

**Joint Land Use Study Policy Committee**  
**Monday, October 16, 2006 at 1:30 p.m.**  
**Benbrook Community Center / Y.M.C.A. Conference Room**  
**Meeting Summary**

The Joint Land Use Study (JLUS) Policy Committee met on Monday, October 16, 2006, to formalize a public involvement policy and discuss the fall events calendar. In addition, a briefing on Base Realignment and Closure was provided.

Chairman Chuck Silcox (Councilmember, City of Fort Worth) welcomed the Policy Committee. He presented a final copy of the bylaws as adopted at the September 18, 2006, meeting and a copy of the current Policy Committee roster. The group asked that the roster be updated to include all interested parties as well as voting and non-voting members.

The meeting summary from September 18, 2006, was presented. Ron Sauma (Councilmember, City of Benbrook) made a motion to approve the summary. The motion was seconded by Carter Burdette (Councilmember, City of Fort Worth). The motion passed unanimously.

Rachel Wiggins of the North Central Texas Council of Governments (NCTCOG) provided an update of the Public Involvement Policy for the Committee's discussion and possible adoption. The public involvement principles, roles, activities, and open meeting components were presented and discussed. Wes Cloud of the Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth suggested that the newsletter should be provided in electronic format, in addition to mailing it to all impacted property owners. There was a discussion about the need to identify the geography of "potentially impacted property owners". With guidance from the Navy and Department of Defense, it was decided that the 65 decibel noise contour from the *Aircraft Noise Study for Naval Air Station Joint Reserve Base Fort Worth* (August 2004, Wyle Labs), would be used.

Randy Brown of the City of White Settlement made a recommendation that outreach materials should include a list of everyday household noises and the noise levels they produce to

increase the public's understanding by providing a relational orientation. For example, a vacuum cleaner produces noise at X number of decibels while a lawn mower produces noise at Y number of decibels. Carter Burdette (Councilmember, City of Fort Worth) made a motion to approve the public involvement policy. The motion was seconded by Ron Sauma (Councilmember, City of Benbrook) and passed unanimously.

Albon Head of the Fort Worth Chamber of Commerce Executive Committee provided an overview of the Base Realignment and Closure (BRAC) process and history. The BRAC list was last published on May 13, 2005, and NAS JRB Fort Worth was not shown for closure. There was an attempt to remove political influences from the process, which meant that no bases were to be added to the closure list. Congresswoman Kay Granger initiated a Fort Worth BRAC committee of approximately 50 members. The committee engaged in fund raisers to pay for travel, research, and consultation with those familiar with the BRAC process. The committee developed a booklet on encroachment and noise issues which was presented to the Department of Defense at the Pentagon, on two separate occasions. The booklet included maps showing that encroachment was very low at NAS JRB Fort Worth.

There was discussion about the high level of encroachment at NAS Oceana in Virginia where residential and commercial developments were permitted immediately adjacent to the installation. That installation has been recommended for closure due to this encroachment and the related noise complaints that have been generated there. There was additional discussion about the economic impact of the installation on the region. John Leigh of the Department of Defense (DOD) Office of Economic Adjustment (OEA) noted that the JLUS process can only look at a finite study area and that no economic analysis beyond the work scope will be permitted. Brinton Payne of the Fort Worth Chamber of Commerce indicated that the Chamber would be willing to expand on the existing economic impact analysis as needed. There was further discussion about the potential burden that would be imposed on Lockheed Martin if NAS JRB Fort Worth was closed as a military installation.

Rachel Wiggins provided an update on the JLUS Request for Proposals (RFP). The RFP was issued on Friday, October 6, 2006. Proposals are due to NCTCOG by Friday, November 3, 2006. Rachel noted that there had been very strong interest from the consultant community since the RFP was issued. The Consultant Selection Committee roster was distributed to the Policy Committee.

Rachel Wiggins presented the fall events calendar, highlighting the following:

- The date for the elected officials briefing is to be determined. NCTCOG staff continues to work with Congresswoman Granger's scheduler to find some potential dates.
- The Consultant Selection Committee will meet on Wednesday, November 15, 2006, to review proposals. Consultant interviews will be held if needed on Wednesday, November 29, 2006.
- NCTCOG staff has recommended that the JLUS Policy Committee cancel their November 20, 2006, meeting to allow time to focus on the elected officials briefing and the consultant selection activities.
- The next JLUS Policy Committee meeting will take place on December 18, 2006, and be hosted by Westworth Village. This meeting will include the Policy Committee's action to ratify the consultant that is recommended by the Consultant Selection Committee prior to NCTCOG Executive Board action to approve.
- The selected consultant will receive their notice to proceed on January 2, 2007, and will be invited to a JLUS Policy Committee meeting on January 22, 2007, to prepare for the first formal public meeting. It should be noted that the January JLUS Policy Committee meeting was originally scheduled for January 15, 2007, which is Martin Luther King Jr. Day. NCTCOG staff recommends changing that meeting date to accommodate some scheduling conflicts.

The calendar was accepted by acclamation.

Randy Brown requested clarification on the briefings to City Councils and Planning and Zoning Commissions. Chairman Silcox indicated that standard presentations would be made at all such meetings at key intervals throughout the study.

Related to the Elected Officials Briefing, Rachel Wiggins presented a draft list of attendees and a draft agenda for discussion. There was no discussion on this item. NCTCOG staff agreed to keep the JLUS Policy Committee members posted as the event takes shape.

Rachel Wiggins presented a communication survey, requesting input to identify the best means of transmitting meeting information to the JLUS Policy Committee members. The options are: U.S. Mail, Email PDF files, Email link to PDF files online, and provide copies of all materials at the meetings. There was some discussion about the item and a few forms were returned to Ms. Wiggins for review. NCTCOG staff will update the committee on this item next month.

The group was reminded that in-kind reporting forms are due for fiscal year 2006. Signed originals should be mailed to NCTCOG staff.

Ron Sauma (Councilmember, City of Benbrook) introduced Ed Wilsberg of the Benbrook Area Chamber of Commerce as a new non-voting member of the Policy Committee. Rachel Wiggins also reported that Tarrant County had provided a letter filling their Policy Committee vacancy. A new roster will be provided at the next meeting of the Policy Committee.

John Leigh relayed a pertinent story related to the Marine Corps Air Station (MCAS) Beaufort, South Carolina. The communities completed a Joint Land Use Study a year ago but did not move forward with the implementation of any study recommendations. There has since been a request for a \$7.3 million Congressional allotment to buy land adjacent to the installation which was denied because no JLUS implementation has been accomplished since the study ended. John Leigh highlighted that this is an illustration of the importance that the federal government places on local jurisdictions' ability to implement JLUS recommendations. He cautioned that JLUS participants must look at how they can implement and benefit from the recommendations that will result from the successfully completed Joint Land Use Study. In addition, MCAS Beaufort has requested additional money from the DOD OEA to explore the possibility of evaluating the transfer of development rights as an implementation tool. Following the U.S. Congressional example, the DOD Office of Economic Adjustment will not provide this funding until positive steps have been taken to implement the results of the Joint Land Use Study.

Chairman Silcox adjourned the meeting. The next meeting will be held on Monday, December 18, 2006, and will be hosted by Westworth Village.

## Attendees

### Elected Officials and Military Officers Present:

Keith Bailey	Councilmember	City of Benbrook
Gene Brooks	Councilmember	City of Lake Worth
Carter Burdette	Councilmember	City of Fort Worth
LCDR Jon Hughes	Air Traffic	NAS JRB Fort Worth
Lt Keith Morris	Air Traffic Control Facility Officer	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
Wes Cloud	Facility Planning Manager	NAS JRB Fort Worth
Dave Gattis	Assistant City Manager	City of Benbrook
Jasen Haskins	Transportation Planner	NCTCOG
Albon Head	Executive Committee Member	Fort Worth Chamber of Commerce
Joey Highfill	City Manager	City of Lake Worth
Lisa Key	Administrative Assistant	NCTCOG
John Leigh	DOD OEA Project Manager	DOD Office of Economic Adjustment
Marc Ott	Assistant City Manager	City of Fort Worth
Brinton Payne	VP Government and Urban Affairs	Fort Worth Chamber of Commerce
Jesse Torres	Planning Manager	City of Fort Worth
Joe Trammel	Transportation Department	Tarrant County
Rachel Wiggins	Senior Transportation Planner	NCTCOG
Ed Wilsberg	Executive Director	Benbrook Area Chamber of Commerce