



Meeting Summary

**NAS JRB Fort Worth Regional Coordination Committee
April 18, 2022
1:30 p.m.**

**Tarrant County Sheriff's Department North Patrol Division Meeting Room
6651 Lake Worth Blvd.
Lake Worth, TX 76135**

The Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) convened at 1:30 p.m. on April 18, 2022. The meeting was hosted by the Tarrant County Sheriff's Department North Patrol Division Meeting Room.

Voting Members in Attendance

Mike Coleman, Chair, City of Westworth Village
Councilmember Dr. Larry Marshall, Vice Chair,
City of Benbrook
Jeff James, City Manager, City of White
Settlement
Councilmember Dan Chisholm, Secretary, City
of River Oaks
Jack Adkison, City of River Oaks
Stacey Almond, City of Lake Worth
Councilmember Michael D. Crain, City of Fort
Worth
Councilmember Leonard Firestone, City of Fort
Worth
Councilmember Laura Mackey, City of
Benbrook
Councilmember Paul Moore, City of White
Settlement
Randy Skinner, Tarrant County
Councilmember Gary Stuard, City of Lake
Worth

James Hacker, City of Lake Worth
Doug Howard, City of Benbrook
Captain Jessica Gross, US Air Force
James Myrick, City of River Oaks
Stacey Pierce, Streams & Valleys
Gregg Russell, 301st Fighter Wing
Maegan South, Tarrant County
Ed Spurlin, NAS JRB Fort Worth
Maritta Sumner, Fort Worth Air Power Council
Geoffrey White, City of Lake Worth

NCTCOG Staff in Attendance

Nicholas Allen
Jaclym Castillo
Kevin Kokes
Paul Paine
Kyle Roy
Kim Wilder
Amanda Wilson

Non-Voting Members in Attendance

Ricardo Gonzalez, Texas Department of
Transportation (TxDOT)
Dan Kessler, NCTCOG
Captain Mark McLean, NAS JRB Fort Worth

Others Present

Paul Conley, TxDOT
Charlie Cripliver, U.S. Representative
Kay Granger's Office
James Diggs, Ridgmar Mall
Lt. Cdr. Ryan Doyle, NAS JRB Fort Worth
Allen Duckworth, 301st Fighter Wing
Maribel Gallardo, Greater Fort Worth
Association of REALTORS

Meeting Summary April 18, 2022

Meeting Summary Outline

1. Pledge of Allegiance and Texas Pledge
2. Welcome and Introductions
3. Approval of January 24, 2022 Meeting Summary (Action)
4. NAS JRB Fort Worth Tenant Commands Series: Public Works
5. Bomber Spur Study
6. NAS JRB Fort Worth Update
7. Development Review Tool Projects
8. JLUS Update
9. Administrative Updates
 - Scheduling Update
 - Transportation Project Implementation Update
 - Media Alerts
 - Correspondence
 - Attendance Report
10. Public Comments

Item 1. Pledge of Allegiance and Texas Pledge

Chair Mike Coleman called the Committee to order at 1:30 p.m.

Item 2. Welcome and Introductions

The Chair introduced the RCC's new TxDOT representative, Ricardo Gonzalez, and his assistant, Paul Conley. The members in attendance and audience members introduced themselves. The Chair also read the new RCC mission statement.

Item 3. Approval of January 24, 2022 Meeting Summary (Action)

The motion to approve amended minutes was requested by Chair Mike Coleman. Councilmember Michael Crain made the motion. Vice Chair Dr. Larry Marshall seconded the motion. The meeting summary for January 24, 2022, passed unanimously.

Item 4. NAS JRB Fort Worth Tenant Commands Series: Public Works

Lieutenant Commander Ryan Doyle provided an overview of the Public Works Department (PWD) at NAS JRB Fort Worth. Lieutenant Doyle shared that the Plant Replacement Value (the value to replace buildings) for the entire base is approximately \$1 billion. The installation contains 2,342 acres and 2,900,000 square feet of facility space, comprised of 194 Navy/Marine and 72 Air Force occupied buildings as well as 20 Texas Air National Guard owned/occupied buildings. It costs, during an average fiscal year, \$3 million to maintain the base.

Lt. Cdr. Doyle said there have been several unplanned power outages at the base since October 2021, ranging from two to eight hours and affecting at least part of the base. He said that utility strikes are common but should not be. Power is contracted to the base by Defense Logistics Agency (DLA) and costs six cents per kilowatt hour. The Chair asked if the cities of Westworth Village and River Oaks share the same grid or substation as the base. Captain Mark McLean said there may be some distribution of power to those areas through the base. Lt. Cdr. Doyle said the

Meeting Summary April 18, 2022

City of Fort Worth is the wastewater and potable water provider for the base, and Atmos Energy is the natural gas provider. He then provided an overview of the base's monthly utility bills.

The PWD is the cornerstone of the Navy's shore-based operations and varies in size, requirements, and capabilities based on the type and amount of work to be done, the amount of real property to be maintained, and the number of utilities and transportation services to be provided. The PWD supports the US Navy, US Air Force, US Marine Corps, US Army Reserve, Texas Air National Guard, other Department of Defense (DoD) entities (including Lockheed Martin, Federal Medical Center Carswell), and 28 other subordinate military and civilian tenants on base. Lt. Cdr. Doyle said work is performed both in-house and contracted. In-house work may be either unplanned (emergency, urgent or routine services) or planned (recurring/planned maintenance and projects). Long-range maintenance is usually planned two years in advance. The largest project currently being worked on is the 301st Fighter Wing facility for F-35s, which costs approximately \$22 million. Contracted services include janitorial, grounds maintenance, recycling, pest control, refuse, grease traps, and lead filters.

Captain McLean said contracting services out to municipalities may be expensive, but if a city can provide services at an affordable rate, then the base is able to enter into an intergovernmental support agreement (IGSA) to save federal funding. An IGSA allows a city and the base to work together, but it is not a contract of services. IGSA's are typically used for repairs to roads, stormwater/water lines, streetlights, and gas lines. Captain McLean and Mr. Ed Spurlin then provided an overview of the Defense Community Infrastructure Program and indicated their willingness to partner with RCC members on candidate projects.

Item 5. Bomber Spur Study

NCTCOG Program Manager Kevin Kokes presented on the Bomber Spur Trail project. Kevin first thanked the Chair for his advocacy for the project and also acknowledged Ms. Stacey Pierce with the non-profit organization Streams & Valleys. The Chair asked if the Airfield Falls Trailhead would extend to the base entrance, and Kevin confirmed this was planned. Kevin then explained this is a "rails-to-trails" project that is a 21-mile regional trail loop that will cross major highways and connect Downtown Fort Worth, the West Fork Trinity Trail, the Clear Fork Trinity Trail, North Z-Boaz Park, Ridgmar Mall, and neighborhoods and commercial areas. A future connection will bring the trail to Lockheed Martin through White Settlement via Lockheed Boulevard/TX 341 Spur. Kevin said NCTCOG is working to develop trails for transportation in the region and is looking for opportunities to connect trails and pedestrian facilities to rail and transit. NCTCOG worked with federal funding that was approved, in April 2021, by the Regional Transportation Council (RTC) with the partnership of Streams & Valleys and the City of Fort Worth, who provided local matching funds and completed preliminary engineering on the southern section of the trail south of IH 30. As of 2022, probable construction cost of the Bomber Spur Trail is estimated at \$15 million, but inflation could drive costs up to \$20 million by 2028.

Kevin said TxDOT is seeking public comment on the design for a reconstructed IH 30/SH 183 interchange from March 22 to April 25, including various IH 30 main lane concepts, interchange alternatives, and Bomber Spur Trail crossing alternatives. Also, various trail crossing alternatives that pass over and/or under IH 30 will be discussed. This hearing is open for public comments at <https://www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings/fort-worth/032222.html>.

Kevin invited Ms. Pierce to share remarks, and she thanked the Chair for his advocacy for the project. She explained some of the land acquisition challenges the project poses but said she was

Meeting Summary April 18, 2022

very encouraged. Councilmember Crain said this is an important project for Fort Worth and offered his assistance; he also encouraged staff to make sure Ridgmar Mall is included in any plans. Dan Kessler reminded members that this project was a result of the Planning for Livable Military Communities work from several years before.

Item 6. NAS JRB Fort Worth Update

Captain McLean provided updates on several items. The F-18 Marine squadron that was dispatched to Japan has returned to the base after a six-month deployment. The base will host Roll Call on Friday, April 22, at the BR-59 hangar. The event will be attended by 500 veterans, 15 of whom are World War II veterans. This event will also serve as the 80th celebration of the NAS JRB Fort Worth installation. Captain McLean extended an invitation to the RCC to join the base in the celebration. The base's gas station and car wash will reopen on May 2 and June 2, respectively. In addition, Paramount Pictures will screen the new movie, *Top Gun: Maverick* at the base on May 22; admission will cost \$5. The Fourth of July fireworks celebration will be held July 2 as scheduled. The base is negotiating to turn over its galley operations to MWR with the goal of serving all who have access to the base and not just base personnel. Regarding COVID-19, the base's health condition status has returned to a level not achieved since March 2020.

Item 7. Development Review Tool Projects

Kyle Roy presented one project submitted to the online Development Review Tool:

- City of Westworth Village: Project 151 - The project is a proposed zoning change from a single family residential zoning classification to office zoning classification. The property is currently vacant and located at 285 Roaring Springs Road, south of State Highway 183. The property falls within the 65 dB Noise Contours but does not lie within the Accident Potential Zones of NAS JRB Fort Worth. A letter was provided to the city stating the project was found to be consistent with JLUS recommendations.

Kyle informed the committee the City of Fort Worth uploaded a project to the development tool portal and that it is open for comment until May 2. Also, passwords and usernames are provided to members and designated municipal staff upon request.

Item 8. JLUS Updates

Amanda Wilson provided updates on work for the JLUS Implementation Grant. She said NCTCOG staff had requested a one-year extension of the grant through February 2023 due to delays caused by COVID-19. She also reported the RCC Technical Subcommittee met in January and March and will meet in late April. Staff held individual meetings with each city to discuss economic development, comprehensive plans, zoning ordinances and transportation improvements. Amanda is also working with NCTCOG's mapping specialist to examine compatibility in the base's noise contours and safety zones and update a land use analysis from the 2018 JLUS report. These efforts are needed to prepare for a possible application to DoD's Noise Mitigation Program, which has \$125 million in available funding. This funding is allocated to help individual households achieve better sound proofing when located in noise contour areas.

The RCC Development Review Tool is being updated to make the system for commenting easier to use. Also, a separate self-service mapping tool is being created that can be used by developers early in the implementation process to determine what is compatible on a given parcel. Overall,

Meeting Summary April 18, 2022

there will be two separate systems available for use. Finally, SB 149 has been deemed unconstitutional by a federal district court due to freedom of speech concerns, so this legislation is no longer enforceable. Staff are reaching out to Dallas Fort Worth International Airport to bring the legislation back to the table.

Dan Kessler provided an update on the Strategic Parcel Acquisition and Re-Use Program, which is a JLUS implementation grant strategy to identify opportunities for local governments to voluntarily acquire parcels located near the base to mitigate safety and noise impacts. The goal is to acquire properties for potential rezoning and re-use opportunities, and not necessarily to remove these parcels from tax rolls. Dan said NCTCOG is currently working with White Settlement to acquire two parcels. These parcels are adjacent to the south Clear Zone and are included in the south Accident Potential Zone I. They are also in both the 80-84 dB and 75-79 dB Noise Contours. They are both zoned as commercial properties. The parcels, which are currently for sale, are currently home to the Cowtown BBQ/Ridgmar Farmers Market. A third parcel of interest is an adjacent property that is a utility company. White Settlement has submitted and signed a contract for the first two parcels, which will be rezoned for a compatible industrial use. NCTCOG/RTC will provide funding for the purchase of the property upon closing, but White Settlement will own and maintain the property. A tentative closing date for the property is June 1. Dan then recognized and thanked Jeff James, White Settlement City Manager, for his leadership and praised the White Settlement City Council for their action. Mr. Spurlin then provided some historical background on the parcel and thanked both Dan and the city. Mr. James also offered his thanks.

Item 9. Administrative Updates

- **Scheduling Update:** The next RCC meeting will take place Monday, July 18, 2022, at White Settlement.
- **Transportation Project Implementation Update:** Dan Kessler provided updates on several projects. Las Vegas Trail, IH 30; and SH 183 are moving along well. Bomber Spur is finally making progress, and Meandering Road (River Oaks) is working to submit its design. Dan also commended NCTCOG's bicycle/pedestrian planners, including Kevin Kokes, for their efforts.
- **Media Alerts:** Included in the packets.
- **Correspondence:** Included in the packets.
- **Attendance Reports:** Included in the packets.

Item 10. Public Comments:

No public comments were made during the meeting.