

# Agenda



## Arlington City Council Special Meeting

Council Briefing Room  
101 W. Abram St., 3rd Floor

Tuesday, October 25, 2016  
2:00 PM

I. CALL TO ORDER

II. EXECUTIVE SESSION (2:00 p.m.)

Discussion of matters permitted by the following sections of **V.T.C.A., Government Code, Chapter 551**:

A. Section 551.071, **CONSULTATION WITH ATTORNEY**

1. Legal discussion relative to Arlington Municipal Patrolman's Association v. City of Arlington lawsuit
2. Legal discussion regarding third party arbitration

B. Section 551.072, **DELIBERATION REGARDING REAL PROPERTY**

1. **Abram Street (Cooper Street to Collins Street) – Melissa Rose Martin; Project No. PWST10009**

A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being a portion of Tracts 116 & 117, Solomon Davis Addition, an addition to the City of Arlington, Tarrant County, Texas; otherwise known as 501 West Abram Street, City of Arlington, Tarrant County, Texas.

The lake level as of 8 a.m. Friday, October 21, 2016 was 542.93 feet.

- The Arlington City Hall is wheelchair accessible. For accommodations or sign interpretive services, please call 817-459-6100 no later than 24 hours in advance.
- Council meetings are broadcast live on Arlington's Government Channel and rebroadcast throughout the week at the following times:

	Afternoon meetings	Evening Meetings
Sunday	1:00 p.m.	6:00 p.m.
Wednesday	1:30 p.m.	6:30 a.m.
Saturday	6:00 p.m.	6:30 a.m.

- The Council agenda can be viewed on the City's website at [www.ArlingtonTX.gov](http://www.ArlingtonTX.gov)
- For a complete Arlington Government Channel program schedule, please visit [www.ArlingtonTX.gov/Broadcast](http://www.ArlingtonTX.gov/Broadcast)

2. **Abram Street (Cooper Street to Collins Street) – Happy King Trusts and Louise King Trust; Project No. PWST10009**

A resolution determining the necessity of acquiring a street right-of-way easement in, over and through land being Lot B, George Lampe Addition, an addition to the City of Arlington; otherwise known as 410 West Abram Street, City of Arlington, Tarrant County, Texas.

3. **Abram Street (Cooper Street to Collins Street) – Daniel Partners Limited; Project No. PWST10009**

A resolution determining the necessity of acquiring a street right-of-way easement and a temporary construction easement in, over and through land being Tracts 49, 50, 51, 52, 53 and 53A, John Huitt Survey, Abstract No. 703; otherwise known as 504 East Abram Street, City of Arlington, Tarrant County, Texas.

C. Section 551.087, **DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

1. Offers of Incentives to Business Prospects.

**III. WORK SESSION** (3:45 p.m. or upon adjournment of Executive Session, whichever is later)

- A. 101 Center Update
- B. Downtown Library Update

**IV. ISSUES SESSION**

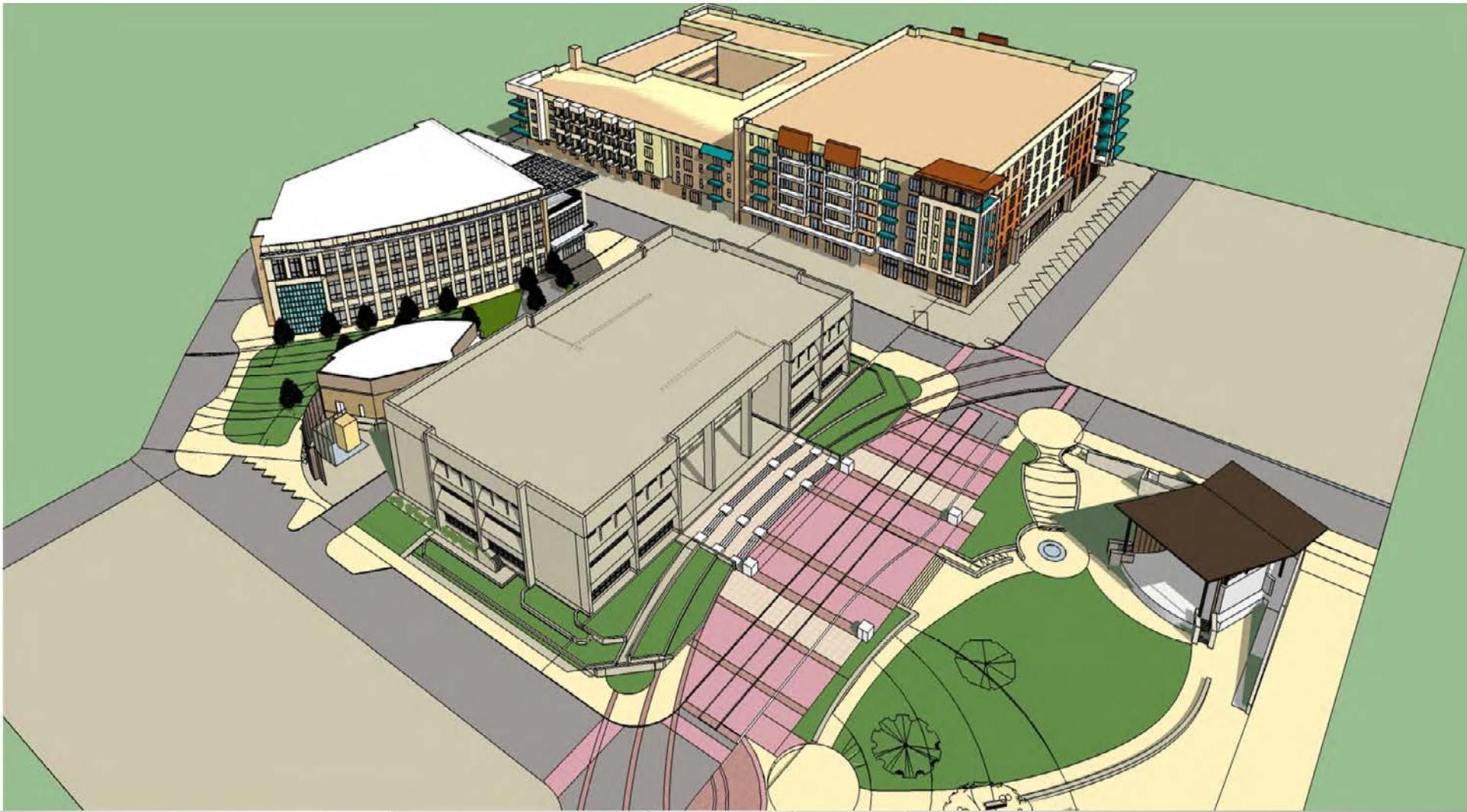
- A. Discussion of informal staff reports
  1. City Logo Use by Outside Groups and Businesses
  2. Contract with Service Line Warranties of America
  3. Neighborhood Matching Grant Update
  4. FY 2017 City Council Priority - Put Technology to Work
- B. Discussion of committee meetings
  1. Finance and Audit - Water and Sanitary Sewer Connections Financing Program
  2. Municipal Policy - Short-term rental of residential property; Body Worn Cameras
  3. Community and Neighborhood Development - Housing Tax Credits
  4. Economic Development - Executive Session: Discuss Offers of Incentives to Business Prospects

- C. Discussion of miscellaneous items
  - 1. Appointments to boards and commissions
  - 2. Evening Agenda items
  - 3. Issues relative to City and TxDot projects
  - 4. Future Agenda Items
  - 5. Board and Commissions Application Process



# New Downtown Library Construction Update





# Downtown Arlington





**BYRNE**  
CONSTRUCTION SERVICES

[www.byrneconstruction.com](http://www.byrneconstruction.com)

Print #161004495

Date: 10/04/16

Lat/Lon: 32.736654 -97.107598

Order No. 61653

 Aerial Photography, Inc. 954-568-0484

# Downtown Library





# Downtown Library



# Downtown Library Community Room / Council Chamber Schedule

Council Chamber demolition started	June, 2016
Library 1st floor slab completion	Dec, 2016
Library structural steel top out	March, 2017
Library exterior skin complete	July, 2017
Library interior completion	March, 2018
Library site-work completion	March, 2018
<b>Library opens</b>	<b>June, 2018</b>

Council Chamber slab completion	Dec, 2016
Council Chamber structural steel	Feb, 2017
Council Chamber exterior skin	May, 2017
Council Chamber interior completion	Sept, 2017
Council Chamber site work / furnishings	Dec, 2017
<b>Council Chamber opens</b>	<b>Jan, 2018</b>





**QUESTIONS**





# ***Informal Report to Mayor and Council***

## **City Logo Use by Outside Groups and Businesses**

City Council Meeting Date: 10/25/2016

### **ISSUE**

Review of the City of Arlington ordinance guiding decisions about the use of the City's logo, particularly by businesses and non-city groups/organizations.

### **DISCUSSION**

Article V of the City of Arlington's Flag and Logo Chapter pertains to the use of the City's logo. This was amended by the City Council August 19, 2014 to include the City's new logo and tagline, which are registered trademarks.

Article V outlines five allowable uses for the City's logo, including:

1. Nonprofit charitable groups;
2. Events limited in duration to a period of time specifically designated in the application;
3. Uses which comport with the guidelines listed in the ordinance;
4. Other uses deemed appropriate by the City Manager, taking into consideration the good name, reputation and public image of the City of Arlington at stake each time a request for use is granted; and,
5. Media agencies may be granted permission provided certain criteria are met

Applications for use of the City's logo can be made to the City Manager or his/her designee. As outlined in the ordinance, use of the logo shall not be allowed if such use:

1. Is, or includes matter which is immoral, deceptive, or scandalous according to community standards;
2. May disparage, or falsely suggest a connection with, or bring into contempt or disrepute the City of Arlington; or,
3. Is likely to cause confusion or mistake.

In practice, in order to protect the City's logo and maintain fairness, the City has denied applications to businesses wishing to use the City logo for the following reasons:

1. Allowing one businesses access to the City's logo would make it difficult to deny it to another business. To avoid setting a precedent, the City has only allowed City departments, nonprofit groups and groups/organizations who are partnering with the City or that the City is sponsoring the right to use the logo.
2. Standards of use would need to be created in order to maintain a consistent usage of the logo in design, color, font, messaging, etc.
3. The logo is property of the City and when monetized by a private company to make a profit the City should require a licensing fee or other financial consideration in exchange for the right to use.

### **ACTION**

No action by City Council is required.

**ADDITIONAL INFORMATION**

Attached:

Article V of Flag and Logo Chapter: Rules  
Governing the Use of the City of Arlington Logo.

Under separate cover:

None.

Available in the City Secretary's Office:

None.

**STAFF CONTACT(S)**

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**ARTICLE V**  
**RULES GOVERNING THE USE OF THE**  
**CITY OF ARLINGTON LOGO**

**Section 5.01 Approval Required**

No person, association, corporation, organization, or group, of any type or character, shall cause or allow to be used or displayed the City of Arlington Logo on any item unless such use or display is approved as provided by this Ordinance, and is otherwise in compliance with this Ordinance.

**Section 5.02 Application Submitted**

Application for approval to use or display the City of Arlington Logo shall be made to the City Manager, or his/her designee, prior to such use or display. (Amend Ord 14-042, 8/19/14)

**Section 5.03 Allowable Uses**

Use of the City of Arlington Logo shall be limited to the following:

1. Nonprofit charitable organizations;
2. Events limited in duration to a period of time specifically designated in the application;
3. Uses which comport with the guidelines listed in Section 5.05; and/or
4. Such other uses deemed appropriate by the City Manager, or his/her designee, taking into consideration the good name, reputation and public image of the City of Arlington at stake each time a request for use is granted.
5. Media agencies may be granted permission to use the City of Arlington logo provided the following criteria are met:

- a. if the media agency is a television station with a broadcast signal which serves the entire population or geographic city limits of the City of Arlington; or
- b. if the media agency is a newspaper with a paid subscriber circulation within the City of Arlington of not less than 10,000 subscribers.

The City Manager, or his/her designee, shall determine if a media agency is in compliance with this ordinance. (Amend Ord 14-042, 8/19/14)

**Section 5.04 Approval**

The City Manager, or his/her designee, shall review each application for compliance with this Ordinance. An application for use submitted to the City Manager, or his/her designee, shall be approved or disapproved by the City Manager, or his/her designee, and such decision shall be final. (Amend Ord 14-042, 8/19/14)

**Section 5.05 Guidelines to be Followed**

The following guidelines shall be followed by the City Manager, or his/her designee, in reviewing each application for use of the City of Arlington Logo.

1. Use of the City of Arlington Logo shall not be allowed if such use:
  - a. is, or includes matter which is immoral, deceptive, or scandalous according to community standards;
  - b. may disparage, or falsely suggest a connection with, or bring into contempt or disrepute the City of Arlington;
  - c. is likely to cause confusion or mistake, or to deceive, because, when applied to the applicant's proposed use in connection with an activity or event, the activity or event appears to be controlled by the City of Arlington when such is not the case. (Amend Ord 14-042, 8/19/14)



# ***Informal Report to Mayor and Council***

<b>Contract with Service Line Warranties of America</b>
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City Council Meeting Date: Oct. 25, 2016
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**ISSUE**

The agreement between City of Arlington Water Utilities and Service Line Warranties of America for right-of-way sewer repairs has been in effect for one year.

**DISCUSSION**

In October 2015, Arlington Water Utilities entered into a five-year contract with Service Line Warranties of America (SLWA) authorizing the company to make all repairs to sewer lines located in the public right-of-way. The agreement streamlined the repair process for increased efficiency and saved the city about \$600,000 in expected costs. SLWA made 509 repairs to sewer lines in the public right-of-way between Oct. 1, 2015 and Oct. 5, 2016.

In addition, SWLA offers Arlington residents an optional warranty program that covers up to \$4,000 of water and sewer line repairs on the residents' property, for which the resident is typically responsible. The chart below shows the number of residents signed up for the program and repairs made through Sept. 13, 2016:

Type of Warranty	Active Warranties	Claims	Claims Paid	Claims Denied
External Sewer Service Line Warranty	8,006	484	\$139,932.15	0
External Water Line Warranty	6,736	176	\$57,334.00	0

**ACTION**

The contract with Service Line Warranties of America continues for four more years. Arlington Water Utilities will continue to report results of the program.

**ADDITIONAL INFORMATION**

Attached: None  
 Under separate cover: None  
 Available in the City Secretary's Office: None

**STAFF CONTACT(S)**

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# Informal Report to Mayor and Council



<b>Neighborhood Matching Grant Update</b>
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City Council Meeting Date: 10-25-16
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**ISSUE**

Brief Mayor and City Council on the FY2017 Neighborhood Matching Grants Program Call for Projects.

**DISCUSSION**

On February 13, 2007, City Council authorized the development and implementation of a Neighborhood Matching Grants program. The goal of the program is to provide financial support for resident and community-based programs and activities that foster civic pride, enhance and beautify neighborhoods, and improve neighborhood vitality and participation. The program benefits the City of Arlington by making neighborhoods more attractive, raising the level of community pride, increasing civic participation by residents, and encouraging collaboration and formal organization of and among neighbors, neighborhoods, and city government.

The program was originally funded through \$500,000 of gas well lease revenue retained by the City. After the 2016 Call for Projects, there was \$67,443.26 remaining of the original allocation. City Council approved an additional \$100,000.00 of funding for the program in the FY2017 Budget. The 2017 Call for Projects will open on November 1, 2016 and close on February 15, 2017.

Eligible projects must:

- Serve a public purpose/benefit
- Build neighborhood cooperation and involve a significant number of neighbors
- Promote the Champion Great Neighborhoods initiative
- Have a detailed budget reflecting accurate project costs and match sources
- Have a detailed and achievable timeline including a plan for long-term maintenance
- Meet applicable codes and have identified necessary permits

Example projects include landscaping, neighborhood signage, sign toppers, public art, park improvements, and streetscape enhancements.

A new funding structure will allow the City to award more grants to neighborhoods, and to complete the types of projects that are most appropriate for the Neighborhood Matching Grant.

Neighborhood Group Type	Max Award
Any neighborhood group with IRS EIN and Bank Account	\$10,000
Registered as HOA or non-profit with IRS	\$25,000

Applicants must be a registered neighborhood group and have a bank account in the name of the group and an Employer Identification Number. Applicants are required to attend an Information Session. Information Sessions will be held throughout the City in the evenings and one Saturday.

<b>Date</b>	<b>Time</b>	<b>Location</b>
Tuesday, November 15, 2016	6:00 PM	Council Briefing Room, City Hall
Monday, December 5, 2016	6:00 PM	Southwest Branch Library
Thursday, January 19, 2017	6:30 PM	West Police Station Community Room
Saturday, February 4, 2017	9:30 AM	Southeast Branch Library

Applications will be reviewed by an internal review committee made up of representatives from several departments. The final decision on all grant awards will be made by City Council. Neighborhoods with awarded projects must complete grant training and reporting at halfway and project completion milestones.

The schedule for the 2017 grant cycle is:

- Call Opens: November 15, 2016
- Applications Due: February 15, 2017
- Review Committee Meets By: March 5, 2016
- Council Consideration By: April 2017
- Contracts Signed/Training Conducted By: May 2017

Additional information is available by visiting [www.arlingtontx.gov/cdp/neighborhoods/grant](http://www.arlingtontx.gov/cdp/neighborhoods/grant) or emailing [neighborhoods@arlingtontx.gov](mailto:neighborhoods@arlingtontx.gov).

**FINANCIAL IMPACT**

Funding for neighborhood matching grants is in General Gas Lease Fund 3095 910102 61002 in the amount of \$167,443.26.

**ACTION**

None.

**ADDITIONAL INFORMATION**

Attached: None  
 Under separate cover: None  
 Available in the City Secretary’s Office: None

**STAFF CONTACT(S)**

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# ***Informal Report to Mayor and Council***



<b>FY 2016 City Council Priority – Put Technology to Work</b>
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City Council Meeting Date: 10-25-2016
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## **ISSUE**

Provide to Mayor and City Council a quarterly update about activities related to advancing the FY2016 priority to *Put Technology to Work*.

## **DISCUSSION**

The attached newsletter highlights activities and projects that focus on advancing new technologies, building infrastructure for the future, engaging our data, and making “Digital Arlington” a safe place to live, work, learn, play and thrive. Each quarterly update will feature information about the City’s progress to achieve these goals.

These updates will provide a convenient means of keeping the City Council and community informed. These updates will also be available on the City’s website.

## **ACTION**

The newsletters are designed to provide timely information and foster an ongoing conversation about the FY2016 priorities. Staff will address questions should the Mayor and Council have any or provide additional information as requested.

## **ADDITIONAL INFORMATION**

Attached:	Put Technology to Work
Under separate cover:	None
Available in the City Secretary’s Office:	None

## **STAFF CONTACT(S)**

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# Put Technology TO WORK

QUARTERLY UPDATE FY2017

VOLUME 2, ISSUE 1



## In This Issue

- Page 1 New Electricity Supply Contract to Save City Millions
- Page 2 UTA Engineer Working to Develop Bioinks for Use in 3-D Printing  
Floating Robot Helps Arlington Examine Underground Sewer Pipes
- Page 3 Arlington Public Library Offers Hands-on Technology Experiences  
Arlington Water Utilities Awarded Grant for WaterSMART Project
- Page 4 FY 17 PTW Budget by the Numbers | Three UTA Professors and  
Alumnus Named "Tech Titans" in 2016 Awards

## Did You Know?

*The City's new electricity contract is estimated to save \$23.5 million (32.8%) in electricity costs over 9 years.*

Be a part of the conversation on social media @CityOfArlington:

*#PutTechnologytoWork*



## New Electricity Supply Contract to Save City Millions

The Arlington City Council has approved a nine-year retail electricity supply contract that will save the City an estimated \$2.5 million a year.

In April, the City of Arlington hired Priority Power Management, LLC to solicit bids from various electricity firms and help negotiate a contract for the City which consumes more than 72.6 million kilowatt-hours of electricity a year.

"We undertook a structured competitive bidding process, utilizing Priority Power Management's advisory and consulting services, that delivered the best overall value to the City," said Mike Finley, Arlington's Chief Financial Officer. "This new contract achieves our goals of securing significant year-over-year savings and having budget certainty for a long period of time."

As an added bonus, the contract also includes \$150,000 of rebates available to the City to partially offset investments in energy efficiency upgrades. The new contract will begin in January 2018 and continue through December 2026.

Connect with us on social media:



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[www.arlingtontx.gov](http://www.arlingtontx.gov) | [www.myarlingtontx.com](http://www.myarlingtontx.com)



## UTA Engineer Working to Develop Bioinks for Use in 3-D Printing of Tissues & Organs

The advent of 3-D printing has led to many innovations in manufacturing, assembly and production.

Nearly anything – from machine parts to food – can be printed on demand. Researchers now are exploring the technology to print human tissues and organs. However, the lack of good ink for 3-D bioprinting remains a barrier.

Kyungsuk Yum, an assistant professor in the Materials Science and Engineering Department of UTA’s College of Engineering, has earned a \$100,000 grant from the National Science Foundation to develop nanocomposite hydrogel bioinks that could be used for that purpose.

Inks for bioprinting must be 3-D printable and biocompatible. They must form to their intended shape to be used safely with living cells.

Kyungsuk Yum stated, “Organs are very complex structures. If we’re successful, we’ll be able to print more complex, 3-D tissue structures with higher resolution that are more similar to those within our body. From there, we can work to develop a new technology that will eventually lead to printing physiologically relevant 3-D tissues and ultimately working organs.”

# Updates

## Floating Robot Helps Arlington Examine Underground Sewer Pipes, Identify Potential Problems

A new robot exploring miles of Arlington’s underground sanitary sewer lines has been outfitted with high-tech sensors designed to detect structural flaws and obstructions before they create expensive problems for the City.

Fortunately, the nearly \$500,000 device doesn’t also have a sense of smell.

In June, Arlington Water Utilities engineers and UTA Civil Engineering Department researchers began training on how to use the MSI HD Profiler, a floating robot equipped with a high-definition video camera, laser and sonar sensors to analyze the interior conditions of large-diameter sewer pipes.

The project, being done in collaboration with the University of Texas at Arlington, will help the Water Utilities Department evaluate 48 miles of sewer pipeline over the next three

years and prioritize which sections should be repaired or replaced first.

“This data will help the City predict potential problems and make pre-emptive repairs at a lower cost and less impact to residents than waiting for a catastrophic failure,” Arlington Water Utilities Director Buzz Pishkur said.

The MSI HD Profiler’s high-definition camera and laser identify issues such as cracks or thinning pipe walls, which can lead to catastrophic failures like street collapses or sewage leaks. Sonar beneath the floating robot collects data about conditions below the water line, such as debris or sediment build up.

“The data can help Arlington save money by identifying specific sections of damaged or weak pipe that need to be repaired or replaced. This is less expensive than replacing entire lengths of sewer line that may still have decades of useful lifespan left,” Pishkur said.



# Highlights

## Arlington Public Library Offers Hands-on Technology Experiences to Patrons

Once upon a time, a technology class offered at your local public library likely meant a free course in computer or internet basics. While those classes are still necessary and valuable to many individuals, advances in technology have opened the doors to allow the everyman to tinker in what was once an exclusive field.

The Arlington Public Library has opportunities for patrons to get hands-on technology experience in some of the newest and most exciting platforms available. From coding to robotics to 3D-printing, library technology programs can enhance personal, professional, and



educational knowledge, as well as open doors to new interests for people of all ages.

Here's a look at some of the great technology programs, exclusively for our younger patrons, available this fall.

- Coding 101!
- Girls Who Code

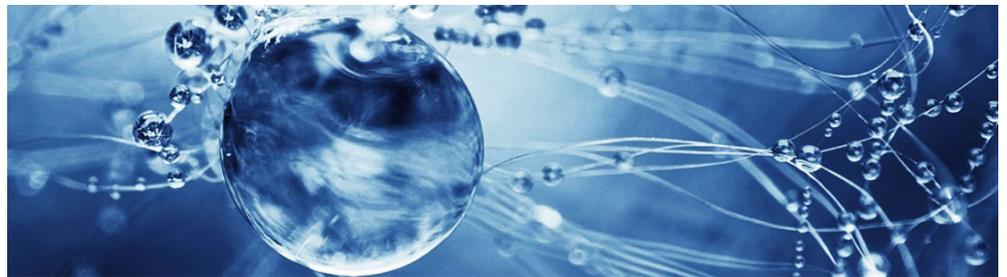
- Mindstorm Robotics: 60 Minute Challenge
- LEGO Club Saturdays
- Tinker Lab

For information on these and other great programs offered by your Arlington Public Library, check out the online calendar.

# \$300,000

*in grant funds will go to help improve the City's leak-detection capabilities and generate cost-saving for the City of Arlington*

*#PutTechnologytoWork*



## Arlington Water Utilities Awarded Federal Grant for WaterSMART Project

The WaterSMART matching grant was awarded by the Department of the Interior, Bureau of Reclamation.

Arlington's WaterSMART program, which includes leak detection, smart metering and customer conservation education, will include a public awareness campaign and customer portal system upgrades in addition to the deployment of 21,000 smart meters.

Through the improvements, the City of Arlington anticipates that it will conserve 10.08 percent (about 2 billion gallons) of its water supply a year. It will decrease electricity consumption through reduced water pumping and treatment and greenhouse gases by reducing vehicle miles for metering reading and associated activities.

The \$4.1 million project, expected to begin this October, should take about two years to complete, Water Utilities officials said.

# FY 2017 Technology Budget

## *By the Numbers*

Software  
Upgrades



\$540,000

Software  
Maintenance



\$140,000

City Data  
Management Project



\$200,000

Departmental  
Technology Projects



\$345,300



From the left: Purnendu "Sandy" Dasgupta, Hamish Small Chair in Ion Analysis and James Garrett Professor in the department of chemistry and biochemistry; Chris McFarland, Chairman and CEO of Masergy; Laura Mydlarz, associate professor and associate chair of biology; Kevin Schug, professor and Shimadzu Distinguished Professor of Analytical Chemistry

### Three UTA Professors and Alumnus Named "Tech Titans" in 2016 Awards

Three faculty and a graduate of UTA won Tech Titans Awards for excellence and leadership in technology fields in 2016, announced at a recent celebratory gala. UTA professors won the the Tech Titans Inventors Award and Tech Titans of the Future University Award and a UTA alumnus was named Tech Titans Corporate Company CEO of the year.

The prestigious honor recognizes the educators' outstanding innovations in science and engineering, and for developing successful new educational models supporting undergraduate research in science, technology, engineering

and mathematics.

The Tech Titans Awards were launched in 2001 by the Metroplex Technology Business Council, which is North Texas's largest technology trade association, representing a quarter of a million employees through more than 300 member companies. MTBC changed its name to Tech Titans in August 2015.

"I'm extremely proud of our exceptional faculty whose research and innovation is being recognized by their nomination for the prestigious Tech Titans Awards," said UTA President Vistasp M. Karbhari.

"These are outstanding faculty whose work is not only defining new frontiers in science and technology and whose interactions with students are preparing the current and future generations of leaders for the metroplex and beyond but whose innovations are impacting the globe."



## COUNCIL COMMITTEE MEETING SCHEDULE

### **Tuesday, October 25, 2016**

- 8:30 a.m. – 9:00 a.m.      **Finance and Audit - Arlington Conference Room A**  
Charlie Parker, Chair  
Robert Shepard  
Sheri Capehart  
Victoria Farrar-Myers
- 9:15 a.m. – 10:45 a.m.      **Municipal Policy - Arlington Conference Room A**  
Michael Glaspie, Chair  
Robert Rivera  
Sheri Capehart  
Lana Wolff
- 11:00 a.m. – 11:45 a.m.      **Community and Neighborhood Development**  
*Arlington Conference Room A*  
Lana Wolff, Chair  
Charlie Parker  
Victoria Farrar-Myers  
Michael Glaspie
- 12:00 p.m. – 12:30 p.m.      **Economic Development - Arlington Conference Room A**  
Robert Shepard, Chair  
Michael Glaspie  
Kathryn Wilemon  
Victoria Farrar-Myers

The Afternoon Council Meeting/Executive Session will begin at 2:00 p.m.



Office of the City Manager

AGENDA  
**FINANCE AND AUDIT COMMITTEE**  
CITY OF ARLINGTON  
ARLINGTON CONFERENCE ROOM A – THIRD FLOOR  
101 WEST ABRAM STREET  
ARLINGTON, TEXAS

OCTOBER 25, 2016  
8:30 A.M.

**I. CALL TO ORDER**

**II. NEW BUSINESS**

- A. Water and Sanitary Sewer Connections Financing Program 30 minutes
- B. Items and dates for future meetings

**III. ADJOURN**



# WATER AND SANITARY SEWER CONNECTION FINANCING PROGRAM

October 25, 2016

# PURPOSE

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- Connections required per Water Ordinance Section 4.22 - Compulsory Connection; Nuisance
- Compliance can be cost prohibitive
- Environmental stewardship

# CURRENT SITUATION



- We estimate that there are 340 residential septic systems and 200 residential water wells adjacent to city mains.

Council District	Potential Septic Systems
1	6
2	233
3	28
4	76
5	5

# REAL ESTATE PRACTICES

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- Septic inspection recommended but not required
- Seller disclosure regarding on-site septic facility
- Buyer acknowledges property is located within a utility service area

# LICENSING REQUIREMENTS

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- TCEQ licensed contractor for waste removal
- TCEQ licensed contractor and Arlington permit for replacement or upgrade of septic system

# PLAN ELIGIBILITY

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- Residential customer class only
- Existing dwelling unit (Not applicable to new construction)
- Non-developer extensions, service lines and appurtenances
- Actual cost and Front Footage Fees

# PROPOSED FINANCING TERMS

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- Period not to exceed 60 months
- **Lien** on property
- Remaining balance due when property is sold
- Interest rate may be charged on financed amount
- Issues with agreement handled similar to other water billing issues

# POTENTIAL SEPTIC TRIGGERS

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- Immediate ordinance enforcement
- Sale of non compliant property
- Septic system replacement or upgrade
- Failed septic system inspection
- Special incentives (Interest rate flexibility)
- **Premise plumbing permits**

# POTENTIAL WATER WELL TRIGGERS

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- Immediate ordinance enforcement
- Sale of non compliant property
- Water well replacement or upgrade
- Special incentives (Interest rate flexibility)
- Premise plumbing permits

# PUBLIC OUTREACH PLAN

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## Nov 1 - 14

- Compile information on:
  - History of our ordinance;
  - Policies in other North Texas communities;
  - Cost of replacing a septic system;
  - Environmental impact of septic systems.

# PUBLIC OUTREACH PLAN

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## **Nov. 1 – 14**

- Develop letter or postcard for town hall meeting and informational web page.

## **After Nov. 14**

- Mail letters or postcards to homeowners and launch web page.

# PUBLIC OUTREACH PLAN

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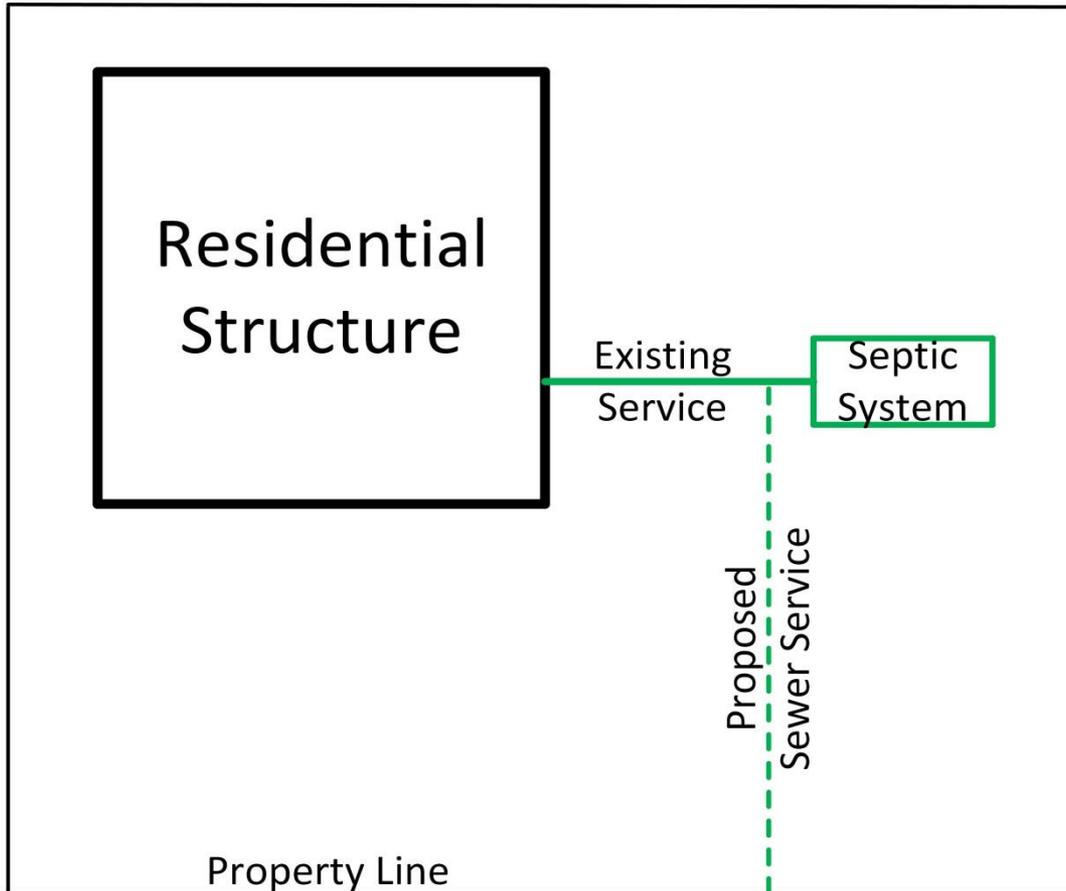
## Early December

- Conduct town hall meeting with affected residents.
- Add feedback feature to web page for affected residents until January 1.

## January

- Present update to Council Committee.

# EXAMPLE



Abutting Sanitary Sewer Main

Street Right-of-Way /  
Easement

# WATER ORDINANCE - SECTION 4.22



## WATER ORDINANCE HANDOUT – SECTION 4.22

### Section 4.22 Compulsory Connection; Nuisance

- A. The use of any premises in the City in such a manner as to create sewage thereon not discharged into the sewerage system of the City is hereby declared to be a nuisance. Every water closet or privy connected and used in any building, not connected with the sewerage system, is hereby declared to be a nuisance. The City shall not provide water services to an owner or occupant within the corporate municipal limits of the City of Arlington except as provided in Section 4.22(C). This Section shall be inapplicable to premises where connection with the City sewerage system is not feasible. Such connection with the City sewerage system is hereby declared to be feasible as to any premises abutting any street, alley, or other public way or sewer right-of-way in which any line of the sewerage system of the City sufficient to handle the same exists.

The City shall provide gravity sewer systems so that residences can be served when constructed at the building lines. Where residences are constructed below street level or with basements requiring sewer service and/or constructed on low lots beyond the building line causing the need for a lift station, such lift station and necessary force main will be the individual responsibility of the property owner. This shall include initial installation costs as well as operation and maintenance costs.

- B. It shall be the duty of any persons owning or occupying improved property within the City which can be feasibly connected to the City sewerage system as hereinabove set out, to also connect such property and the improvements thereon with the City water services if the same exist in the street, alley, or other public way or water right-of-way abutting the premises.
- C. Where City sewerage services are not available in the abutting streets, alleys, other public ways, or other utility rights-of-way, but subsequently are laid therein, the City may provide water services to an owner or occupant within the corporate municipal limits of the City of Arlington for one year from the time the sewerage services are subsequently laid. It shall be the duty of the owner or occupant of such property within one year after the sewerage service becomes available, to connect therewith. Such connections shall be made subject to the applicable charges provided by the current ordinances or resolutions of the City.
- D. It shall be the duty of the Director of Utilities to send notice to the owner or occupant of every building situated where there has been laid a sanitary sewer and where there is sufficient water service from the City's waterworks that the owner or occupant must:
1. make closet connections with the City's sanitary sewer within sixty (60) days after receipt of such notice from the Director of Utilities;

2. any such owner or occupant of any building so situated, who shall fail to make at least one water closet connection with the City's sanitary sewer within sixty (60) days after receipt of such notice from the Director of Utilities or who shall fail to have such water closets suitably arranged for the use of a urinal, unless separate urinal is provided, shall be deemed guilty of a misdemeanor; and
3. any such owner or occupant of any building so situated, who shall fail to make at least one water closet connection with the City's sanitary sewer within sixty (60) days after receipt of such notice from the Director of Utilities or who shall fail to have such water closets suitably arranged for the use of a urinal, unless separate urinal is provided, shall have water service discontinued without further notice sixty (60) days after the date of receipt of such notice from the Director of Utilities unless a written request for administrative review of discontinuance of service is submitted to the Director of Utilities within sixty (60) days from the date of the notice.

Service is deemed to be available where it is adjacent to the subject property in street right-of-ways or easements.

- E. When the Director of Utilities finds that any person or entity is or has knowingly or unknowingly allowing/ allowed an actual or threatened discharge or leak which may result in an imminent danger or threat to the environment or to the health or welfare of persons, the POTW, Storm Sewer or Waters of the State, the Director of Utilities may discontinue water service and/or sanitary sewer service access until the Director of Utilities determines that such threat or danger is eliminated and/or such appropriate prevent action is taken to prevent reoccurrence. Any type of leak or discharge that may contaminate the water system including but not limited to any used motor oil, antifreeze, hydraulic fluid, or other motor vehicle fluid; any industrial waste; any hazardous waste including household hazardous waste; any garbage, domestic sewage or septic tank waste, cooking oil, grease trap waste, or grit trap waste; any trash rubbish, yard waste, or other floatable material; any waste water, any dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive materials, industrial waste, municipal waste, and agricultural waste. The Director of Utilities shall send prior notice of discontinuance unless the Director of Utilities determines that immediate discontinuance is necessary to prevent an imminent danger or threat. If there is not an imminent danger or threat, the Director of Utilities shall provide ten (10) days notice before discontinuance. If the Director of Utilities determines that immediate discontinuance is necessary, notice of discontinuance should be sent within three (3) days after discontinuance. Notice must provide the date that service will be or was discontinued without further notice, the reason for discontinuance, and the ability to request an administrative review regarding the reasons for discontinuance within fifteen days from the date of notice. Services are not restored upon request for an administrative review unless the Director of Utilities determines that such threat or danger is eliminated and/or such appropriate prevent action is taken to prevent reoccurrence. (Amend Ord 05-079, 9/13/05)

# SELLER DISCLOSURE



TEXAS ASSOCIATION OF REALTORS®  
**INFORMATION ABOUT ON-SITE SEWER FACILITY**  
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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**CONCERNING THE PROPERTY AT** \_\_\_\_\_

**A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:**

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown  
 \_\_\_\_\_
- (2) Type of Distribution System: \_\_\_\_\_  Unknown
- (3) Approximate Location of Drain Field or Distribution System: \_\_\_\_\_  Unknown  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Installer: \_\_\_\_\_  Unknown
- (5) Approximate Age: \_\_\_\_\_  Unknown

**B. MAINTENANCE INFORMATION:**

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  Yes  No  
 If yes, name of maintenance contractor: \_\_\_\_\_  
 Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review?  Yes  No

**C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:**

- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information  \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04 Initialed for Identification by Buyer \_\_\_\_\_ and Seller \_\_\_\_\_ Page 1 of 2

Information about On-Site Sewer Facility concerning \_\_\_\_\_

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Receipt acknowledged by:

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_ Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_

(TAR-1407) 1-7-04

Page 2 of 2

# BUYER ACKNOWLEDGEMENT



Contract Concerning \_\_\_\_\_ Page 3 of 9 11-2-2015  
(Address of Property)

**change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

**If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association(s) should be used.**

- (3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.
- (8) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code, requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (9) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (10) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as



Office of the City Manager

## MUNICIPAL POLICY COMMITTEE

CITY OF ARLINGTON  
ARLINGTON CONFERENCE ROOM A -3<sup>RD</sup> FLOOR  
101 WEST ABRAM STREET  
ARLINGTON, TEXAS

OCTOBER 25, 2016  
9:15 A.M.

I. **CALL TO ORDER**

II. **NEW BUSINESS**

- |    |   |            |
|----|---|------------|
| A. | Short-term rental of residential properties | 30 minutes |
| B. | Body Worn Cameras                           | 60 minutes |
| C. | Items and dates for future meetings         |            |

III. **ADJOURN**



# Body Worn Cameras: Implementation Considerations

Arlington Police Department  
Deputy Chief Os Flores

# Issue Review

## Prior Briefing:

- Historical Experience
- Law/Public Policy
- Operating Best Practices

## Today's Discussion:

- Technical Considerations
- Operations and Maintenance



# Technical Considerations



- Evidence Transfer Requirements
- Ability to classify video via the COA desktop, in-car computer, or handheld device
- Ability to login and access the system via smart phones
- Ability to search video files by date recorded, time recorded, officer ID, officer name, or classification
- Camera weight of less than 4 ounces
- Field of view no less than 68 degrees vertically and horizontally



# Technical Considerations



- Manual activation method that resists inadvertent or accidental recording
- 12 hour minimum battery life
- Center chest mounting system
- Pre-event recording capability
- Downloadable video files in a non proprietary format (i.e. MP4)
- Capture metadata

# Video Management



- BWC stats
  - Total BWC videos uploaded during the pilot: 5,305 (1.73 TB)
    - Typical Video: 342 MB
  - Internal requests for BWC video evidence: 259
  - Open Records Requests: 35 (7 responsive)
    - Average of 25 minutes to process each request; however no redaction was required.
    - Redaction requirements will increase the amount of time needed to process ORRs.
  - Projections based on utilization of BWCs in the pilot
    - Estimated Amount of Storage Needed Annually for 350 BWCs: 66.35 TB
    - Estimated Storage Needed Based on Retention Policy: 4.48 TB

# Operations and Maintenance

- Multiplication Factor
  - Multiple cameras present at one event
- Time and resources required for gathering and processing records are required for an Open Record Request whether or not it is withheld by the Attorney General. Additional time is required to redact information if deemed releasable.



# Operations and Maintenance



- Back End Management
  - Storage Considerations
  - Open Records Request
  - Supervisory Oversight
- Partial vs. Full Deployment
  - Availability and assignment of cameras
  - Community expectation
  - Consistency in use, oversight and evaluation

# Issue Recap

- Technical Considerations
- Operations and Maintenance



# Next Meeting



- November 15<sup>th</sup> or 29<sup>th</sup>
- Timeline for Implementation
- Share functional requirements of the RFP
- Other interest items identified by the MPC



# Questions



*Office of the City Manager*

AGENDA  
**COMMUNITY AND NEIGHBORHOOD DEVELOPMENT COMMITTEE**

CITY OF ARLINGTON  
ARLINGTON CONFERENCE ROOM A – THIRD FLOOR  
101 WEST ABRAM STREET  
ARLINGTON, TEXAS

OCTOBER 25, 2016  
11:00 A.M.

I. **CALL TO ORDER**

II. **NEW BUSINESS**

A. Housing Tax Credits

45 minutes

III. **ADJOURN**



Housing Policy Review

# HOUSING TAX CREDITS

Community and Neighborhood Development  
Committee

October 25, 2016

# BACKGROUND

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- CND Committee reviewed the state's Low Income Housing Tax Credit (LIHTC) program on 9/6, 9/20, and 10/11
- Comprehensive and Consolidated Plans support a range of housing options
- LIHTC projects are highly competitive and require applicants to meet quality standards as outlined in the state's Qualified Allocation Plan (QAP), including local support

# PROPOSED CRITERIA FOR SUPPORT



1. Track record of quality housing development and management, including:
  - Lower crime rate than comparable properties in the community
  - Hands-on management which includes comprehensive tenant screening
  - Committed partnerships with local non-profits to provide resident services and activities relevant to the needs of the target population

# PROPOSED CRITERIA FOR SUPPORT



2. Consistent with Comprehensive & Consolidated Plans
3. Use of energy-efficient, sustainable materials
4. Preference for new development of senior housing or redevelopment of senior and/or workforce housing
5. Preference for local experience constructing and owning/managing well-maintained, quality properties



# DISCUSSION



Office of the City Manager

AGENDA  
**ECONOMIC DEVELOPMENT COMMITTEE**  
CITY OF ARLINGTON  
ARLINGTON CONFERENCE ROOM – THIRD FLOOR  
101 W. ABRAM STREET  
ARLINGTON, TEXAS

OCTOBER 25, 2016  
12:00 P.M.

I. **CALL TO ORDER**

II. **EXECUTIVE SESSION**

Discussion of matters permitted by the following section V.T.C.A.,  
Government Code, Chapter 551:

A. Section 551.087, **DELIBERATION REGARDING ECONOMIC  
DEVELOPMENT NEGOTIATIONS:**

1. Offers of Incentives to Business Prospects 30 minutes

III. **ADJOURN**