



westcliffneighbors@gmail.com | westcliffneighbors.com | Facebook | Instagram

Westcliff West

Marc Meadows, President
Sarah Molard, Vice President
Clif Overcash, Treasurer
Caryl Sherman-Gonzalez, Secretary



Westcliff

Janet Williamson, President
Alexis Rivas, Vice President
Sally McCoy, Treasurer

Brennan Rivas and Audrey Davis-Stanley, Communications/Social Media for both Associations

General Meeting Minutes

9-9-24

7:00pm

Cowtown Marathon HQ

**I. Welcome and Introductions – Janet Williamson/Marc Meadows,
Westcliff/Westcliff West Presidents**

II. President's Updates

Janet introduced the new Property Oversight Committee (Conjoined Westcliff & Westcliff West NA Committee) to handle problem houses, etc. Attorney & NA member Janie Frank will chair, cell 817-797-4971. Janie reported re: 7/24 TCU mtg w/ Robert Rangel/TCU Police Chief, Jeremy Steidl/TCU Assist Dean for Student Affairs (in charge of discipline), Karen Bell Morgan/Dean of Students, Mike Russel/Associate Vice Chancellor for Student Affairs, Brooke Scoggin/Director, TCU Fraternity & Sorority Life & NPO Andrew Johns to discuss how to encourage students' respectful behavior in residential neighborhoods. Russel proposed a further meeting the first week of classes to discuss "restorative justice". The meeting was never held.

Janie reported that after several constructive conversations with Stacks Property Services/Jeremy Spann and Phi Delt Fraternity President about problem houses on Kell, there were no incidents on the street after last weekend's game. She noted that the Phi Delt's President provided his cell phone number and committed to being a

better neighbor, as did Spann, who invited texts re: problem renters & noted they're trying to "train the students". She also reported Fraternities intent to only hold pre-game parties as opposed to afterhours.

Janie also joined Janet last weekend to shoot video of continuing problems at S. Hills "block party" houses, where Sigma Nu continues to be a problem fraternity. Sunday morning, they "patrolled" for porta potties and found that Texas Johns & ChemCan are the main businesses renting units (w/out permits!). They also spoke with students cleaning up their "stealth dorm" backyard the morning after the game. Shared with them how the parties were impacting the local residents. The students were apologetic and gave their phone numbers, plus their Fraternity President's number.

Janet noted that one of the goals of the new committee is to assist our public officials and law/code enforcement with these problem properties.

Neighbor asked whether drones would be permissible? Need permitting!! Chuck Nixon agreed to follow-up with feasibility of this.

Janie concluded her report by stating the need for multiple residents to call-in reports, not just Janie & Janet! But to let Janie know of any reports submitted, and she'll track contacts made w/ call sheets.

A. Updates on Water lines & Storm Drain work (Mike Bennett)

- Dryden will be next for replacing water lines. Manderly Place is where they are working on sewer lines in the backyards and alleys.

[See attached handout on Water and Sewer Improvements.](#)

Janet reviewed the Water/Sewer Improvement handouts

Chuck NIXON agreed to get update from Mike Bennett and report back at October's meeting re: Manderley storm drain project conclusion.

B. "Our Neighbors in Business"

- Taylor Dare DPT (doctorate of physical therapy) introducing new business on Bluebonnet Circle

Janet reviewed all Cowtown info & reminded everyone about the Candy Cane fun run in December.

III. District 3 Update – Council Member Michael Crain district3@fortworthtexas.gov

Scooter etiquette

- Massive TCU parties

CM Crain reported that he is friends with Jeremy Spann/Owner of Stacks Property Services and spoke with him previously about problem properties in Westcliff. Website [stackps.com](https://stacksps.com/) is live – <https://stacksps.com/> – and lists all Stacks properties AND features Neighborhood Feedback form: <https://app.smartsheet.com/b/form/d804da283a8045a1b0afda3fab862bb0>.

CM Crain confirms Stacks sincerity in wanting to address problems before they get out of hand. Crain encourages all to use this resource!

CM Crain made opening remarks:

re: no major updates to neighborhood on-going Water/Sewer Project.

re: Mayor and City Council signed letter to David Cooke/City Manager declining support for the proposed half-cent tax increase for FY 2025 budget, instead supporting existing or lower rate, while protecting critical infrastructure, EMS and law enforcement budgets. He noted that of the two additional Neighborhood Improvement programs added last year (spot investments in underserved neighborhoods) the delay in implementation led to cut backs to only one program. He believes the revised budget will pass by end of September and will allow the flexibility to revisit necessary projects.

re: David Cooke is retiring in February to pursue other interests. After ten years of service, Cooke is among the longest-tenured City Mgrs. Crain reported that one of the most consequential things the Council will do for the next decade is selecting Cooke's replacement in our council-manager form of government.

- McLean 6th Grade Center closing

CM Crain redirected any questions about the closing/sale of the FWISD McLean 6th Grade Camps to FWISD Trustees Anne Darr and Kevin Lynch. 2028 is proposed timeline for the closing/sale IF no delays.

- Misc

Neighbor asked if City Hall construction is on schedule. CM Crain confirmed that it appeared to be. Project Managers are reporting 2nd quarter 2025 for completion. Meetings are still being held at Old City Hall.

**IV. City of Fort Worth Code Ranger Presentation – Marissa Rodriguez, Code Compliance Officer-Neighborhood Stability/Code Ranger Coordinator
mobile: 682-352-7404; desk: 817-352-6244**

Ofcr Rodriguez reported the program trains and equips non-paid, volunteer position that remain anonymous in reporting suspected City code violations. The next training session is 9/14 (Sat 9am-1pm Hazel Harvey Peace Office). She provided flyers for sign-up convenience, but walk-ins are welcome. Volunteers are assigned a username/pw for website for reporting purposes. “Courtesy notices” are issued before fines are assessed. (Our code compliance officer, Gina, sends fines to property owner. Ofcr Rodriguez requests tenants’ info & if provided, fines both on occasion!) She also reported an 87% abatement rate on courtesy letters alone! Program is a big help with continual monitoring.

Neighbor asked how large Code Enforcement Officer Gina Ambriz’ beat is, and Ofcr Rodriguez confirmed that all Code Enforcement Officers are assigned to the same beat as NPOs. She invited direct contact for any assistance at the numbers above.

Neighbor asked what are the top three code violations in the city: Code Rangers handle Bulk Trash, scattered trash, cans left out, fences in disrepair. For further clarification, contact Ofcr Gina Ambriz (contact info below).

Ofcr Johns noted that he no longer gives warnings for parking violations. If he observes the violation, he tickets. And upon a second ticket, the vehicle will be towed. After a vehicle has been tagged, owner has five days to address. Violations include parking in the wrong direction, parking in no-parking zone, moving violations (driving on the wrong side of the road, etc), etc.

Neighbor asked for clarification on S. Hills trash can violations, and Marissa reported that trashcan reports go directly to Officer Ambriz.

She also reported that City of FW will come & move trash cans for residents who have medical issues and/or are disabled!!

V. AED Demo By Fort Worth Fire Department Community Risk Reduction Program's Starrett Keele starrett.keele@fortworthtexas.gov

Paramedic w/ FWFD working out of training center. Reviewed AED device procedures as follows:

1. Call 911. (If two or more attending the patient, one begins/continues CPR)
2. Turn AED device on, & a recorded voice will tell you what to do step-by-step. (Targeted to 5th grade level learning.) Power on may vary from device to device, but how-to will be obvious. Instructions will be repeated until each task is completed.
3. Device will indicate when to begin CPR & provides compression "Rhythm". After 30 compressions, it will indicate ventilations. DO NOT DO THIS. Just continue CPR. The device observes for four different shockable rhythms; if none found, it will advise continuing CPR & reanalyze every two minutes.

Neighbor asked what to do if they knew patient had pacemaker. Paramedic reported pacemakers are normally in lefthand side of patient and AED pads aren't placed in conflict.

Neighbor asked about clothing/bra removal. Paramedic advised removal of all clothing initially, noting that bras or any remaining clothing in contact with pads could burn patient.

Paramedic noted that Community Risk Reduction office offers CPR training, and he also makes presentations to businesses.

Neighbor asked where to find lower priced AEDs? Paramedic reported that Amazon has reasonably priced units. He also cited the "Lend an AED" program operated thru MedStar, which provides rental AEDs for events (No \$\$ required; just Drivers License). He also noted that MedStar EMS operations are being subsumed by City of Fort Worth Fire Department within the year.

Neighbor asked for his opinion of the "Knox Box". He reported they are very helpful in emergency situations. A metal box is bolted outside front door to building,

providing emergency key access in event of emergency and avoiding property damage upon entry. He also encourages all seniors to call Fire Dept in the event of a fall. They do not arrive w/ lights & sirens for falls, and a Neighbor further noted that callers may request no sirens.

In closing, Paramedic reported the most important training rule: **DO NOT TOUCH A PATIENT BEING SHOCKED!!!**

VI. NPO Update – Officer Andrew Johns (817) 372-2418
email andrew.johns@fortworthtexas.gov

- Send pics or recordings to Officer John's phone after an occurrence. If it concerns TCU, follow up by contacting TCU to make sure they got the report. Jeremy Steidl TCU Assistant Dean of Students 817-257-7926
Keep our NPO aware of what's going on in our neighborhood.

Ofcr Johns reported he is riding w/ TCU officers tomorrow for follow-up to last weekend's party problems. Neighbor asked what the TCU follow-up process involves. Ofcr Johns reported that he gives info to TCU's Steidl directly, and they are supposed to follow-up with students. He is unaware of follow-up details. Neighbor noted that TCU may not disclose student personal details...but Janie said they may disclose incident numbers.

Janet review her process, included calling NPO and sending texts with video/audio support. She then contacts TCU's Steidl with the same information as back-up to TCU Chief of Police report, which is also submitted to Steidl. Ofcr Johns noted that he sends his reports directly to Steidl. He also noted ... the more calls, the better!

Neighbor asked if fire department was concerned by students/partying/obstructing traffic. AED Presenter said yes, and their approach is to blast horns then call police!

Neighbor asked who to call: Ofcr Johns says call 911!!

Neighbor reminded all to report suspected underage drinking, crazy driving, public intoxication, safety issues. Don't just say it's a wild party! And Janet added, tell 911 you're working the NPO to get the matter under control!

Ofcr Johns also confirmed that if he witnesses a violation, he will be the complainant in court.

Ofcr Rodriguez also noted that during TCU events, 21 and older must wear a wristband to have liquor, and if they are carrying multiple drinks, report this as suspected service to minors. If no wristband, NPO gets involved.

IN CLOSING JANET NOTED OFFICER ELECTIONS COMING UP. SHE REMINDED ALL OFFICERS TO AGREE TO MENTOR NEW OFFICERS FOR A YEAR!

VI. Code Compliance – Gina Ambriz NOT IN ATTENDANCE
email:gina.ambriz@fortworthtexas.gov mobile: 817-392-5395

- Let's help our Code Officer out by being her eyes everywhere in our neighborhood.

VII. New Business for our Association

VIII. Close – Thank you for being here! Your presence matters!

“A good neighbor is a found treasure”. Anonymous