

MEETING SUMMARY

Joint Land Use Study Policy Committee

Benbrook Senior Citizens Center

1010 Mercedes Street, Benbrook, Texas

Monday, January 22, 2007

1:30 p.m.

Chairman Chuck Silcox, Councilmember, City of Fort Worth, called the meeting to order at 1:30 p.m. Chairman Silcox introduced himself and thanked everyone for their attendance. A brief discussion about the purpose of the Joint Land Use Study (JLUS) followed. Councilman Silcox noted that the goal of the JLUS is to preserve the Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth. He also noted that presentations would be made to the various city councils in order to communicate study intent to all local elected officials.

Councilman Ron Sauma of the City of Benbrook, made a motion that the meeting summary of the December 18, 2006, Policy Committee meeting be approved. The motion was seconded by Councilman Carter Burdette of the City of Fort Worth. The Policy Committee unanimously approved the summary of the December 18, 2006, Policy Committee meeting.

Mike Sims of the North Central Texas Council of Governments (NCTCOG) presented an overview of the local request that additional funding be made available by the Department of Defense (DOD). He noted that DOD was being asked to approve the cost increase but were not being asked to approve of the consultant. Mike presented a financial review sheet highlighting the funding for and cost of the study. Total funding for the project was shown as \$258,883, including \$232,995 in federal funding, \$9,000 in cash from NCTCOG, and \$16,888 in in-kind services from local government partners. Total cost of the project is \$229,465 in consultant costs, \$12,530 in NCTCOG staff time, and \$16,888 in local government staff time, for a total cost of \$258,883.

Randy Brown of the City of White Settlement presented an overview of the consultant's cost proposal. He noted that some of the larger tasks were costlier, including project management, public involvement, and geographic analysis. He noted that the Consultant Selection

Committee met with DFW Advisors Ltd. and was comfortable with the negotiated cost. Mike Sims noted that NCTCOG's Executive Board had approved staff to sign a contract with DFW Advisors Ltd. at their January 18, 2007, meeting, pending concurrence by the JLUS Policy Committee. Councilman Carter Burdette commended the Consultant Selection Committee for their hard work. Chairman Chuck Silcox asked the consultants to introduce themselves to the Committee. James Falvo of DFW Advisors Ltd. introduced himself and expressed the consultant team's excitement about the JLUS efforts. He also noted that it might be possible to accelerate the study timeline. Councilman Ron Sauma asked Mike Sims about the study timeline of 10-12 months and the possibility of receiving quarterly updates. Mike noted that updates would be provided continuously throughout the study for Policy Committee review. Vice Chairman Joey Highfill of the City of Lake Worth asked if the consultant team would attend monthly Policy Committee meetings. Mike Sims answered that they would. Councilman Ron Sauma made a motion to approve DFW Advisors Ltd. as the consultant to perform this Joint Land Use Study. Councilman Carter Burdette seconded the motion. The Policy Committee unanimously approved of DFW Advisors Ltd., allowing NCTCOG's Executive Director to execute a contract with the firm. Mike Sims noted that this would allow NCTCOG to act as a funnel for communication between the Policy Committee and the consultant team.

Rachel Wiggins of NCTCOG presented an overview of the first round of public meetings. She noted that two locations had been found that might accommodate a large crowd; Castleberry High School and Brewer High School. Rachel solicited feedback from the Committee on these locations and others that might be appropriate for the public meetings. Mike Sims noted that invitees would include all parcel owners in the 65 decibel noise contour and that the agenda would include a DOD video, a discussion of JLUS work scope, a discussion on the importance of the base, and a DOD noise demonstration. Councilman Carter Burdette asked if NCTCOG had been able to identify all potentially impacted property owners. Mike Sims noted that a preliminary list was under development. Councilman Carter Burdette encouraged NCTCOG staff to place a notice in the Fort Worth Star-Telegram including an explanation of the importance to individual landowners.

Rachel Wiggins presented a review of data that had been collected. She highlighted development in the North Clear Zone, which includes the following: 14 residential parcels totaling 9.5 acres with a total value (land plus improvements) of \$1,967,300. Lt. Keith Morris of NAS JRB Fort Worth noted that the Clear Zone and adjacent Accident Potential Zones are

those zones that are statistically most likely to have an aircraft accident. He also introduced the base's new Air Operations Commander, CDR Joel Riling who replaces LCDR John Hughes on the JLUS team. Rachel Wiggins distributed a copy of a noise scale, illustrating the variation between common noise sources, such as vacuum cleaners, and less common noise sources, such as aircraft.

Councilman Gunnar Rasmussen of the City of White Settlement noted that it would be helpful for smaller cities to review emergency incident procedures and join with the base for training of incident response teams. He noted that this would show a potential future Base Realignment and Closure (BRAC) committee that the community was in support of the base, above and beyond the land use components of the study itself. Chairman Chuck Silcox requested that NCTCOG staff bring an update on this item to the next Policy Committee meeting. Don Ray, also of the NAS JRB Fort Worth, noted that there are Mutual Aid Agreements in place between the base and most of the surrounding communities. Lt. Keith Morris noted that the timing is perfect to set up a response plan with the community.

Denise Zaneccchia (retired military and resident of Lakeside) noted that there are many senior citizens who volunteer at the base who would be excellent partners in the JLUS. She noted that there are 100 such volunteers at the base pharmacy alone. She encouraged study partners to consider all of these people as available to help with the study. Councilman Carter Burdette noted that such groups who work closely with the base should be identified for inclusion in the study process as advocates.

Councilman Ron Sauma requested an update on the study schedule and dates for future meetings of the Policy Committee. Mike Sims requested that all Policy Committee members continue to hold the third Monday of each month for 1:30 p.m. meetings unless notified otherwise by NCTCOG staff.

Attendees

Elected Officials and Military Officers Present

Carter Burdette	Councilmember	City of Fort Worth
Lt. Keith Morris	Air Traffic Control Facility Officer	NAS JRB Fort Worth
LCDR Ray Pyle	Public Works Officer	NAS JRB Fort Worth
Gunnar Rasmussen	Councilmember	City of White Settlement
CDR Joel Riling	Air Operations Commander	NAS JRB Fort Worth
Ron Sauma	Councilmember	City of Benbrook
Chuck Silcox	Councilmember	City of Fort Worth

Others Present

Randy Brown	Public Works Director	City of White Settlement
Sally Burt	Outreach Representative	Congresswoman Kay Granger's Office
Dan Chisholm	Chief of Police	City of River Oaks
Mike Coker	Consultant	Michael R. Coker Company
Jim Falvo	Consultant	DFW Advisors Ltd. Co.
Mike Feeley	Director of Airport Systems	City of Fort Worth
Dave Gattis	Assistant City Manager	City of Benbrook
Marvin Gregory	Director of Public Works	City of River Oaks
Joey Highfill	City Manager	City of Lake Worth
Jodi Jones	District Assistant	Congressman Joe Barton's Office
Renee Lamb	Director of Transportation Services	Tarrant County
Cathy Morris	Administrative Analyst	City of Benbrook
Marc Ott	Assistant City Manager	City of Fort Worth
Linda Pavlik	Consultant	Pavlik and Associates
Don Ray	Public Affairs	NAS JRB Fort Worth
Norman Robbins	Manager of Community Relations	Lockheed Martin
Gary Robinson	Administrative Coordinator	City of Westworth Village
Mike Sims	Senior Program Manager	NCTCOG
Randy Skinner	Planning Manager	Tarrant County
Jesse Torres	Planning Manager	City of Fort Worth
Chris Vaughn	Media	Fort Worth Star-Telegram
Rachel Wiggins	Senior Transportation Planner	NCTCOG
Denise Zaneccchia	Citizen	Town of Lakeside