

5. Action Items.

- A. Consider and Adopt a Resolution Authorizing an Amendment to the Fiscal Year 2016 Budget to allow the Expenditure of up to \$80,000.00 to pay for Outside Audits of the Fort Worth Local Development Corporation's, Central City Local Government Corporation's and the Lancaster Corridor Redevelopment, LLC's Financial Accounts by Deloitte LLP or an Affiliate; Ratify the Execution of Agreement with Deloitte LLP by David Cooke; and Authorize the Execution of any Related Agreements

Robert Sturns, Interim Economic Development Director, provided a PowerPoint presentation titled, "Fort Worth Local Development Corporation – Budget Amendment". He explained the decrease in revenue to \$924,471.00 was due to lease agreement with Lasko that terminated in January 2016 and the re-lease by Anchor Fabrication coming on line in mid-January 2016. He added the expenditure increase to \$80,000.00 was due to cover the cost of component unit audits by Deloitte & ToucheLLP as presented in the Fort Worth Housing Finance Corporation meeting that was conducted previous to this meeting. He completed his presentation by recommending the Board approve the amendment to the FY 2016 budget.

Motion was made by Trustee Zimmerman and seconded by Trustee Espino to approve Resolution No. FWLDC-2016-01, Authorizing an Amendment to the Fiscal Year 2016 Budget to allow the Expenditure of up to \$80,000.00 to pay for Outside Audits of the Fort Worth Local Development Corporation's, Central City Local Government Corporation's and the Lancaster Corridor Redevelopment, LLC's Financial Accounts by Deloitte LLP or an Affiliate. The motion passed 9-0.

- B. Discussion and Consideration of a Resolution Approving the Execution of a Commercial Account Right of Entry Agreement between the Fort Worth Local Development Corporation and Spectrum Business for Installation of Charter Communication Services at 4600 Blue Mound Road

Ms. Ana Alvarado, Economic Development Manager, informed the Board that this agreement would provide internet service for Anchor Fabrication for fiber cable into the building but they need permission from the landlord to through the right of entry agreement. She requested the Board approve the resolution.

Motion was made by Trustee Price and seconded by Trustee Espino to approve Resolution No. FWLDC-2016-02, Approving the Execution of a Commercial Account Right of Entry Agreement between the Fort Worth Local Development Corporation and Spectrum Business for Installation of Charter Communication Services at 4600 Blue Mound Road. The motion passed 9-0.

5. Executive Session – President Bivens stated that she had been advised that an Executive Session was not necessary.

- 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.

There were no requests for future agenda items.

Assistant City Manager Jay Chapa stated that the two briefings associated with Item 3 on the agenda would be brought back to the Board at a future meeting.

7. Adjourn.

With no further discussion, President Bivens adjourned the meeting of the Fort Worth Local Development Corporation Board at 3:00 p.m. on Tuesday, February 2, 2016.

These minutes approved by the Fort Worth Local Development Corporation Board of Directors on the ____ day of _____, 2016.

APPROVED:

Gyna Bivens
President

ATTEST:

Dennis Shingleton
Secretary

Prepared and respectfully submitted by:

Mary J. Kayser, TRMC/MMC
City Secretary



Updated February 25, 2016

City of Fort Worth
City Council Pre-Council Agenda Calendar

March 1, 2016 **Monthly Zoning Meeting**

11:00 a.m. Legislative and Intergovernmental Affairs Committee
1:00 p.m. Housing and Neighborhood Services Committee
1:30 p.m. Fort Worth Housing Finance Corporation
Fort Worth Local Development Corporation (Immediately Following HFC)
3:00 p.m. Pre-Council Meeting

Continued Items:

- **M&C G-18624** - (ALL COUNCIL DISTRICTS) - Adopt Resolution Establishing Policy Regarding Use of City Right-of-Way and Other City Property for Certain Infrastructure Related to Wireless Communications Services (**Continued from January 26, 2016 by Staff**)
- **ZC-15-167** - (COUNCIL DISTRICT 7 – Dennis Shingleton) - AIL Investments, LP, 13800-13900 blocks Blue Mound Road/SH 156; from: Unzoned to: "K" Heavy Industrial (Recommended for Approval by the Zoning Commission) (**Continued from February 16, 2016 by Council Member Shingleton**)
- o Overview on Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Proposed 2016 Comprehensive Plan [*Dana Burghdoff, Planning and Development Department*]
- o Briefing on Municipal Court Update and 2016 Statewide Warrant Round Up Campaign [*Dakisha Wesley, Municipal Court Services*]
- o Presentation on Proposed Economic Development Program Agreement with Woodmont Outlets at Alliance, LP and AIL Investment, LP, for the Outlets at Alliance Development [*Robert Sturns, Director, Economic Development*]
- o Briefing on Vehicles for Hire Ordinance [*Douglas Wiersig, Transportation and Public Works*]

March 8, 2016

2:00 p.m. Infrastructure & Transportation Committee (cancelled)
3:00 p.m. Pre-Council Meeting (cancelled)

March 15, 2016

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



Updated February 25, 2016

City of Fort Worth
City Council Pre-Council Agenda Calendar

March 22, 2016

1:00 p.m. Audit Committee
3:00 p.m. Pre-Council Meeting

- o Final Report of the Animal Shelter Task Force [*Charles Daniels, Task Force Chair and Dr. Max Dow, Dustin Deel, James Bias and Patrice Randle, Task Force Members*]
- o Presentation of Results Related to the Fiscal Year 2015 External Audit by Deloitte & Touche, LLP [*Aaron Bovos, Financial Services Management and Reem Samra, Deloitte & Touche*]
- o Briefing on Blue Zone Certification of City Facilities [*Brian Dickerson, Human Resources*]
- o Briefing on Fair Housing Act [*Sarah Fullenwider, Law*]
- o Briefing on Como Community Center Construction [*Richard Zavala, Park & Recreation*]
- o Briefing on Capital Improvement Project Funding Status [*Jay Chapa, City Manager's Office*]

March 29, 2016

3:00 p.m. Pre-Council Meeting

- o Proposed 2016 Debt Financings [*Aaron Bovos, Financial Management Services*]
- o Briefing on MWBE and Small Business Development [*Robert Sturns, Economic Development*]
- o Briefing on Selection of Consultant to Prepare Stockyards Form Base Code [*Dana Burghdoff, Planning and Development*]

April 5, 2016

Monthly Zoning Meeting

11:00 a.m. Legislative and Intergovernmental Affairs Committee
1:00 p.m. Housing and Neighborhood Services Committee
3:00 p.m. Pre-Council Meeting

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Access and Parking for Cowtown Coliseum [*Kirk Slaughter, Public Events*]

April 12, 2016

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



Updated February 25, 2016

City of Fort Worth
City Council Pre-Council Agenda Calendar

April 19, 2016

3:00 p.m. Pre-Council Meeting

April 26, 2016

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

May 3, 2016 **Monthly Zoning Meeting**

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

1:00 p.m. Housing and Neighborhood Services Committee

3:00 p.m. Pre-Council Meeting

- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Proposed Policy for Use of City Property to Accommodate Wireless Communications Infrastructure [*Randle Harwood, Planning and Development*]

May 10, 2016

1:00 p.m. Audit Committee

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. Pre-Council Meeting

May 17, 2016

3:00 p.m. Pre-Council Meeting

May 19, 2016 ***(Thursday)***

***5:30 p.m. Fort Worth Crime Control and Prevention District
Board of Directors Meeting***



Updated February 25, 2016

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

May 24, 2016

3:00 p.m. Pre-Council Meeting

May 30, 2016

City Hall Closed – Memorial Holiday

May 31, 2016

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

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
FEBRUARY 16, 2016**

Present:

Mayor Betsy Price
Mayor Pro tem Salvador Espino, District 2
Council Member W.B. "Zim" Zimmerman, District 3
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Dennis Shingleton, District 7
Council Member Ann Zadeh, District 9

Absent:

Council Member Kelly Allen Gray, District 8

Staff Present:

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

I. CALL TO ORDER

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 7:01 p.m. on Tuesday, February 16, 2016, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas.

II. INVOCATION - Pastor Valerie Kitchens, Earth Changers International Ministries

The invocation was provided by Pastor Valerie Kitchens, Earth Changers International Ministries.

III. PLEDGE OF ALLEGIANCE

The colors were presented by the Daggett Middle School's Junior Cadet Corp. The Pledge of Allegiance was recited.

IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF FEBRUARY 9, 2016

Motion: Council Member Zimmerman made a motion, seconded by Council Member Zadeh, that the minutes of the Regular meeting of February 9, 2016, be approved. Motion passed 8-0, Council Member Allen Gray 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 Bivens a motion, seconded by Council Member Shingleton, that the Consent Agenda be approved. Motion passed 8-0, Council Member Allen Gray absent.

A. General - Consent Items

- 1. M&C G-18670 - Adopt Ordinance Nos. 22092-02-2016 and 22093-02-2016 Appropriating a Total of \$5,000,000.00 in Additional Funds in the Government Community Facilities Agreement Fund and the Water & Sewer Community Facilities Agreement Fund for Fiscal Year 2016 Community Facilities Agreement Projects and Increasing Delegated Authority of the City's Chief Financial Officer/Director of Financial Management Services, on Receipt of Payments, to Effect Transfers Within Each Fund Up to its Budgeted Total (ALL COUNCIL DISTRICTS)**
- 2. M&C G-18671 - Approve Findings of the Ground Transportation Coordinator Regarding the Application of AA Limo LLC, to Operate One Limousine Within the City of Fort Worth and Authorize Issuance of a Vehicle for Hire Operating License (ALL COUNCIL DISTRICTS)**

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

- 1. M&C P-11835 - Authorize Sole Source Purchase Agreement with Carey's Heating and Air Conditioning, Inc., in the Amount Up to \$107,250.00 for the First Year for Maintenance of the Specialty Range Ventilation System for the Police Department at the Public Safety Training Campus (COUNCIL DISTRICT 9)**
- 2. M&C P-11836 - Authorize Purchase Agreement for Water Sampling Stations with HD Supply Waterworks, LTD., in the Amount of \$57,000.00 for the First Year for the Water Department (ALL COUNCIL DISTRICTS)**

3. **M&C P-11837 - Authorize Purchase of Five Animal Control Trucks from Silsbee Ford, Inc., in the Amount of \$278,425.00, Using a Buyboard Cooperative Contract for the Code Compliance Department Through the Property Management Department (ALL COUNCIL DISTRICTS)**

C. Land - Consent Items

1. **M&C L-15868 - Authorize Acquisition of Permanent Sanitary Sewer Easements in a Total of 0.588 Acres, Permanent Water-Sanitary Sewer Easements in a Total of 0.223 Acres and Temporary Construction Easements in a Total of 0.964 Acres from Various Landowners for the Trinity River Vision - Central City and the Trinity Uptown Service Area Phase 4, Project No. 00969 in the Amount of \$202,745.60 and Pay Estimated Closing Costs in an Amount Up to \$8,500.00 for a Total Cost of \$211,245.60 and Adopt Reimbursement Resolution No. 4589-02-2016 (TRV-RELATED EXPENSES ELIGIBLE FOR REIMBURSEMENT FROM THE TRWD) (COUNCIL DISTRICT 2)**
2. **M&C L-15869 - Approve Settlement of Lawsuit Entitled *City of Fort Worth v. Harvey 607, LP, et al*, Cause No. 2013-005971-2 for Final Settlement Payment in the Amount of \$150,497.00 to Acquire Property Interests for the Old Decatur Road Improvement Project (ETJ NEAR COUNCIL DISTRICT 2)**
3. **M&C L-15870 - Authorize Acquisition of a Fee Simple Interest in 0.554 Acres of Land for Right-of-Way and a Permanent Drainage Facility Easement in 0.335 Acres on Property Located at 12601 Katy Road from Frederik Floren, Individually and as Trustee, in the Amount of \$134,920.00 and Pay Estimated Closing Costs Up to \$6,000.00 for a Total Cost of \$140,920.00 for the Timberland Boulevard and Park Vista Boulevard Project (2014 BOND PROGRAM) (COUNCIL DISTRICT 7)**

D. Planning & Zoning - Consent Items

1. **M&C PZ-3098 - Authorize Initiation of Rezoning for Certain Properties Located on 8901 North Beach Street, 1300 Blocks of Kings Highway and Harper Street, 4005 Wheeler Street and 5817 and 5901 Boca Raton Boulevard, in Accordance with the Comprehensive Plan (COUNCIL DISTRICT 4)**

E. Award of Contract - Consent Items

- 1. M&C C-27621 - Authorize Execution of a Communications System Agreement with the Texas Department of State Health Services for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**
- 2. M&C C-27622 - Adopt Resolution No. 4590-02-2016 to Retain the Law Firm of Kelly Hart & Hallman LLP, as Outside Legal Counsel with Compensation Not to Exceed \$25,000.00 for Issues Related to Interpretation and Application of Federal Tax Law (ALL COUNCIL DISTRICTS)**
- 3. M&C C-27623 - Authorize Execution of a Contract with United Way of Tarrant County in the Amount of \$210,750.00 to Fund Various Social Service Programs (ALL COUNCIL DISTRICTS)**
- 4. M&C C-27624 - Authorize Execution of a Professional Services Agreement with Freese & Nichols, Inc., in the Amount of \$191,462.00 for the Eastern Arlington Heights Drainage Improvements Investigation (COUNCIL DISTRICT 7)**
- 5. M&C C-27625 - Authorize Execution of a Hangar and Ground Lease Agreement with Mandatory Improvements with Tactical Aviation Services, LLC, for Lease Site 12S at Fort Worth Meacham International Airport (COUNCIL DISTRICT 2)**

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

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

End of Consent Agenda.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

There were no special presentations, introductions, etc.

City Secretary Kayser advised that Mayor and Council Communications G-18674 and G-18675 were donations and would be moved up on the agenda.

3. M&C G-18674 - Authorize Naming the Original Hiking Trail on Greer Island at the Fort Worth Nature Center & Refuge as the Margaret Parker Trail (COUNCIL DISTRICT 7)

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication G-18674 be approved. Motion passed 8-0, Council Member Allen Gray absent.

4. M&C G-18675 - Authorize Acceptance of Donations from the Fort Worth Tennis Association Valued at \$43,000.00 for Tennis Court Improvements at Overton Park and McLeland Tennis Center (COUNCIL DISTRICTS 3 and 9)

Motion: Council Member Zadeh made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication G-18675 be approved. Motion passed 8-0, Council Member Allen Gray absent.

Council Members Zadeh and Zimmerman presented certificates to Mr. Joel Morgan, President, Fort Worth Tennis Association and to Christine Figley, Member, Fort Worth Tennis Association.

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price and Council Members Moon, Bivens, Shingleton and Zadeh 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 Shingleton made a motion, seconded by Council Member Zimmerman that Ms. Allison Balson be appointed to Place 7 on the Community Development Council effective February 16, 2016, to fill an unexpired term which will expire on October 1, 2017. Motion passed 8-0, Council Member Allen Gray 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. RESOLUTION

1. A Resolution Appointing a Resident of the City of Fort Worth to the Board of Trustees of the Employees' Retirement Fund of the City of Fort Worth

Motion: Council Member Shingleton made a motion, seconded by Council Member Zimmerman, that Resolution No. 4591-02-2016 be adopted. Motion passed 8-0, Council Member Allen Gray absent.

XIV. REPORT OF THE CITY MANAGER

B. General

1. M&C G-18672 - Consideration of Resolutions of Support and of No Objection for 2016 Housing Tax Credits Applications, and Approve Local Government Commitment for Proposed Affordable Housing Developments (COUNCIL DISTRICTS 2, 4, 6 and 7)

Mr. Joe Paniagua, 8125 Mount Shasta Circle, submitted a speaker card in support of M&C G-18672 and was recognized by Mayor Price but did not wish to address Council.

Mr. Chris Applequist, 2800 Routh, Dallas, Texas, submitted a speaker card in support of M&C G-18672 and was recognized by Mayor Price but was not present in the Council Chamber.

Mr. Tony Sisk, 5605 North McArthur, Suite 580, Irving, Texas, submitted a speaker card in opposition of M&C G-18672 and was recognized by Mayor Price but was not present in the Council Chamber.

The following individuals appeared before Council in opposition to M&C G-18672:

Ms. Jean Latsha, 5014 W. Frances Place, Austin, Texas
Mr. Taylor Marks, 3113 S. University Drive

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication G-18672 be approved as amended as follows:

- On page 2 of the M&C in the Discussion section under Resolutions of Support:
 1. For the Harmon Senior Villas development, change the number of Permanent Supportive Housing units to 10 instead of 10% and make the same change to the attached Resolution of Support for this development.
 2. For the Trails at McAlister development, change from a Resolution of Support to a Resolution of No Objection and amend the attached Resolution accordingly.

- On page 2 of the M&C in the Discussion section under Local Government Commitment, add the following two items to the list of applications:
 1. Churchill at Golden Triangle Community to be developed by Churchill Golden Triangle Community, L.P., an affiliate of Churchill Senior Communities, L.P., to be located at the 11000 block of Metroport Way.
 2. The Standard at Boswell Marketplace to be developed by The Standard at Boswell Marketplace LP, an affiliate of Standard Residential, LLC, to be located at the northwest corner of Old Decatur Road and West Bailey Boswell Road; and

Resolution Nos. 4592-02-2016, 4593-02-2016, 4594-02-2016, 4595-02-2016, 4596-02-2016, 4597-02-2016 and 4598-02-2016 be adopted. Motion passed 8-0, Council Member Allen Gray absent.

2. **M&C G-18673 - Adopt Ordinance Amending Police Department Staffing to Increase the Number of Authorized Positions in the Classification of Corporal/Detective by Six, Increase the Number of Authorized Positions in the Classification of Sergeant by Three and Increase the Number of Authorized Positions in the Classification of Lieutenant by One, Thereby Increasing the Total Number of Authorized Civil Service Positions by Ten to Reflect Civil Service Staffing Changes Included in the Fiscal Year 2016 Budget (ALL COUNCIL DISTRICTS)**

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication G-18673 be approved and Ordinance No. 22094-02-2016 be adopted. Motion passed 8-0, Council Member Allen Gray absent.

F. Award of Contract

1. **M&C C-27626 - Authorize Joint Ordinance and Boundary Agreement with the City of Crowley to Adjust the City Limit Boundaries Between the Cities of Fort Worth and Crowley (COUNCIL DISTRICT 6)**

Council Member Jordan stated that he had filed a Conflict of Interest Affidavit with the City Secretary's Office and would abstain from voting on this item.

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Shingleton, that Mayor and Council Communication C-27626 be approved and Joint Ordinance No. 22095-02-2016 be adopted. Motion passed 7-0, with Council Member Allen Gray absent and Council Member Jordan abstaining.

2. **M&C C-27627 - Adopt Resolution Authorizing Execution of Amendment No. 1 to a Funding Agreement with the Texas Department of Transportation in the Amount of \$13,978,372.00, of Which City Participation is \$4,033,064.00, to Incorporate the Construction Phase of the Chapel Creek Boulevard Bridge Over IH-30 and Authorize Payment to the Texas Department of Transportation in the Amount of \$3,244,048.00, in Accordance with the Funding Agreement (2014 BOND PROGRAM) (COUNCIL DISTRICT 3)**

Motion: Council Member Zimmerman made a motion, seconded by Council Member Bivens, that Mayor and Council Communication C-27627 be approved and Resolution No. 4599-02-2016 be adopted. Motion passed 8-0, Council Member Allen Gray absent.

3. **M&C C-27628 - Authorize Execution of Amendment No. 4 to City Secretary Contract No. 37013 with Kimley-Horn and Associates, Inc., in the Amount of \$1,596,900.00 for Water and Sanitary Sewer Main Relocations for the Trinity River Vision - Central City Project and the Trinity Uptown Service Area Phase 4, Provide for Project Costs for a Project Total in the Amount of \$9,342,813.00 and Adopt Appropriation Ordinances and Reimbursement Resolution (TRV - RELATED EXPENSES ELIGIBLE FOR REIMBURSEMENT FROM THE TRWD) (COUNCIL DISTRICTS 2 and 9)**

Motion: Mayor Pro tem Espino made a motion, seconded by Council Member Zadeh, that Mayor and Council Communication C-27628 be approved and Appropriation Ordinance Nos. 22096-02-2016 and 22097-02-2016 and Reimbursement Resolution No. 4600-02-2016 be adopted. Motion passed 8-0, Council Member Allen Gray absent.

XV. ZONING HEARING

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on December 26, 2015.

Mayor Price opened the public hearing.

1. **ZC-15-167 - (CD 7) - AIL Investments, LP, 13800-13900 blocks Blue Mound Road/SH 156; from: Unzoned to: "K" Heavy Industrial (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that the hearing be closed and Zoning Docket ZC-15-167 be continued to the March 1, 2016, Council meeting. Motion passed 8-0, Council Member Allen Gray absent.

XVI. CITIZEN PRESENTATIONS

There were no citizen presentations.

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

XVIII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 7:37 p.m. in memory of Mr. Michael Phillips, Mr. Gordon S. Swift, Jr., and James Richard “Jim” Nichols.

No Documents for this Section

To the Mayor and Members of the City Council**March 1, 2016**

Page 1 of 2

**SUBJECT: MODEL BLOCKS PROGRAM EXPENDITURES**

This Informal Report presents a brief history of the Model Blocks Program (“Program”), provides details on eligible activities for funding under the Program, and discusses unspent balances for active Model Blocks projects.

The Neighborhood Services Department (NSD) is responsible for administering funds under the Program. The Program, in existence from 1994 to 2007, used federal grant funds that were awarded to designated areas through a competitive application process. Each Model Blocks neighborhood received approximately \$1.2 million in federal funding: one-half in Community Development Block Grant (CDBG) funds and one-half in HOME Investment Partnership Grant (HOME) funds. The aim of the Program was to promote neighborhood revitalization in low- to moderate-income communities per guidelines established by the U.S. Department of Housing and Urban Development (HUD). Citizens provided input on spending priorities through community-led planning sessions with City staff. In some instances, community-based non-profit organizations were created to implement projects in the designated neighborhoods. Funds were expended on projects such as street resurfacing, sidewalk construction and improvements, streetscape and streetlight improvements, vacant/abandoned property acquisition, infill housing construction, single-family home improvements, and community center improvements as well as non-profit organizational costs.

A total of eighteen (18) designated Model Blocks neighborhoods were awarded funding under the Program. Currently, four Model Blocks projects are still technically active: South Hemphill Heights in Council District 9; and Stop Six, Carver Heights East, and Historic Carver Heights in District 5.

Per HUD guidelines, grant funds must be encumbered or expended within seven years or must be returned. “Earmarked” project funds under the Program are those not expended in a timely fashion. In order to avoid the risk of the City repaying or forfeiting funds to HUD, these funds were repurposed for other eligible projects/activities in order to meet HUD timeliness requirements. This action ensured that the allocation for each Model Blocks neighborhood could be maintained once future project funding could be identified.

In total, \$1,247,772.49 in funds were reprogrammed for other eligible projects/activities in order to meet timeliness requirements established by HUD. Another \$75,182.45 was paid back to HUD after an audit had found certain unreasonable costs for expenditures in the Carver Heights East Model Block project. Currently, the Carver Heights East and Historic Carver Heights Model Block projects have remaining balances of \$23,923.47 and \$172,196.30, respectively. South Hemphill Heights and Stop Six both had funds from their respective programs repurposed for other eligible projects. The South Hemphill Heights Model Block project has an earmarked balance of \$709,578.28 and the Stop Six Model Block project has an earmarked balance of \$740,367.98. The funds for Stop Six and South Hemphill Heights were repurposed to support the Columbia at

To the Mayor and Members of the City Council**March 1, 2016**

Page 2 of 2

**SUBJECT: MODEL BLOCKS PROGRAM EXPENDITURES**

Renaissance Square development project. Funding from a recent year and/or program income will be available for the earmarked project if said project is ready for implementation.

A requirement of the Program was to spend the allocated funds only within the boundaries of the Model Blocks neighborhood as designated. These funds can be spent on any CDBG or HOME-eligible activity.

The NSD staff recommends that the remaining funds be used for capital investments that demonstrate visible and positive physical improvements in these neighborhoods, such as home repairs, single family infill development, streetscape improvements, vacant/abandoned property acquisition and demolition. NSD will work to develop a sound and timely investment strategy to meet this objective. If additional information or clarification is needed, please contact Aubrey Thagard, Neighborhood Services Department Director at 817-392-8187.

David Cooke
City Manager

To the Mayor and Members of the City Council

March 1, 2016

Page 1 of 2

**SUBJECT: COMPLAINT RESOLUTION PROCESS OVERVIEW**

The Employee and Labor Relations Division (ELRD) of the Human Resources Department receives employee complaints and determines an appropriate manner in which to resolve those complaints. ELRD serves as a neutral internal entity that provides managers and employees guidance and policy information; addresses complaints; facilitates certain appeals (e.g., suspensions, demotions, disciplinary probation and termination) of non-civil service employees; and provides management with information so that they can make informed decisions when handling disciplinary matters. ELRD uses a number of methods to address complaints depending on the nature of the complaint; the severity and the frequency of issues being complained of; and whether or not the complaints implicate City policies prohibiting discrimination, harassment and retaliation.

General Complaint Resolution Process

In general the process for addressing employee complaints is as follows:

- Employees reach out to ELRD via phone, e-mail, ACT hotline, or walk-in.
- An ELRD consultant will visit with the employee to obtain information and ask clarifying questions.
- The ELRD consultant may discuss the employee's issue with the employee's team members and/or manager and, witnesses to determine an appropriate manner in which to approach the case.
- Depending on the nature of the complaint, the issue may be referred to the employee's department for review and action as appropriate or ELRD may undertake a fact-finding investigation and provide notification of the outcome and recommendations to the employee and the employee's department managers.

Complaints Involving Discrimination, Harassment and/or Retaliation

Complaints of this nature are considered claims against the City and are investigated by ELRD for review and advice of legal counsel, unless determined to be facially invalid by ELRD.

- Once the information is received from the employee, ELRD communicates with the employee's department if there is a recommendation being made to place anyone on paid Administrative Leave during the course of the investigation. This typically happens in instances where complaints involve violence in the workplace, safety concerns, sexual harassment, or other issues where it is felt that the presence of the accused employee(s) in the workplace may be detrimental to the welfare of the complaining employee.
- An investigation is initiated using a two-member team approach to ensure a well-rounded and thorough review. The team consists of a member from ELRD and a person within the complainant's department, if appropriate, or two investigators from ELRD.
- Investigators meet with witnesses that may have information to provide related to the complaint and review all evidence which may include such things as personnel files, work

To the Mayor and Members of the City Council**March 1, 2016**

Page 2 of 2

**SUBJECT: COMPLAINT RESOLUTION PROCESS OVERVIEW**

history, relevant policies, and other documentation (e.g., emails, work reports/forms, audio and video files, etc.)

- Investigators prepare a report about the process, the evidence collected and findings for the Law Department to review, as a part of the investigatory process.
- An executive summary meeting is then scheduled with the appropriate executive management of the department, an attorney from the Law department and ELRD personnel where findings, recommendations and resolutions are discussed. There may be an exception to the executive summary meeting if the facts of the situation make that inappropriate, in which case the findings are forwarded to the appropriate Assistant City Manager.
- ELRD then typically shares the findings with the complainant and notifies the complainant that the findings have been given to the complainant's department director or Assistant City Manager for action as appropriate.

Additional Information about ELRD

In the last full fiscal year, approximately 40 investigations were conducted by ELRD. The investigation process can be lengthy, approximately 40 to 60 hours of work per complaint. The typical investigation can include:

- 10 – 15 hours of interviews
- 10 – 20 hours of evidence review
- 15 – 20 hours of documenting the process and findings; and
- 5 hours of meetings/discussions with Law and the executive summary process

In addition to complaints, ELRD also receives approximately 17 appeals of disciplinary action annually which may include allegations of discrimination, retaliation, and/or harassment as a basis requiring investigation.

ELRD also conducts approximately 140 consultations per month on average with both employees and management. These can include items such as: general questions; policy interpretation; mediation coordination; "temperature check" assessments; and disciplinary action reviews.

Finally, in addition to the investigatory efforts by ELRD, education efforts with employees and supervisors have also increased including revisions/clarifications of policy and developing training curriculums that address discrimination, harassment, hostile work environment, retaliation, and inappropriate conduct. ELRD provides ad hoc training, new employee orientation training, and a training curriculum for supervisors.

David Cooke
City Manager

To the Mayor and Members of the City Council**March 1, 2016**

Page 1 of 2

**SUBJECT: ALLEY MAINTENANCE PROGRAM**

Prior to the completion of a recent alley inventory effort undertaken by TPW, it was estimated that there were 3,000 alley block segments throughout the City. Upon completion of the inventory, it was determined that a total of 2,448 alley segments exist within the City with this reduction primarily the result of redevelopment and consolidation of block segments. Of those, 251 are considered paved alleys and 2,197 are either unpaved or partially paved. Currently the City's Alley Maintenance Program is confined to the mowing and the clearing of 1,067 alley segments or 49% of the total unpaved inventory. This includes an additional 244 alleys to be maintained through a \$75,000 funding increase approved by Council in the FY2016 budget.

This program is completed through contractual services, where alleys are mowed, trees are trimmed, and litter and debris are removed. In FY2016 there will be two cycles of mowing which allow for the one-time vegetation clearing of the new 244 additional alley segments. Alley cleaning will revert back to three cycles per year in FY 2017 at the current funding level of \$407,315.

Prior to FY 2013, alley segments were mowed four cycles per year, however, as part of the program reduction, the number of cycles was reduced to three in an effort to mow as many segments as possible. Experience in performing this operation through the years has indicated that even in periods of greater rain amounts, three cycles of mowing are effective and provide an acceptable appearance.

The primary goal of the alley mowing program is to improve safety in alleyways by reducing illegal dumping and police call requests. The selection of alley segments to be mowed has occurred through a cooperative effort with Code Compliance and Police officers in the review of illegal dumping activity and police call requests.

Table 1 lists the recommended number of alley segments to be mowed in FY 2016 by Council District while Table 2 provides the total number of alley segments in each Council District.

To the Mayor and Members of the City Council

March 1, 2016

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SUBJECT: ALLEY MAINTENANCE PROGRAM

Table 1 – FY 2016 Recommended Mowing Program

Council District	Number of Alley Segments	Linear Feet
2	357	202,264
3	123	60,983
5	74	30,200
7	43	25,518
8	223	118,773
9	247	124,209
Totals	1067	561,947

Table 2 – Total Alley Inventory by Council District

Council Districts									
Surface Type	2	3	4	5	6	7	8	9	Total Alley Segments
Paved	6	15	30	3	23	54	24	96	251
Partial Paved	17	11	2	0	0	64	15	58	167
Unpaved	582	141	0	112	1	85	434	675	2030
Total	605	167	32	115	24	203	473	829	2448

Currently, the mowing contract is in place and the contractor has cleaned and mowed 675 alleys which equates to 63% of the first mowing cycle for FY 2016. Maps and a listing of segment locations are available and have been sent to each individual Council District for review.

In the future, if additional funds become available for alley mowing, the selection of new segments would occur in a similar manner as previous segments were selected along with review by each Council District. If you should have questions, please contact Richard Martinez at 817-392-7914.

David Cooke
City Manager

To the Mayor and Members of the City Council**March 1, 2016**

Page 1 of 1

**SUBJECT: MEANDERING ROAD IMPROVEMENTS**

Meandering Road (map attached) is one of the primary roadways that provides access to the Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB) for military personnel. Meandering Road serves as a vital connection to the east gate entrance of the Base through the cities of Fort Worth and River Oaks. This 1.4 mile critical connection of roadway was identified in previous planning studies as a candidate for near-term reconstruction due to the capacity demand accessing the base, security and safety needs of the base, deteriorating pavement conditions, confusing intersections, and lengthy vehicle back-ups during military reserve and national guard training weekends.

Over the past eighteen months, local government and military partners have worked to develop preliminary design concepts for reconstruction of Meandering Road. NCTCOG has programmed \$1 million in the Dallas-Fort Worth Transportation Improvement Program (TIP) to complete the full Plans, Specification and Engineering (PS&E) design and environmental clearance of ultimate improvements along Meandering Road.

To effectively move this important improvement forward, the City of Fort Worth has been asked to lead this design and environmental clearance effort working in close coordination with the City of River Oaks, Tarrant County, and the NCTCOG. As such, staff expects to have an action on the March 29, 2016 City Council agenda to authorize a Local Project Advance Funding Agreement (LPAFA) with TxDOT in the amount of \$1 million.

Conceptual cost estimates for the reconstruction of Meandering Road range from \$10 to \$15 million. The City has been assured that funding to support construction and any needed right of way will come from regional funding sources other than the City of Fort Worth given that the primary goal of the project is a regional effort to serve the military facility.

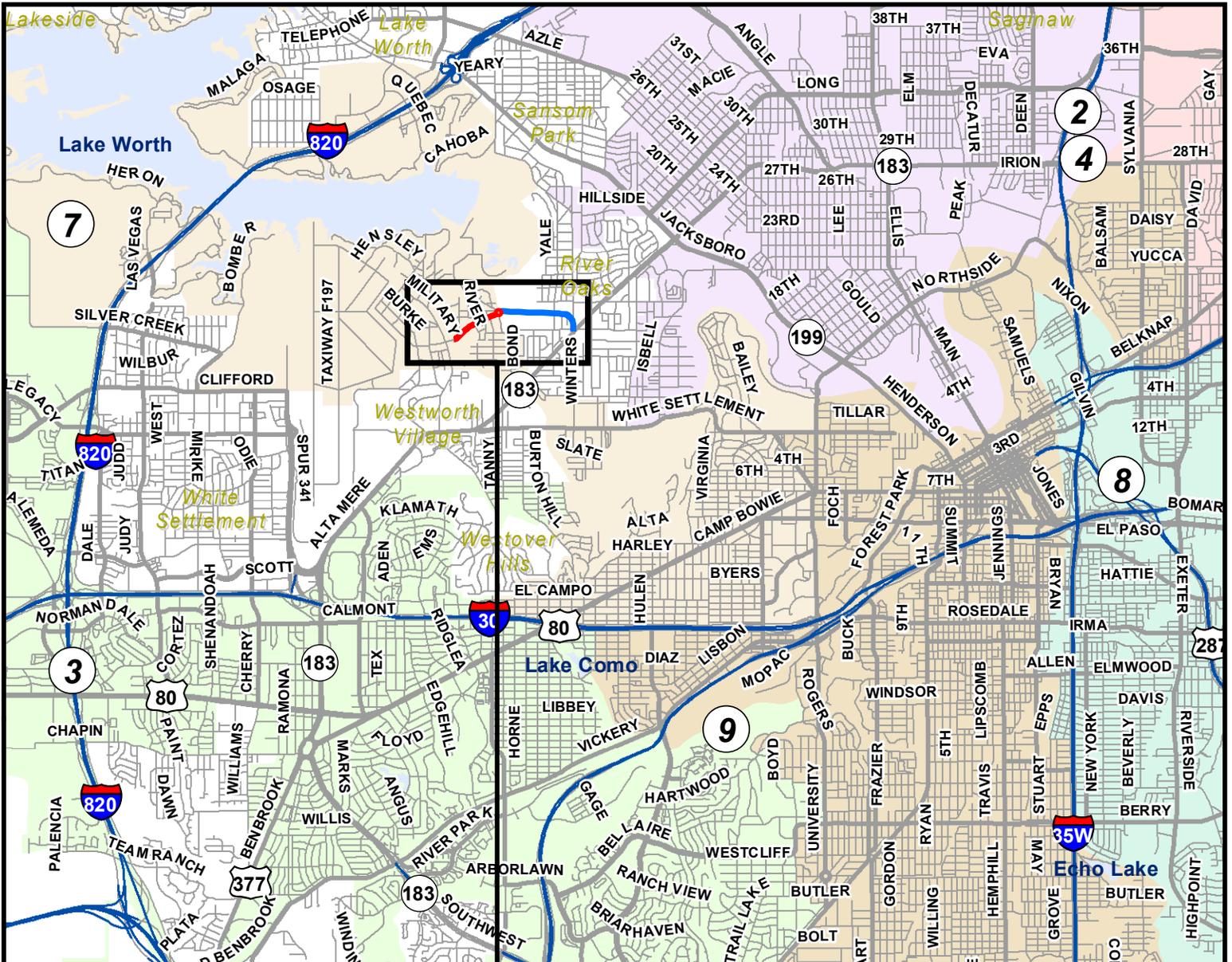
It is projected that this design and environmental clearance work effort will be performed in 18 to 24 months. During this work effort more specific cost estimates will be determined allowing the identification and programming of project funding sources for construction.

If you should have questions, please contact Douglas Wiersig at 817-392-7801.

David Cooke
City Manager

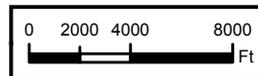
MAYOR AND COUNCIL COMMUNICATION MAP

MEANDERING ROAD IR



DETAIL OF PROJECT LOCATION

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Meandering Road IR

No Documents for this Section

A Resolution

NO. _____

APPOINTING THE BOARD OF DIRECTORS OF FW SPORTS AUTHORITY, INC.

WHEREAS, pursuant to Resolution No. 2066 the City Council approved the creation of the FW Sports Authority, Inc. (the “Sports Authority”) in accordance with Section 4B of Article 5190.6 of the Texas Revised Civil Statutes, which is restated in Chapter 505 of the Texas Local Government Code; and

WHEREAS, Article VI of the Sports Authority’s Articles of Incorporation (the “Articles”) provides that all powers of the Sports Authority shall be vested in a Board of Directors consisting of seven (7) persons who shall be appointed by the City Council (each a “Director”) for two (2) year terms, unless otherwise indicated; and

WHEREAS, the terms of three (3) of the Board members appointed by the City Council expired on December 31, 2015 and those individuals have continued to serve in a holdover status; and

WHEREAS, the City Council desires to appoint the three (3) persons named below as Directors.

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

1. The City Council hereby appoints the persons listed below as Directors for terms beginning on the date of adoption of this Resolution and expiring as indicated below:

<u>NAME</u>	<u>ADDRESS</u>	<u>EXPIRATION OF TERM</u>
Dennis Shingleton	City of Fort Worth 1000 Throckmorton Street Fort Worth, Texas 76102	December 31, 2017
Donna Parker	Carter & Burgess, Inc. 777 Main Street Fort Worth, Texas 76102	December 31, 2017
Jesse Gaines	P. O. Box 50093 Fort Worth, Texas 76105	December 31, 2017



2. The City Council hereby acknowledges that the following persons have been appointed to the Board with terms expiring as listed below.

Sal Espino	City of Fort Worth 1000 Throckmorton Street Fort Worth, Texas 76102	December 31, 2016
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Allan Howeth	Cantey Hanger, LLP 600 W. 6 th Street #300 Fort Worth, Texas 76102	December 31, 2016
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Robert L. Jameson	111 W. 4 th Street Suite 200 Fort Worth, Texas 76102	December 31, 2016
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Larry Lauer	Texas Christian University 2800 S. University Drive Fort Worth, Texas 76129	December 31, 2016
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3. The City Council hereby reserves the right, at any time and for any reason, to remove a Board member and to appoint individuals to the Board to replace any of the Board members.

AND IT IS SO RESOLVED

ADOPTED this ____ day of _____, 2016.

ATTEST:

By: _____
Mary Kayser, City Secretary



No Documents for this Section

CITY COUNCIL MEETING

Tuesday, March 01, 2016

RISK MANAGEMENT REPORTING PERIOD 2/9/2016 - 2/22/2016

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 Mark Barta ext. 7790 or Sophia Canady ext. 7784. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Stanley Weisld	2/9/2016	6/13/2013	6720 Poppy Drive	General Liability	Water Line Damage	TPW	No	No
Kirk Tesk	2/9/2016	1/2/2016	Randol Mill Road	General Liability	Slip/Trip/Fall	TPW	No	No
Kamesha Phillips	2/10/2016	1/30/2016	1001 Stone Chapel Way	General Liability	Sewer Backup	Water	No	No
Marviena Hunley	2/10/2016	12/12/2015	2101 Lee Avenue	General Liability	Slip/Trip/Fall	TPW	No	No
Shawn Merriman	2/11/2016	1/10/2016	1300 Houston Street	Law Enforcement	Civil Rights Violation	Police	No	No
Felicia Andrews	2/12/2016	11/22/2015	Calhoun Street & 7th street	General Liability	Slip/Trip/Fall	TPW	No	No
Raleigh Page & Katy Neely	2/17/2016	9/14/2015	4500 Angus Drive	General Liability	Water Main Break	Water	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Carl Calhoun	2/17/2016	2/11/2016	101 Calhoun Street	General Liability	Slip/Trip/Fall	TPW	No	No
John & Somer Harley	2/17/2016	8/5/2015	1809 Weiler Boulevard	General Liability	Tree Damage	Park & Recreation	No	No
Taylor DeLong	2/17/2016	11/1/2015	1800 Eastchase Parkway	General Liability	Street Condition	TPW	No	No
Dorothy N. Anders	2/17/2016	1/31/2016	7270 Brentwood Stair Road	Law Enforcment	Damage During Search or Seizure	Police	No	No
Tam Huynh	2/17/2016	2/15/2016	Hwy 360	General Liability	Police Chase	Police	No	No
Heather Sasser	2/17/2016	12/8/2015	Oakmont Blvd & Oakbend Trail	General Liability	Slip/Trip/Fall	TPW	No	No
Robin James	2/17/2016	1/26/2016	8601 South Freeway	Auto	Collision - Driving	Police	No	No
John C. Lorenzo	2/17/2016	7/12/1989	4412 Angus Drive	General Liability	Contact – Stationary Object	Water	No	No
Michael Green	2/18/2016	2/5/2016	I-35 W-S at Rosedale	General Liability	Construction Damage	TPW	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Patricia Caro	2/18/2016	1/29/2016	I-35 W-S	General Liability	Street Condition	TPW	No	No
Carley & James Yonkman	2/18/2016	10/30/2015	5733 Danciger Drive	General Liability	Construction Damage	TPW	No	No
Denver & Paula Scott	2/19/2016	2/19/2016	8641 Rainy Lake Drive	General Liability	Flooding/Drainage Issues	TPW	No	No
Gabriel Acantar Jr	2/22/2016	2/18/2016	500 block Blue Haze Drive	General Liability	Contact – Moving Object	TPW	No	No

No Documents for this Section

No Documents for this Section

Zoning Docket items are linked on the Council Meeting Agenda.

No Documents for this Section