

North Fort Worth Alliance
Meeting Minutes
Fellowship of the Parks Church
August 20, 2011

The meeting was called to order by President Colleen Demel at 9:06am.

Colleen introduced District 2 Councilman Sal Espino and Dana Burghdoff from Fort Worth's Planning & Development department. Ms. Burghdoff presented information on Phase 1 of council redistricting.

Ms. Burghdoff's presentation will be posted to the NFWA website and Facebook. She presented a history of Fort Worth's council makeup over the last 40 or so years as well as the population growth that has occurred. Most of the growth has occurred in Far North Fort Worth as well as some on the south side of the city. All ethnic groups have grown between the 2000 and 2010 census, with Hispanic the highest from 30 to 34%. Non-white population resides mostly inside the loop on the near north, east and southeast sides. District 2 had by far the largest population growth at 123% since 2000. Fort Worth currently has eight single member districts plus a mayor elected at-large. Next are district's 6 and 7 with 48 and 59% respectively. Average district population has gone from about 67K to 93K.

The purpose of Phase 1 of the redistricting plan is to decide whether to keep the current 8-1 representation or move to 10-1. Phase 2 will define district boundaries. A question was asked regarding why choose 10:1 when other cities of similar size use other numbers, at-large members, or a combination of single member districts and at-large. Councilman Espino explained that some at-large councils existed historically to inhibit minority neighborhoods from electing minority representatives and that since Fort Worth has used single member districts for so long a move to include or convert fully to at-large members may not meet the retrogression standard set forth in the Voting Rights Act. Ms. Burghdoff mentioned 10-1 was chosen as an option as it is a conservative change. Another question was asked to Ms. Burghdoff whether city staff would be making recommendations to council. She replied that staff would only provide data and that the council will decide how to redistrict.

Ms. Burghdoff shared that interested citizens can go to www.fortworthgov.org/redistricting to register and submit a comment card as well as register separately to create their own redistricting map to submit. Comments on Phase

1 must be received by September 30, 2011 for consideration. If a change to 10-1 is decided, the city charter must be amended, requiring a city wide election in November 2012 in preparation for council elections in May 2013.

Councilman Espino then presented his perspective on redistricting. Sal believes 10 single member districts allows for more geographical diversity. Parts of districts 7, 2 and 4 are north of the loop with 2 being dominant. District 2 is very large with 6 school districts, 12 zip codes, and three counties. His opinion is to add two strong North Fort Worth districts and maintain strong historically African American and Hispanic districts. He mentioned that 69% of residents surveyed prefer the 10-1 plan and says Mayor Price says she'll have to be talked out of 10-1.

Sal also stressed that the heaviest voter turnout is inside the loop and that our area must increase voter turnout, to which several attendees agreed and mentioned there is still much confusion among North Fort Worth residents as to whether they live in Keller since they have a Keller postal address, their children go to Keller schools and builder sales reps sold houses stating they were in Keller. One attendee stated that even businesses are confused and belong to the Keller Chamber of Commerce rather than Fort Worth's chamber. Sal went on to state that our district needs more votes on council to get our road needs and added services such as a sub courthouse and waste drop-off station addressed. The past topic of signs on I-35W stating Keller on the exits doesn't help matters. Secretary Rob Beauseau recommended that "Fort Worth" be added to the street signs on major arterials in North Fort Worth as one method to inform people where they are to which Sal replied that the city has sign toppers available that only cost \$60. An email will go to Sal to remind him to pursue this.

Also regarding redistricting, attendee Bill Lebo mentioned that it is too hard to have pie shaped districts stretching from the boundaries of the city into the city center and maintain minority districts. Bill thinks a good idea is to create two districts at the top of districts 2 and 7. Vice President Rusty Fuller asked if we have to go to 3 and 3 minority districts if you go to 10 to maintain the ratio of current minority districts. Sal said that may not be possible you may end up with a swing district mixed with Hispanic and African American.

Sal then presented a road update. Below is the information presented from a document Sal read:

"Arterial Street Improvements - Project Status

City Fort Worth

Council District 2

August 12, 2011

1. Golden Triangle Boulevard - 2004 Bond- This project, between IH-35 and US 377 (Denton Highway), is being constructed by Glenn Thurman Inc and is managed by TXDOT. This project will widen the existing 2-lane roadway with open drainage ditches to a 4-lane divided arterial street. The new roadway will be built of continuously reinforced concrete, over an asphalt base, and a stabilized sub-base. This is a typical/standard TXDOT design for FM roads to accommodate a larger volume of traffic as well as trucks. (City standard is panel construction and less costly) The expectation is traffic volumes will increase dramatically on this roadway and this structure is designed to anticipate the significant traffic volumes. The median will be wide enough to accommodate an additional 2 lanes in the future, and new traffic signals will be installed at IH-35W, Old Denton Road, Crawford Farms/Rancho Place, North Beach Street, and Alta Vista Road. (We will also have the temporary signal during construction at Rancho Place). Glenn Thurman, Inc. started construction in October 2010 with an anticipated completion date of September 2012. They are currently on schedule, working on the north half of the roadway, with work anticipated to begin on the south half in October of this year. Traffic will be transferred to the new pavement on the north side while the contractor works on the south side improvements.

2. North Beach/Alta Vista - 2008 Bond:

a. Timberland to Keller-Hicks Road: The design of this 4-lane divided arterial street has been completed by Transystems Corporation Consultants. The right-of-way and easement acquisitions were completed in July 2011. As usual, the design was coordinated with the various franchised utility companies, and those utility relocations are currently underway. Under the current schedule, the City will advertise the construction phase of the project in September 2011. We anticipate construction will begin in March 2012 with a planned completion date of April 2013. One unique aspect to this project is the need to design and build a portion of Keller-Hicks with this project. The intersection of North Beach and Keller-Hicks is being raised due to the need to construct a large box culvert under Keller-Hicks.

b. Keller-Hicks to Golden Triangle Boulevard: The design of this 4-lane divided arterial street has been completed by Teague Nall and Perkins, Inc. The right-of-way and easement acquisition should be completed in September 2011. As is typical, the design of the roadway was coordinated with the various utility companies, and those utility relocations are currently underway. The City Council authorized the execution of an Infrastructure Construction Agreement (CFA) with an adjacent land owner/developer (Hillwood Residential Services, LLC) in June 2011. Hillwood plans to complete their CFA Agreement in August and receive construction bids in September 2011. Construction is anticipated to start immediately in October 2011. We anticipate this project will take approximately one year to build, and have a planned completion date of October 2012.

3. Shiver Road from Meridian to Stirrup Way: The design of this section of Shiver Road is almost at 90% completion. At this time, there have not been any CIP funds identified for the construction of this road.

There have been preliminary discussions with both the Parks Department as well as Stormwater regarding the design of the roadway and drainage system(s) in the area, and potential cost sharing of the construction of these improvements. However, no agreements have been reached at this time. Funds could be shifted from other roadways within the district to fund construction of this segment.

4. Old Denton/North Riverside between Golden Triangle Blvd and Heritage Trace Parkway - Impact Fee Fund for design- No bond funds - TIF funding for construction through loan from Aviation gas well revenues: The design of this 4-lane divided arterial street has recently started (this month) by Teague Nall and Perkins, Inc. The right-of way and easement acquisition should be completed in December 2012. As with all major roadway projects, the design is closely coordinated with the various franchised utility companies (to minimize conflicts and any time delays. As a result, the franchise utility relocations should be complete in March 2013. This roadway has many different utilities which adds extra time for relocation. As design progress, further analysis will occur to create better utility relocation plans that reduce delivery time. The current projected start of construction is July 2013 with completion one year later in July 2014.

5. Ray White Rd - From North Tarrant Parkway to Shiver Rd. (District 2) - Gas Well Revenues: The design of this 4-lane divided arterial street is approximately 90% complete by Dannenbaum Engineering. Additional design was initiated as part of property acquisition to reduce impacts - converting open-ditch to pipe system for a portion of the roadway. The scope of this project is slightly unusual because the design and construction of the new roadway consists of adding only the western 2 lanes. In addition to the new roadway section, as with all arterial streets, there will be associated underground drainage improvements as well as a concrete sidewalk. The right-of-way and easement acquisition phase is underway, and should be completed within the next month. Following the property acquisition, the construction phase of the project will be advertised in September 2011. Assuming the advertisement, preparation of contract documents and approval of the contract by the Mayor and Council, construction would begin in early 2012.

6. Avondale Haslet Rd from US 287 to RR - Job #01414 is currently broken into four different phases - 2008 Bonds and Tarrant County Funds:

Phase I - Avondale Haslet - US287 Frontage Road to Water Tank Site (District 7) - The plans for the design of this roadway were prepared by Dunaway Associates and are complete. This project is being constructed through a Community Facility Agreement (CFA) with Wal-Mart Stores Texas. Wal-Mart will be bidding this work starting in August 2011 with construction beginning in September or early October 2011. A pre-construction meeting will be held before construction begins. The construction of this phase of the project must be coordinated with Phase II. A permit will be required from TXDOT, which we should receive by the first week of September 2011.

Phase II - Avondale Haslet - Water Tank Site to Willow Creek (just east of BNSF Rail Line) (District 7) - The design of this phase of the plans are also being prepared by Dunaway Associates, with 60% plans to be provided for review in September. We are on schedule and should have the final design plans

complete by the end of 2011. The current schedule is to start construction of this phase would begin in the middle of 2012. The construction will be coordinated with the construction of Phase I.

Phase III - Avondale Haslet Overlay - Willow Creek to Sendera Ranch (District 2) - The city has negotiated an agreement with Tarrant County on this phase. The City will coordinate with Tarrant County for the county to install an asphalt overlay from just west of Willow Springs east to Sendera Ranch, at the same time as the widening of Willow Springs North and Willow Springs South. These improvements have been coordinated with the franchised utility companies, and utility relocations are underway at this time. That will allow the widening at Willow Springs North to take place as soon as possible. The county overlay project has been scheduled for 2012.

Phase IV - Avondale Haslet & Business US 287 (District 7) - During a meeting with area residents, and at their request, the city is working with TXDOT to determine alternatives that can be evaluated to improve the level of service, reduce delays, and improve vehicle safety at this intersection. Preliminary conversations with representatives of Tarrant County, TXDOT and the City have already taken place. At this point in time, it appears widening of the intersection plus traffic signal improvements will be the most effective solution, and is being evaluated. We anticipate the intersection solution will be developed and communicated to the residents before we begin construction of the Wal-Mart project.

7. Thompson Rd - from N. Riverside to Flowertree - Gas Well Revenue: The design of this major collector roadway is underway. The 90% completion set of plans is currently being reviewed by city staff of various departments. We expect the plans to be 100% complete in September 2011. The design of this roadway will include three vehicular traffic lanes plus the addition of bike lanes. The right-of-way and required easements have already been obtained. As a result of ongoing communication and close coordination of the design of these plans, a minimum amount of utilities need to be relocated, and should have little to no impact on the start of construction. Barring any unforeseen complications, the city will begin the bid process for the construction of Thompson Road in either September or October 2011, with the project taking less than a year to complete.

8. Ray White Rd - from N. Beach to Stonecrest Trail - 2004 Bond (CFA Obligation Funds): The design of this project is almost complete. We expect to have final plans from Teague, Nall & Perkins in November 2011. As a result of our favorable working relationship with Tarrant County, this project is being developed with an Interlocal Agreement between the city and Tarrant County. The city has assumed responsibility for the design of the roadway, while the county has agreed to construct the new roadway. Under the current schedule, and depending on any unknown changes to the county's construction schedule, this roadway should be under construction and completed in late 2012. This roadway project is somewhat critical to two existing developments and by constructing this section of roadway, there should be a significant improvement in access to a portion of the Heritage subdivision by reducing the convenience and tendency of drivers to cut through this subdivision from the Crawford Farms subdivision."

Sal was questioned by Shirley Gansser regarding the fact that Hillwood has pushed through a project with the city to extend North Beach St from Golden Triangle to Keller Hicks through a section of property they own and questioned how the city was able to find money to work this new project when gas well money promised during the 2008 bond election to fund two road projects in our area have not been started. Sal explained that any time other parties are willing to put up some of the funding through a CFA, as Hillwood was, they tend to approve those projects. He also stated the city no longer has issues with debt capacity and more projects should start being undertaken. He recognizes the frustrations and mentioned the succession of short-tenured TPW directors as well as their lack of project manager accountability as something that the new TPW director is changing. Another attendee asked Sal about whether the section of Beach in front of Fellowship of the Parks Church is planned for improvement to which he answered that he has asked TPW to expedite it to the design phase.

Sal mentioned that a workshop for council with TPW is scheduled for August 30, 2011. Several attendees stated their concern with school starting next week that Keller bus ridership appears to be going from 7,000 riders last school year to 2,000 due to the fact parents must now pay for bus service. This will aggravate the traffic congestion we already face as well as pose safety issues as many roads do not have sidewalks. Sal said the city has been in communication with KISD regarding this issue and welcomed anyone who sees specific problem areas to bring them to his attention. He stated getting sidewalks built is not a quick process.

Colleen then made a couple announcements.

The first announcement is that NFWA elections are next month. She stated that she and Rob would put together the ballot and a nomination committee.

Next she discussed that a parcel zoned as PD next to The Met Church on Old Denton, which was slated for an Alzheimer's and dementia care facility, now has a Plano developer looking to change zoning to allow him to build luxury apartments. The NFWA has been in contact with the developer and has offered to set up a public information meeting for the developer to discuss the project with residents at the amenity center at Villages of Woodland Springs. Colleen is awaiting a response.

Rusty took the floor and stated that Premier Communities and the Heritage HOA are sponsoring a symposium for board members and community leaders on September 1, 2011 with sign-in at 6:30pm and the presentation starting at 7pm at Heritage Church of

Christ Room 24 (4201 Heritage Trace Pkwy, 76244). The symposium will cover laws passed during the 82nd Texas Legislative Session that affect homeowners associations and how Premier is implementing new processes to ensure full compliance.

Rusty next stated that the Community Associations Institute is holding an expo and trade show on September 8, 2011 from 8am – 4pm at Plano Centre (2000 East Spring Creek Parkway Plano, TX 75074). More info is available at www.dfwcai.org or by contacting the Chapter Office at linda@dfwcai.org, 214-575-5007. Lake management, legislation effects on HOA's, and many other topics will be presented.

Colleen adjourned the meeting at 11:00am.

Respectfully submitted,

Rob Beauseau, Secretary