

City of Fort Worth
Public Improvement District 15 – Sun Valley
Advisory Board Meeting
February 2, 2026

1. Meeting called to order at 12:06pm

Attendees included:

- a. Becki Cate, JAMAC Property
- b. Dusty Delaney, Empire Holdings
- c. Lou Dulien, Dulien Enterprises (via phone)
- d. Christy Fortes, PID 15
- e. Keishi High, Empire Holdings
- f. Bowie Holland, Empire Holdings
- g. Chris Kight, FWPD
- h. Sandra McGlothlin, Empire Holdings
- i. Chelsea Petty, PID 15
- j. Justin Seabourn, FWPD
- k. Richard Wolfe, Independent Utilities Construction

2. Review and Approval of Minutes of the September 29, 2025 meeting.

- a. Motion to approve – Becki Cate
- b. Seconded by – Richard Wolfe
- c. All approved

3. Welcome and Introductions

Chelsea Petty opened the meeting, welcomed all attendees, and invited each person to introduce themselves. Chelsea also thanked Lieutenant Justin Seabourn for joining us today. Lt. Seabourn oversees all the Fort Worth PIDs.

4. Advisory Board Update

- a. Clarification of voting seats

Chelsea clarified the advisory board's voting structure, noting that there are five voting members, with only one voting representative from each company.

- b. Update on Street Reconstruction Request for 2026 Bond Program

Chelsea thanked everyone for their participation in the Bond meetings and asked Bowie Holland to provide an update on the Street Construction Request. Bowie reported that the city has agreed to include David Strickland in the 2026 Bond Program, covering the

stretch from Parker-Henderson to the freeway. The city's current approach appears to focus on completing one street at a time.

5. District Update

- a. Discuss FY 25/26 Mid-Year Budget Adjustments – Moving from reserve
 - i. Additional \$21,828 for Entry Sign project
 - ii. \$3,400 for street sign toppers
 - iii. Noting money reserved for adding future patrol shifts, standard PTZ replacements

Chelsea explained the need for a mid-year budget adjustment due to a surplus in the reserve fund. The budget adjustments discussed, include moving \$21,828 from the reserve fund for an entry sign and \$3,400 for street sign toppers. It was also mentioned that future reserve funds be used to add future patrol shifts to increase coverage to seven days a week, including two additional 4-hour overnight shifts and standard PTZ camera replacements, which typically occur every five years.

Chelsea noted the final budget will be completed by the end of the week and emailed to the board for approval via email prior to submission to the city. The budget is due to the city Friday, February 13.

6. Security Update

- a. 90-day Crime Report

Officer Kight reviewed the 90-day crime report noting a decrease in foot traffic due to ongoing construction. He stated that the five incidents during this period were random and isolated, with no identifiable pattern.

Officer Kight and Lieutenant Seabourn discussed current camera coverage and the need for additional cameras along the service road. It was confirmed that the PID currently has eight (8) PTZ cameras and five (5) Flock cameras. It seems that one or possibly two cameras may have been taken down due to the construction. Chelsea will verify the status of all of the Flock cameras.

Office Kight also recommended installing a streetlight between Kaltenbrun and Dorothy, identifying it as the darkest area in the community at night.

7. Other Business and Actions Items

- a. The need for better communication with residents regarding the purpose and benefits of the PID and the security program was discussed. PID administration will work on a mailer piece to explain the program to residents.
- b. PID administration will reach out to Joe Shipp, FWPD Flock Camera Coordinator, to confirm which Flock cameras were removed due to construction and timeline for reinstallation.

- c. PID administration to finalize mid-year budget and email to board for vote approval via email.
- d. PID administration to obtain a cost estimate for installing two new streetlights.
- e. PID administration to reach out to Lou Dulien for contact information for Crossroads Barricades and Traffic Safety Services and/or reach out to new vendor Site Barricades.

Meeting Adjourned at 1:04pm