

City of Fort Worth
Public Improvement District 15 – Sun Valley
Advisory Board Meeting
April 27, 2026

1. Meeting called to order at 3:14pm

Attendees included:

- a. Becki Cate, JAMAC Property
 - b. Dusty Delaney, Empire Holdings
 - c. Lou Dulien, Dulien Enterprises (via phone)
 - d. Christy Forte', PID 15
 - e. Keishi High, Empire Holdings
 - f. Bowie Holland, Empire Holdings
 - g. Sandra McGlothlin, Empire Holdings
 - h. Chelsea Petty, PID 15
 - i. Justin Seabourn, FWPD
 - j. Richard Wolfe, Independent Utilities Construction
 - k. Troy Jackson, Jackson Construction
 - l. Lacey Ruiz, City of Fort Worth
2. Review and Approval of Minutes of the February 3, 2026 meeting.
 - a. Motion to approve – Troy Jackson
 - b. Seconded by – Sandra McGlothlin
 - c. All approved
 3. Welcome and Introductions
- Chelsea Petty opened the meeting and welcomed all attendees.
4. Advisory Board Update

- a. Fort Worth Bond Election

Chelsea introduced the upcoming bond election and asked Bowie Holland to provide an update. Bowie explained that the bond package includes critical funding for transportation infrastructure which includes the reconstruction of David Strickland Road. He emphasized the importance of this election and its potential impact on the Sun Valley area if approved.

He directed attendees to review the “Bond Election Memo to Sun Valley PID Members” (attached) for additional details. He also noted that representatives from the City of Fort Worth will be present at the Crime Watch meeting to explain the road improvements and

the effect the Bond Package has on that project. While city staff can't advocate for or against the bond, they will be able to provide information on its benefits if passed.

5. District Update

a. Streetlights

Chelsea reported that previously reported streetlight outages have been repaired and asked the board if they had noticed improvements.

b. Signage

Chelsea stated she is waiting on budget approval and will proceed with purchasing signage which includes dead-end signs, street toppers, and The Sun Valley entrance sign once approved. The board discussed potential designs for the street toppers, with Chelsea noting that final designs must be approved by the City.

c. Flock cameras

Chelsea reported that Flock camera #5 is ready for reinstallation. Due to the required permitting process associated with its location within the TxDOT right-of-way, it was recommended that the camera instead be installed on private property at 5300 E. Loop 820 S.

The property is owned by South Loop 820 LP. It was determined that board member Sandra McGlothlin is the owner of South Loop 820 LP and the owner of this property. Sandra granted approval for installation on her property. Chelsea will proceed with installation.

d. Discuss FU 26/27 Budget

The City has not yet approved the budget; therefore, no action was required at the meeting. Chelsea anticipates receiving the approved budget by July 1, with the final PID budget being due back to the city by July 13.

A meeting will be scheduled in July to review and approve the budget; if that is not feasible, approval will be conducted via email. Chelsea also noted the potential of an addition sixth patrol shift next year.

6. Security Update

a. 90-day Crime Report

b. Update from FWPD

Chelsea announced the PID has a new NPO officer, Officer Brent Martinez. Although Officer Martinez was not present, Chelsea presented the 90-day crime report provided by FWPD.

The board discussed recent theft incidents and considered whether they may be related to the gate on Maria Jones being open while Parker Henderson was closed.

7. Other Business and Actions Items

Meeting Adjourned at 3:49pm