

Joint Land Use Study Policy Committee
Monday, December 18, 2006 at 1:30 p.m.
Holiday Inn Express at Northwest Loop 820 and Azle Avenue
Meeting Summary

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. The Policy Committee unanimously approved the summaries of the October 16, 2006, Policy Committee meeting and the November 9, 2006, Elected Officials Briefing.

Chairman Silcox reviewed the main objective of the Joint Land Use Study which is to address the issue of growth and encroachment in proximity to the Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth. He noted that it was extremely important to inform the public about the project through public forums and to develop municipal plans that would address these issues.

Rachel Wiggins discussed the consultant selection process which was underway. The Request for Proposals was issued on October 6, 2006. Three responses were received by the deadline of November 3, 2006. The Consultant Selection Committee was comprised of Dave Gattis (City of Benbrook), Marc Ott (City of Fort Worth), Vicki Mikel (City of Lake Worth), Marvin Gregory (City of River Oaks), Gary Robinson (City of Westworth Village), Randy Brown (City of White Settlement), Randy Skinner (Tarrant County) and Rachel Wiggins (North Central Texas Council of Governments). The Consultant Selection Committee met on November 15, 2006, to review and discuss the three proposals that were received. On November 29, 2006, the Consultant Selection Committee interviewed two of the three proposers, and selected DFW Advisors Ltd. Co. to perform the Joint Land Use Study.

Mike Sims provided a status on the contract negotiations related to the acquisition of DFW Advisors Ltd. Co. He noted that DFW Advisors Ltd. Co. had provided an original estimate of \$929,809. NCTCOG staff had been successful in negotiating them down to a contract cost of \$230,000 by removing tasks that were unnecessary or which would be performed through local efforts such as the Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth, by local

governments, and by NCTCOG staff. Following Mr. Sims' presentation there was discussion as to whether the consultant was maintaining a reasonable level of responsiveness to the original request for proposals which was issued. No action was taken to ratify the selection of DFW Advisors Ltd. Co. However, the Policy Committee requested that the Consultant Selection Committee reconvene with DFW Advisors Ltd. Co. to determine whether their current proposal was still responsive to the original request for proposals. The Committee also requested that a summary be provided to compare the original request for proposals to the existing proposal by DFW Advisors Ltd. Co.

Rachel Wiggins provided an update on NCTCOG staff data review efforts that are on-going. In order to kick-start consultant work, staff is preparing summaries of population, employment, built value, and land use mix within the noise contours, Accident Potential Zones, and Clear Zones. Mrs. Wiggins noted that the data would be available in the coming weeks.

Questions were raised at the Elected Officials Briefing on November 9, 2006, related to interim steps that local governments can take prior to the completion of the study. In response to those questions, Mike Sims presented the Policy Committee with a flyer entitled "Sound Insulation Guidelines for Residences Exposed to Aircraft Operations" which was published by the Naval Facilities Engineering Command in April 2005. This flyer refers to a longer document, available on the Joint Land Use Study (JLUS) section of NCTCOG's website www.nctcog.org/jlus, to described sound insulation guidelines that are likely to be discussed throughout the course of the study.

Mike Sims also reviewed information related to Development Moratoria. The discussion included potential JLUS Policy Committee actions and recommendations for suggested development moratoria within the 65 DNL Contour. It was noted that the State Legislature made amendments to the laws governing development moratoriums, two legislative sessions ago. It was suggested that Cities could go to Austin to lobby for development moratorium exceptions applicable to the NAS JRB Fort Worth encroachment issues. It was suggested that each City Council consult with its City Attorney to review the legal issues regarding moratoria for their City. It was further suggested that City Councils should make decisions now and act quickly to prevent further development that could threaten the future of the NAS JRB Fort Worth and the ensuing detrimental economic impact.

Mike Sims presented a public meeting game plan for February 2006. He noted that NCTCOG staff would likely prepare for the events and hand over final scheduling to the consultant when their contract was signed. There was a general discussion regarding whether to hold one large public meeting for each event or to hold two to three smaller events at each study interval. Because the Navy's AICUZ Center of Excellence has agreed to perform a noise demonstration at the first public meeting, it is likely that the first public outreach will be one large meeting, with later meetings possibly held at various locations.

The public involvement process was discussed with several options suggested. Most all agreed that public meetings should be held in various locations among the cities impacted, and widely advertised to the public in advance. Mr. Sims suggested that we decide on an initial rollout meeting date and begin communicating this to the public as soon as possible. The Department of the Navy offered to give one noise factor demonstration at the public involvement rollout meeting.

Rachel Wiggins presented a list of upcoming meeting dates, noting that the public meeting in February will preclude the need to have a Policy Committee meeting that month.

Attendees

Elected Officials and Military Officers Present:

Keith Bailey	Councilmember	City of Benbrook
Carter Burdette	Councilmember	City of Fort Worth
Andy Fontenot	Mayor	City of Westworth Village
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
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
Anne Cozart	District Liaison	Representative Charlie Geren's Office
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
Marty Harrison	Director of Economic Development	City of White Settlement
Joey Highfill	City Manager	City of Lake Worth
Jodi Jones	District Assistant	Congressman Joe Barton's Office
Lisa Key	Administrative Assistant	NCTCOG
Renee Lamb	Director of Transportation Services	Tarrant County
John Leigh	DOD OEA Project Manager	DOD Office of Economic Adjustment
Vicki Mikel	Assistant City Manager	City of Lake Worth
Brinton Payne	VP Government and Urban Affairs	Fort Worth Chamber of Commerce
Don Ray	Public Affairs	NAS JRB Fort Worth
Jon Ed Robbins	Precinct Four Administrator	Tarrant County
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
Virginia Williams	Citizen	City of Lake Worth
Jami Woodall	Economic Development Coordinator	City of Lake Worth