

**FINAL
ENVIRONMENTAL ASSESSMENT
FOR BRAC 05 RECOMMENDATIONS FOR
CLOSURE, DISPOSAL, AND REUSE OF WICHITA FALLS
UNITED STATES ARMY RESERVE (USAR) CENTER,
WICHITA FALLS, TEXAS**



Prepared for:

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December 2011

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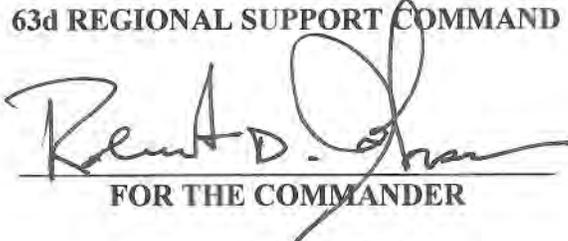
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ENVIRONMENTAL ASSESSMENT

LEAD AGENCY: U.S. Army Reserve (USAR), 63d Regional Support Command

TITLE OF PROPOSED ACTION: Closure, Disposal, and Reuse of Wichita Falls USAR, Wichita Falls, Texas

AFFECTED JURISDICTIONS: City of Wichita Falls, Wichita County, Texas

PREPARED BY: U.S. Army Corps of Engineers, Mobile District, Commanding

TECHNICAL ASSISTANCE FROM: Vernadero Group Incorporated

APPROVED BY: Approval Pending by Michael J. Schweiger, MG, USAR, Commanding

ABSTRACT: The U.S. Army Corps of Engineers is preparing an Environmental Assessment (EA) for the proposed closure, disposal, and reuse of the Wichita Falls USAR Center in the City of Wichita Falls, Texas as part of the restructuring of military bases through the Defense Base Closure and Realignment (BRAC) Act. This EA addresses the potential environmental, socioeconomic, and cultural impacts of this Proposed Action and its alternatives.

Based on the environmental impact analyses described in this EA it has been determined that implementation of the Proposed Action would not have a significant impact on the quality of the natural or the human environment. Because no significant environmental impact would result from implementation of the Proposed Action, an environmental impact statement is not required and a Finding of No Significant Impact (FNSI) will be published in accordance with the *National Environmental Policy Act*.

REVIEW PERIOD:

A Notice of Availability (NOA) has been published in *Times Record News* of Wichita Falls and the *Dallas Morning News*, which announces the beginning of the 30-day public review period. In the NOA, interested parties are invited to review and comment on the EA and draft FNSI, and are informed that the EA and draft FNSI are made available during the public review period at the Wichita Falls Public Library, 600 11th Street, Wichita Falls, Texas 76301 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. Reviewers are invited to submit comments on the EA and draft FNSI during the 30-day public comment period via mail or e-mail to the following:

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EXECUTIVE SUMMARY

ES.1 Introduction

This Environmental Assessment (EA) analyzes the potential environmental and socioeconomic impacts associated with the U.S. Army's Proposed Action for closure, disposal, and reuse of the Wichita Falls U.S. Army Reserve (USAR) Center, City of Wichita Falls, Texas as directed by the Base Closure and Realignment (BRAC) Commission's recommendations.

This EA was developed in accordance with the *National Environmental Policy Act* (NEPA) 42 U.S.C. § 4321 *et seq.*; implementing regulations issued by the President's Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651.

ES.2 Purpose and Need

On September 8, 2005, the BRAC Commission recommended closure of the Wichita Falls USAR Center and realignment of essential missions to other installations. The soon to be deactivated Wichita Falls USAR Center property is excess to Army military need and will be disposed of in accordance with applicable laws and regulations. Pursuant to the NEPA of 1969 and its implementing regulations, the Army has prepared this EA to address the environmental and socioeconomic impacts of disposing of the property and reasonable, foreseeable reuse alternatives.

ES.3 Setting

The Wichita Falls USAR Center is located in Wichita County, in the in the west-central part of the City of Wichita Falls. The city of Wichita Falls is the county seat of Wichita County and is located in the Panhandle of Texas in a region known as the Northern Plains.

ES.4 Proposed Action

The Proposed Action is the disposal of surplus property made available by the realignment of the Wichita Falls USAR Center. Redevelopment and reuse of the surplus Wichita Falls USAR Center property (the “Property”) would occur as a secondary action under disposal. Under BRAC law, the Army must close the Wichita Falls USAR Center not later than September 15, 2011. After the Wichita Falls USAR Center is closed, the Army will dispose of the Property. As a part of the disposal process, the Army screened the Property for reuse with the U.S. Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

ES.5 Alternatives

Three alternatives were analyzed in this EA: the Preferred Alternative (Traditional Disposal and Reuse), the Caretaker Status Alternative, and the No Action Alternative.

ES.5.1 Preferred Alternative: Traditional Disposal and Reuse

The Army would close the Wichita Falls USAR Center and make a public benefit conveyance of the entire parcel to the City of Wichita Falls for use as a City of Wichita Falls Parks & Recreation Maintenance Facility and passive recreation area under the Federal Lands to Parks Program, as recommended by the Local Redevelopment Authority (LRA) in its reuse plan.

ES.5.2 Caretaker Status Alternative

The Army secured the Wichita Falls USAR Center after the military mission ended and units moved out in March 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will

provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. The Army, in consultation with the LRA, determines the initial maintenance levels for the closed Wichita Falls USAR Center and their duration on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

ES.5.3 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Wichita Falls USAR Center at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated.

ES.5.4 Alternatives Considered and Eliminated from Further Analysis

Since no cleanup actions are required, the Property is not a suitable candidate for early transfer, and this alternative was not carried forward for further analysis. The Wichita Falls USAR Center LRA did not receive any additional notices of interest from other agencies or public entities; therefore, no other reuses are carried forward for further analysis in this EA.

ES.6 Environmental Consequences

Three resource areas were characterized and evaluated in detail for potential impacts from the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative. All other resource areas were either determined not to be present or are present, but not impacted.

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Property would transition from active USAR Center to a city-owned facility through a public benefit conveyance. The proposed reuse of the property, as recommended by the Wichita Falls USAR Center LRA, is to use the facility as a Parks and Recreation Maintenance Facility and passive recreation area. This proposed reuse is within conformance of the City of Wichita Falls Land Use Plan. Changes to the existing socioeconomic baseline conditions would be insignificant as a result of the Preferred Alternative. The existing two full-time personnel and 35 Reservists assigned to the Wichita Falls USAR Center would be transferred to a new Armed Forces Reserve Center and a new United States Army Reserve Equipment Concentration Site located on Fort Sill, Oklahoma. Under the Preferred Alternative, potential impacts to transportation would not be significant. The planned reuse for the facility would have 44 full-time and 16 part-time employees working at the site. Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the existing vehicle traffic from the 2 full-time and 35 Reservists who previously traveled to Wichita Falls USAR Center, it still would not be significant when compared to the existing traffic on 9th Street and surrounding roads.

Under the Caretaker Status Alternative, land use would change from an active USAR Center to one under limited maintenance in caretaker status. A decrease in the military presence at the Wichita Falls USAR Center would result in decreased impacts to air quality, traffic, utilities, and

hazardous and toxic substances as compared to existing conditions. However, because of the low magnitude of these impacts, no significant changes to the environment would occur.

Under the No Action Alternative, the Army would continue to use the Wichita Falls USAR Center. No changes to the existing environment would occur.

ES.7 Cumulative Impacts

No significant cumulative impacts would result from implementation of the Preferred Alternative when combined with past, present, and reasonably foreseeable future actions. No cumulative impacts would occur as a result of the Caretaker Status or No Action Alternatives.

ES.8 Mitigation Responsibility

No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

ES.9 Findings and Conclusions

The purpose of the Proposed Action is to implement the Army's proposal to close the Wichita Falls USAR Center as directed by the BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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TABLE OF CONTENTS

1.0 INTRODUCTION.....1

 1.1 Purpose and Need of the Proposed Action1

 1.2 Scope.....1

 1.3 Public Involvement2

 1.4 Impact Analysis Performed.....5

2.0 DESCRIPTION OF THE PROPOSED ACTION.....6

 2.1 BRAC Commission’s Recommendation6

 2.2 Local Redevelopment Authority’s Reuse Plan7

 2.3 History and Description of the Wichita Falls USAR Center (the “Property”) ..7

3.0 ALTERNATIVES13

 3.1 Preferred Alternative: Traditional Army Disposal and Reuse as the City of
 Wichita Falls Parks & Recreation Maintenance Facility and Passive
 Recreation Area13

 3.2. Caretaker Status Alternative15

 3.3. No Action Alternative.....15

 3.4. Alternatives Considered and Eliminated From Further Analysis15

 3.4.1 Early Transfer and Reuse Before Cleanup is Completed.15

 3.4.2. Other Disposal Options16

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES17

 4.1 Environmental Resources Eliminated from Further Consideration.....17

 4.2 Environmental Resources Not Present.....17

 4.3 Environmental Resources Present, but not Impacted19

 4.4 Resources are Present, but Impacts are Minor and do not Require Further
 Analysis.....20

 4.4.1 Utilities.....20

 4.4.2 Public Services21

 4.4.3 Noise21

 4.4.4 Aesthetic and Visual Resources22

 4.4.5 Geology and Soils23

 4.4.6 Hazardous Materials, Hazardous Waste, Toxic Substances,
 Contaminated Sites23

 4.4.7 Stormwater Runoff.....24

 4.5 Environmental Resources Analyzed in Detail24

 4.5.1 Land Use24

 4.5.2 Socioeconomics30

 4.5.3 Transportation39

 4.6 Past, Present, and Reasonably Foreseeable Actions42

 4.7 Cumulative Effects Summary43

 4.7.1 Preferred Alternative: Traditional Disposal and Reuse43

 4.7.2 Caretaker Status Alternative44

 4.7.3 No Action Alternative.....44

 4.7.4 Mitigation Summary44

5.0 FINDINGS AND CONCLUSIONS.....45

6.0 LIST OF PREPARERS.....47

7.0 DISTRIBUTION LIST.....49
8.0 REFERENCES.....51
9.0 PERSONS CONSULTED53

LIST OF TABLES

Table 4-1. Regional Income Statistics (2005-2009) 30
 Table 4-2. Regional Income Statistics (2005-2009) 31
 Table 4-3. Regional Population and Education 32
 Table 4-4. Regional Housing Characteristics (2005-2009) 33
 Table 4-5. Regional Housing Characteristics (2005-2009) 35
 Table 4-6. Present and Reasonably Foreseeable Actions in the City of Wichita Falls
 Within 1 Mile of the Wichita Falls USAR Center 42

LIST OF FIGURES

Figure 1-1. Wichita Falls USAR Center, Wichita Falls, Texas, Location Map 3
 Figure 2-1. Front of Training Building from 10th Street..... 9
 Figure 2-2. East side of Training Building, from Privately-Owned Vehicle parking area. 9
 Figure 2-3. South side of Training Building, from Military Equipment Parking area 9
 Figure 2-4. OMS building and Vehicle Wash Rack 9
 Figure 2-5. Wichita Falls USAR Center, Wichita Falls, Texas, Site Map 11
 Figure 3-1. Map of Proposed Site Reuse Plan for Wichita Falls USAR Center..... 14
 Figure 4-1. Land Use Map 27
 Figure 4-2. Zoning Districts Map 28

LIST OF APPENDICES

Appendix A. LRA Reuse Plan A-1
 Appendix B. Record of Non-Applicability B-1
 Appendix C. EIFS Model Output C-1
 Appendix D. Agency Coordination D-1

LIST OF ACRONYMS

ACM	asbestos containing material
BRAC	Base Closure and Realignment
CEQ	Council on Environmental Quality
cf	cubic feet
CFR	Code of Federal Regulations
EA	Environmental Assessment
ECP	Environmental Condition of Property
EIFS	Economic Impact Forecast System
EIS	Environmental Impact Statement
EO	Executive Order
FEMA	Federal Emergency Management Agency
FNSI	Finding of No Significant Impact
HVAC	Heating, Ventilation, and Air Conditioning
IFR	Indoor Firing Range
KW	kilowatt
LBP	lead-based paint
LRA	Local Redevelopment Authority
MEP	Military Equipment Parking
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NOI	Notice of Intent
OMS	Organizational Maintenance Shop

PCB	polychlorinated biphenyls
POV	privately owned vehicle
ROI	Region of Influence
RONA	Record of Non-Applicability
RSC	Regional Support Command
RTV	Rational Threshold Value
SHPO	State Historic Preservation Office
TPWD	Texas Parks and Wildlife Department
USAR	United States Army Reserve
U.S.	United States
U.S.C.	United States Code
USFWS	United States Fish and Wildlife Service

1.0 INTRODUCTION

This Environmental Assessment (EA) analyzes the environmental and socioeconomic impacts of the proposed closure, disposal, and reuse of the Wichita Falls United States Army Reserve (USAR) Center, Wichita Falls, Texas (Figure 1-1) (“Proposed Action”). The Army developed this EA in accordance with the *National Environmental Policy Act* (NEPA) 42 United States Code (U.S.C.) § 4321 *et seq.*; implementing regulations issued by the President’s Council on Environmental Quality (CEQ), 40 *Code of Federal Regulations* (CFR) Parts 1500-1508; and *Environmental Analysis of Army Actions*, 32 CFR Part 651. Its purpose is to inform decision makers and the public of the likely environmental and socioeconomic consequences of disposing of the Wichita Falls USAR Center and reasonable, foreseeable reuse alternatives.

1.1 Purpose and Need of the Proposed Action

On September 8, 2005, the Defense Base Realignment and Closure Commission (BRAC Commission) recommended closure of the Wichita Falls USAR Center (Figure 1-1) and realignment of essential missions to other installations. The deactivated USAR Center property is excess to Army military need and will be disposed of according to applicable laws and regulations.

1.2 Scope

The Defense Base Closure and Realignment (BRAC) Act of 1990 specifies that the NEPA does not apply to actions of the President, the Defense BRAC Commission, or the Department of Defense, except (i) during the process of property disposal, and (ii) during the process of relocating functions from a military installation being closed or realigned to another military

installation after the receiving installation has been selected but before the functions are relocated (Sec. 2905(c)(2)(A), Public Law 101-510, as amended).

The Defense BRAC Act of 1990 further specifies that in applying the provisions of NEPA to the process, the Secretary of Defense and the secretaries of the military departments concerned do not have to consider, (i) the need for closing or realigning the military installation which has been recommended for closure or realignment by the BRAC Commission, (ii) the need for transferring functions to any military installation which has been selected as the receiving installation, or (iii) military installations alternative to those recommended or selected (Sec. 2905(c)(2)(B), Public Law 101-510, as amended).

The BRAC Commission's deliberation and decision, as well as the need for closing or realigning a military installation, are exempt from NEPA. Accordingly, this EA does not address the need for closure or realignment. NEPA does, however, apply to disposal of excess property as a direct Army action, and the reuse of such property as a secondary effect of disposal; therefore, those actions are addressed in this document.

1.3 Public Involvement

The Army is committed to open decision-making. The collaborative involvement of other agencies, organizations, and individuals in the NEPA process enhances issue identification and problem solving. In preparing this EA, the Army consulted or coordinated with the State Historic Preservation Office (SHPO), Texas Parks and Wildlife Department (TPWD), United States (U.S.) Fish and Wildlife Service (USFWS), Native American Tribes, the Wichita Falls USAR

Center Local Redevelopment Authority (LRA), and the National Parks Service, Southeast Regional Office. The 30-day public-review period begins by publishing a Notice of Availability of the final EA and a draft Finding of No Significant Impact (FNSI) in a local newspaper, the *Times Record News* of Wichita Falls, and a regional newspaper, the *Dallas Morning News*. The EA and draft FNSI will be made available during the public review period at the Wichita Falls Public Library, 600 11th Street, Wichita Falls, Texas 76301 and on the BRAC website at http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. The Army invites the public and all interested and affected parties to review and comment on this EA and the draft FNSI. Comments and requests for information should be submitted to the Environmental Coordinator of the USAR 63d Regional Support Command (RSC): Laura Caballero at (650) 279-9112 or laura.caballero@usar.army.mil.

At the end of the 30-day public review period, the Army reviews all comments received; compares environmental impacts associated with reasonable alternatives; revises the FNSI or the EA, if necessary; supplements the EA, if needed; and makes a decision. If the impacts of the Proposed Action are not significant, the Army may execute the FNSI and the action may proceed immediately. If potential impacts are found to be significant, the Army may decide to (1) not proceed with the Proposed Action, (2) proceed with the Proposed Action after committing to mitigation reducing the anticipated impact to a less than significant impact in the revised Final FNSI, or (3) publish a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) in the Federal Register.

1.4 Impact Analysis Performed

This EA identifies, documents, and evaluates the effects of disposal and reuse of the Wichita Falls USAR Center property under a variety of scenarios.

The existing conditions at Wichita Falls USAR Center as of 2011 are described in Section 4.0, Environment Conditions and Consequences, which, with information presented in the no action alternative, constitutes the baseline for the analysis of the effects of disposal and reuse.

Conditions in 2011 reflect the operating status of the facility prior to the BRAC Commission's decision.

An interdisciplinary team of environmental professionals analyzed the Proposed Action against existing conditions and identified the relevant beneficial and adverse effects associated with the action. The effects are described in Section 4.0, immediately following presentation of each resource area and condition relevant to the Proposed Action.

The effects of the Proposed Action on socioeconomics were assessed using the Economic Impact Forecast System (EIFS) developed by the U.S. Army Construction Engineering Research Laboratory (CERL). This model allows all BRAC actions to be evaluated in the same way.

2.0 DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action is the disposal of surplus property made available by the realignment of the Wichita Falls USAR Center. Redevelopment and reuse of the surplus USAR Center property (the “Property”) would occur as a secondary action under disposal.

Under BRAC law, the Army must close the Wichita Falls USAR Center not later than September 15, 2011. After the Wichita Falls USAR Center is closed, the Army will dispose of the property. As a part of the disposal process, the Army screened the property for reuse with the Department of Defense and other federal agencies. No federal agency expressed an interest in reusing this property for another purpose.

2.1 BRAC Commission’s Recommendation

The BRAC Commission’s recommendation is to:

“Close the Keathley and Burris United States Army Reserve Centers located in Lawton and Chickasha, OK; close the Wichita Falls United States Army Reserve Center in Wichita Falls, TX; close the 1st, 3rd, 5th, and 6th United States Army Reserve Centers and Equipment Concentration Site (ECS) located on Fort Sill, OK, and re-locate units into a new Armed Forces Reserve Center on Fort Sill and a new United States Army Reserve Equipment Concentration Site to be collocated with the Oklahoma Army National Guard Maneuver Area Training Equipment Site on Fort Sill.” May 13, 2005

The environmental impacts resulting from the construction and operation of the new Armed Forces Reserve Center at Fort Sill, Oklahoma are analyzed in the Final Environmental

Assessment, Implementation of Base Closure and Realignment Recommendations at Fort Sill, Oklahoma, August 2006.

2.2 Local Redevelopment Authority's Reuse Plan

In a letter dated April 17, 2006, the City of Wichita Falls, Texas requested recognition from the Office of Economic Adjustment as the Wichita Falls USAR Center LRA for the purpose of formulating a recommendation for the reuse of the Wichita Falls USAR Center. According to the Federal Property Administrative Services Act of 1949 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, the LRA screened this Federal Government surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties. On November 21, 2007, after reviewing one reuse proposal and receiving no public comments, the LRA recommended that the property be reused for a City of Wichita Falls Parks & Recreation Department Maintenance Facility and passive recreation area. The LRA reuse plan was approved by the United States Department of Interior, National Park Service on November 28, 2007 and by the Department of Housing and Urban Development on September 22, 2008. In accordance with the LRA reuse plan, the Army proposes to transfer the property to the City of Wichita Falls by a public benefit conveyance for reuse as described in the approved LRA Reuse Plan (Appendix A).

2.3 History and Description of the Wichita Falls USAR Center (the "Property")

History. On August 14, 1941, the U.S. Government purchased 2.8 acres of undeveloped land, located at 3315 9th Street, Wichita Falls, Texas, "for a site for housing for persons engaged in national defense activities." A building was constructed on the southeast portion of the Property near 10th Street and used as Westover Hills housing project office. This mission ended in 1956 and the Property was transferred to the USAR. In 1957, the USAR occupied the building on 10th

Street. In 1964, the northern portion of the training building and the organizational maintenance shop (OMS) were constructed. Sometime between 1968 and 1973, the southern portion of the training building was constructed. The 980th Engineer Battalion occupied the Property beginning in 1964. They used the USAR Center for administrative and educational purposes, used the indoor firing range (IFR) and conducted vehicle maintenance in the OMS. In 1988 or 1989, the 980th Engineer Battalion vacated the USAR Center. The 2nd Battalion 355th Regiment is an administrative unit that began occupying the USAR Center in 1988. The IFR was closed and the OMS was not used for vehicle maintenance. In 2001 or 2002, the 304th Maintenance Company joined the 2nd Battalion 355th Regiment at the USAR Center, and began using the OMS to rebuild engines, generators, and starters. No other vehicle maintenance activities were conducted. The 304th Maintenance Company discontinued vehicle maintenance activities in 2005 in preparation for moving out of the USAR Center, and removed most of the equipment, materials, and supplies within the OMS. The most recent unit to occupy the USAR Center was the 418th TTP, which consisted of approximately 35 Reservists and 2 full-time staff. Remaining units conducted administrative activities at the USAR Center through March 2011, when the Property was placed in caretaker status.

Description. Currently, the Property has three permanent structures (Figures 2-1 through 2-4):

- 12,506-square-foot main Training Building
- 2,752-square-foot OMS
- Covered Vehicle Wash Rack



Figure 2-1. Front of Training Building from 10th Street



Figure 2-2. East side of Training Building, from Privately-Owned Vehicle parking area



Figure 2-3. South side of Training Building, from Military Equipment Parking area



Figure 2-4. OMS building and Vehicle Wash Rack

Figure 2-5 shows the Wichita Falls USAR Center site plan. The training building and OMS consist of one-story buildings constructed of concrete block with brick veneer on concrete slabs with metal roofs. A 23,517square foot (sf) military equipment parking (MEP) area and a 7,695 sf privately-owned vehicle (POV) parking area are also on the site. Approximately two-thirds of the site is covered by impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining land is comprised of lawn, landscaped areas, and a few ornamental trees and shrubs. There are no prominent landscape features. However, a

chain-link security fence topped with barbed wire encloses the OMS and MEP area. The Property is currently unoccupied and in caretaker status.



Figure 2-5. Wichita Falls USAR Center, Wichita Falls, Texas, Site Map

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3.0 ALTERNATIVES

3.1 Preferred Alternative: Traditional Army Disposal and Reuse as the City of Wichita Falls Parks & Recreation Maintenance Facility and Passive Recreation Area

For the Preferred Alternative the Army would close the Wichita Falls USAR Center and make a public benefit conveyance of the entire parcel to the City of Wichita Falls for use as City of Wichita Falls Parks & Recreation Maintenance Facility and passive recreation area under the Federal Lands to Parks Program, as recommended by the Wichita Falls USAR Center LRA in their reuse plan. See Appendix A for a copy of the Wichita Falls USAR Center reuse plan.

The proposed reuse of the Property is depicted in Figure 3-1. The buildings on the Property will be used for administrative and vehicle maintenance purposes by 5 City of Wichita Parks & Recreation Departmental Divisions, consisting of 44 full-time and 16 part-time employees. The training building would continue to be used for administrative offices and classrooms. The OMS would be used as a vehicle and equipment maintenance facility. All associated maintenance supplies, vehicles, and equipment would be housed as well. The grounds surrounding the buildings would be landscaped and maintained as a small neighborhood park. Passive design activities include the installation of trees, shrubs, flowers, benches, walkways, and ornamental structures as determined desirable. Generalized property reuse intensities were not examined in this EA due to the small size of the USAR Center property and since there was a final reuse plan upon which to base the NEPA analysis.

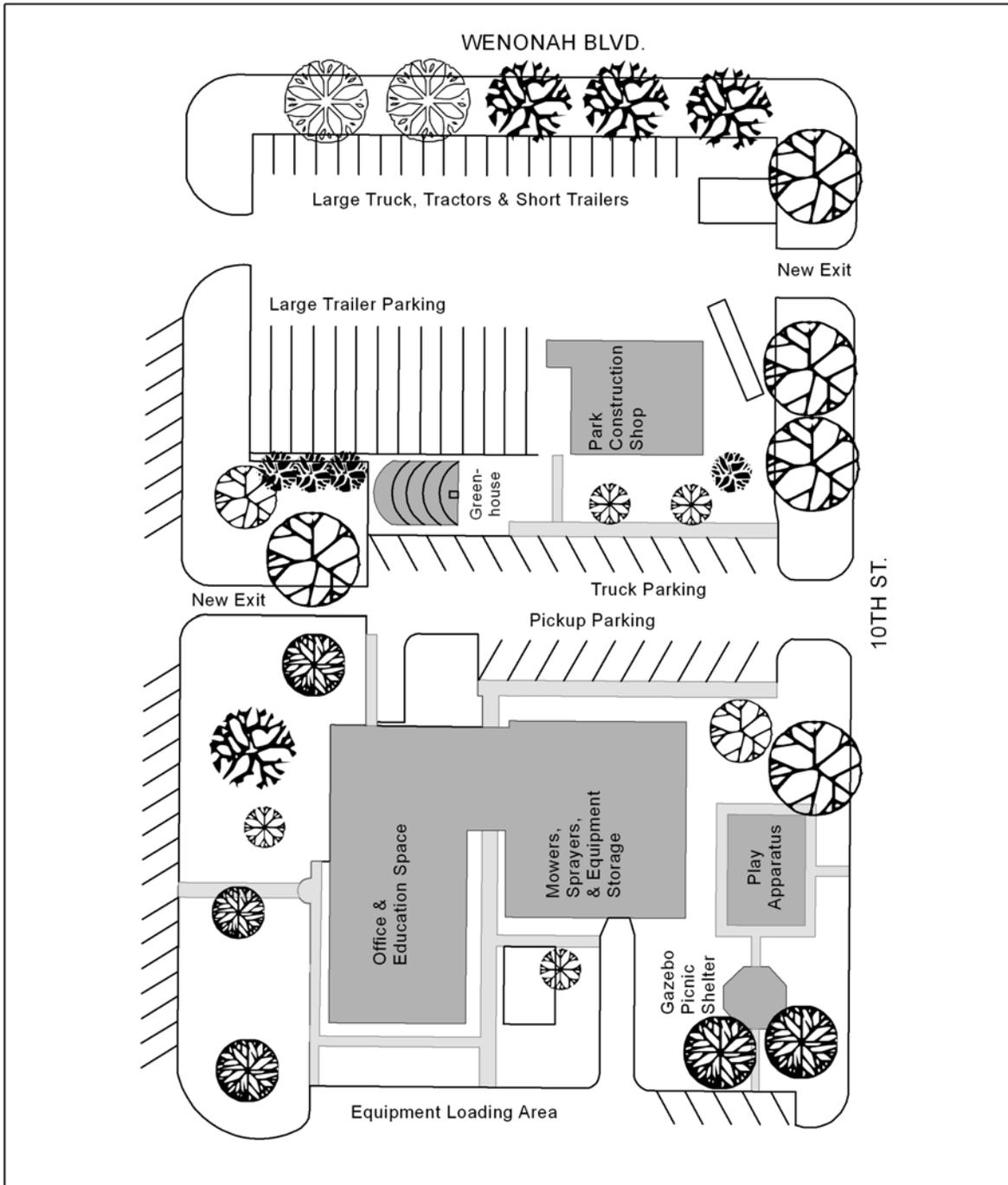


Figure 3-1. Map of Proposed Site Reuse Plan for Wichita Falls USAR Center

3.2. Caretaker Status Alternative

The Army secured the Wichita Falls USAR Center after the military mission ended and units moved out in March 2011 to ensure public safety and the security of remaining government property. From the time of operational closure until conveyance of the Property, the Army will provide sufficient maintenance to preserve and protect the site for reuse in an economical manner that facilitates redevelopment. The Army, in consultation with the LRA, determines the initial maintenance levels for the closed Wichita Falls USAR Center and their duration on a facility-by-facility basis. At a minimum these levels ensure weather tightness for buildings, limit undue facility deterioration, and provide physical security. At the end of the initial maintenance period the Army normally reduces its maintenance to the minimum level for surplus government property as required by 41 CFR Parts 102-75.945 and 102-75.965 and Army Regulation 420-1 (Army Facilities Management).

3.3. No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Wichita Falls USAR at levels similar to those that occurred prior to the BRAC 2005 Commission's recommendations for closure becoming final. The inclusion of the No Action Alternative is prescribed by the CEQ regulations implementing NEPA and serves as a benchmark against which the environmental impacts of the action alternatives may be evaluated. Therefore, the no action alternative is evaluated in the EA.

3.4. Alternatives Considered and Eliminated From Further Analysis

3.4.1 Early Transfer and Reuse Before Cleanup is Completed. Under this alternative, the Army would take advantage of various property transfer and disposal methods that allow the

reuse of contaminated property to occur before all remedial actions have been completed. One method is to transfer the property to a new owner who agrees to perform or to allow the Army to perform all remedial actions required under applicable Federal and state requirements. This alternative would require concurrence of the appropriate environmental agency and the governor of the affected state. The property must be suitable for the new owner's intended use, and the intended use must be consistent with protection of human health and the environment. This alternative was not carried forward for further analysis, because there is no contamination on the site and therefore, no remedial activities are required.

3.4.2. Other Disposal Options

The Wichita Falls USAR Center LRA screened this surplus property by soliciting notices of interest from state and local governments, representatives of the homeless, and other interested parties, as required by the Federal Property Administrative Services Act of 1949, the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and Redevelopment and Homeless Assistance Act of 1994. None of these entities submitted a notice of interest for reusing the property. The Wichita Falls USAR Center LRA did not consider other reuses of the property and therefore no other reuses are carried forward for further analysis in this EA.

4.0 AFFECTED ENVIRONMENT AND CONSEQUENCES

4.1 Environmental Resources Eliminated from Further Consideration

Army NEPA Regulations (32 CFR § 651.14) states the NEPA analysis should reduce or eliminate discussion of minor issues to help focus analyses. This approach minimizes unnecessary analysis and discussion during the NEPA process and in analysis documents. The CEQ regulations for implementing NEPA (40 CFR § 1500.4(g)) emphasize the use of the scoping process, not only to identify significant environmental issues deserving of study, but also to deemphasize insignificant issues, narrowing the scope of the EA/EIS process.

4.2 Environmental Resources Not Present

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because these environmental resources do not exist on or near the Property:

- Floodplains. The Property is not located within a 100- or 500-year floodplain (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Flood Plain Panel Number (48485C0320G); FEMA, (02 March 2010).
- Wetlands. No evidence of wetlands was observed on the Property during site reconnaissance. National Wetlands Inventory Maps show no wetlands on the Property (USFWS 2011b). NRCS soils maps show no hydric soils on the Property (NRCS 2011).
- Coastal Barriers and Zones. The property is not located within the coastal zone boundary of the State of Texas. A determination that the proposed federal action is consistent with the State Coastal Zone Management Program is not required. A listing of State coastal zone boundaries may be found at: http://www.glo.texas.gov/what-we-do/caring-for-the-coast/_documents/landing-page-folder/CoastalBoundaryMap.pdf.

- National and State Parks. The nearest national recreational area is Chickasaw National Recreation Area, which is located 120 miles from the Property. The nearest state historic site is Fort Richardson State Park, Historic Site, which is located 65 miles from the Property. The nearest state park is Lake Arrowhead State Park, which is located 17 miles from the Property.
- Wilderness Areas and Wildlife Refuges. The nearest national wilderness area is Charon's Garden Wilderness Area, which is located 80 miles from the Property in Oklahoma. The nearest national wildlife refuge is Wichita Mountains Wildlife Refuge, which is located 74 miles from the Property in Oklahoma.
- National Wild and Scenic Rivers. The nearest National Wild and Scenic River is the Cossatot River State Park-Natural Area, which is located 308 miles from the Property in Arkansas.
- Federal- and State-Listed Threatened, Endangered, or Candidate species. The Army has determined the Proposed Action will have no effect on Federal- or State-listed threatened, endangered, or candidate species or critical habitat. The Army sent a letter to the USFWS and TPWD requesting concurrence with this finding within 30 days of the date of the letters. To date, a response has not been received from either agency. See Appendix D.
- Prime or Unique Wildlife Habitat. The Property is in an urban setting, is highly disturbed, lacks natural habitat and the USFWS has not designated critical habitat on or in the vicinity of the Property (USFWS 2011a).
- Cultural, Historic, and Archeological Resources. The Army, in consultation, determined that the Proposed Action will not have an adverse effect on cultural, historic, or

archeological resources. The State Historic Preservation Officer concurred with this determination on May 4, 2011. See Appendix D.

- Prime and Unique Farmlands. The Property is not prime or unique farmland as defined by 7 CFR 658.2(a), because the definition of farmland does not include land already in or committed to urban development.
- Surface Water Features. There are no surface waters on the Property. The nearest off-site permanent surface water feature is the Wichita River, located approximately 0.3 miles north of the Property. An intermittent pond is 400 feet from the Property.
- Solid Waste Disposal. Prior to being placed in caretaker status, solid waste disposal services were provided by the City of Wichita Falls Sanitation Division.
- Landfills. Solid waste generated by the Property is sent to the City of Wichita Falls Transfer Station located at 3200 Lawrence Road, approximately two miles from the Property, where it is consolidated and sent to the City of Wichita Falls Landfill located at 10984 Wiley Road, approximately eight miles from the Property. The only other landfill in the county is operated by the IESI TX Corporation and is located in Iowa Park, Texas, approximately nine miles from the Property. Both landfills are classified as Type I landfills. The City of Wichita Falls Landfill is currently projected to have sufficient space to continue operations for the next 180 years (Wilkinson 2011).

4.3 Environmental Resources Present, but not Impacted

None of the Alternatives would have direct, indirect, or cumulative impacts on these environmental resources, because no demolition, renovation, construction, or landscaping activities are planned that would alter or affect these resources:

- **Groundwater Drinking Quality, Availability, or Use**—The Proposed Action would not increase impervious surfaces, result in contamination of groundwater resources, or increase groundwater use.
- **Radon Gas**- Wichita County is Zone 3, with a predicted average indoor radon screening level less than 2 picocuries per liter. A site-specific radon survey was conducted at the Property. A memorandum dated August 29, 2004 reported that the average radon level in the Training Building was 0.8 picocuries per liter (USACE 2007). No mitigation measures are required.
- **Air Quality** - None of the Alternatives would have a significant direct, indirect, or cumulative impact on air quality, because implementation would have little or no measurable environmental effect on air emissions or air quality. Wichita County is in attainment or unclassifiable with National Ambient Air Quality Standards (NAAQS). A Prevention of Significant Deterioration analysis is not required, because the proposed action does not include any new major sources or major modifications at existing sources. A Conformity Determination is not required, because the Conformity Rule only applies to areas that are not in attainment. A Record of Non-Applicability (RONA) is enclosed at Appendix B.

4.4 Resources are Present, but Impacts are Minor and do not Require Further Analysis

4.4.1 Utilities

None of the Alternatives would have a significant direct, indirect, or cumulative impact on these utilities, because these utilities have the capacity to provide service for any of the Alternatives and any changes in demand and usage would not be significant:

- Oncor Electric Delivery Company provides electrical service. The current usage is a high of 36 kilowatts (KW) per month, and the main transmission line runs along 9th Street in front of the facility.
- Atmos Energy provides natural gas service. The highest usage recorded was 1147 cubic feet (cf) in January 2008. The highest usage in the last year was 852 cf in January 2011.
- The City of Wichita Falls, Department of Public Works provides potable water and wastewater treatment. Water is provided to the Wichita Falls USAR Center through a six inch water main and the facility is serviced by an eight inch sewer line.

4.4.2 Public Services

None of the Alternatives would have a significant direct, indirect, or cumulative impact on these public services, because these providers below the capacity to provide service and any changes in demands would be negligible:

- **Law Enforcement** – Wichita Falls Police Department and the Wichita County Sheriff’s Office, both in Wichita Falls, provide law enforcement.
- **Fire Protection** – Wichita Falls Fire Department provides fire protection services. The closest station to the USAR Center is Station #5, located at 506 Beverly Drive, approximately 0.25 miles away.
- **Medical Services** – United Regional Health Care provides emergency medical services and is located at 1600 11th Street, approximately 2 miles away.

4.4.3 Noise

None of the Alternatives would have a significant direct, indirect, or cumulative impact on noise levels, because implementation will have little or no measurable effect on noise levels. The major sources of noise are from privately owned and military vehicles and from other sources

such as heating, ventilation, and air conditioning (HVAC). The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential.

Under the No Action Alternative these noise sources would remain unchanged. Under the Caretaker Status Alternative these noise sources would be reduced. Under the Preferred Alternative the noise sources would be from POVs, maintenance vehicles, HVAC, and children playing in the passive park. There would be a slight increase in traffic noise during weekdays. The Army classifies areas with noise levels from these sources as Zone 1, compatible with all land uses, including residential. Therefore, any change in noise levels resulting from implementation of the Preferred Alternative would not be significant. The nearest sensitive noise receptors are residences located to the east, west, and south of the facility, approximately 100 feet from the Property.

4.4.4 Aesthetic and Visual Resources

The Preferred Alternative would have minor impacts to aesthetics and visual resources. The Wichita Falls Parks and Recreation Department plans to add playground equipment and a greenhouse to the facility. Additionally, they would likely alter landscaping on the Property to make the facility more aesthetically appealing. Planned reuse by the Parks and Recreation Department would not result in any negative impacts to aesthetics or visual resources. Impacts are anticipated to be beneficial.

Under the Caretaker Status and No Action Alternatives, no impacts to aesthetics or visual resources are anticipated.

4.4.5 Geology and Soils

The Preferred Alternative would have minor impacts to soils and geology. The addition of a playground and greenhouse would result in a minimal amount of ground disturbance during construction of these new features. Long term impacts are anticipated to be less than significant. Under the Caretaker Status and No Action Alternatives, no impacts to soils and geology would be expected.

4.4.6 Hazardous Materials, Hazardous Waste, Toxic Substances, Contaminated Sites

An Environmental Condition of Property (ECP) survey, *Final Environmental Condition of Property Report, Wichita Falls U.S. Army Reserve Center (TX077)* (USACE 2007), was conducted on the Property in 2006 identified no recognized environmental conditions on the Property as defined by ASTM D6008-96 (Installation Management Agency, 2006; Appendix D). There have been no reportable releases of hazardous or toxic substances (40 CFR 302) and no releases of petroleum, oils, pesticides or herbicides on the Property. An asbestos survey was conducted in March 2000. The survey identified homogenous areas of asbestos containing material (ACM). A 2005 Environmental Baseline Survey reported that ACM abatement had been performed in 2001. A lead based paint (LBP) survey has not been conducted at the Property. Based on the age and construction dates of the buildings, it is presumed that LBP may be present. There are 3 pole-mounted transformers on the Property, with unknown polychlorinated biphenyls (PCB) content. The transformers are in good condition and no signs of damage or leakage are present. More detailed information on ACM, LBP, and PCBs can be found in the Final 2007 ECP report (USACE 2007).

4.4.7 Stormwater Runoff

The Preferred Alternative would have minor impacts to stormwater during construction and installation of playground equipment and a greenhouse. These minor impacts would be temporary and no long-term impacts are anticipated.

Under the Caretaker Status and No Action Alternatives, no impacts to stormwater are anticipated.

4.5 Environmental Resources Analyzed in Detail

4.5.1 Land Use

4.5.1.1 Affected Environment

This section describes existing land use conditions on and surrounding the Wichita Falls USAR Center. Management plans, policies, ordinances, and regulations determine the types of uses that are allowable, or protect specially designated or environmentally sensitive uses. The following sections discuss the regional geographic setting, location, and climate; installation land use; surrounding land use; and current and future development.

4.5.1.2 Regional Geographic Setting, Location, and Climate

The Wichita Falls USAR Center is located in Wichita County, Texas, in the west-central part of the City of Wichita Falls. The city of Wichita Falls is the county seat of Wichita County and is located in the Panhandle of Texas in a region known as the Northern Plains (City of Wichita Falls n.d.(a)).

The City of Wichita Falls, Texas is located roughly 15 miles south of the Oklahoma Border, at the crossroads of U.S. Highway 287 and Interstate 44. According to the U.S. Census Bureau (2010) the City Limits of Wichita Falls covers 72.14 square miles and has a population of

104,553. Wichita Falls is located roughly 140 miles from two major metropolitan areas, Dallas-Fort Worth, Texas and Oklahoma City, Oklahoma.

The climate of Texas varies considerably from South to North due to the overall size of the state. The Northern Plains region and the City of Wichita Falls, Texas can be characterized by relatively hot summers and mild winters. The average maximum temperature for July is 97 °F, while the average minimum for January is 28 °F. Precipitation is evenly distributed throughout the year for an annual average of 28 inches (Idcide 2011).

4.5.1.3 Installation Land Use

The 2.8 acre property has served in support of national defense since the U.S. Government acquired the land in 1941. Section 2.3 describes the property and Figure 2-5 shows the current site plan. The USAR acquired the property from the Westover Hills housing project in 1957, and occupied the existing building on 10th street which was used for training purposes. In 1964, the USAR constructed an OMS in the southeastern portion of the property which has since then been used for vehicle maintenance. Also in 1964, an addition was constructed on the north side of the training building. Since 1964, the two training buildings, located on the western half of the property, have been used for administrative, educational and training purposes. In March 2011, after having been occupied by various units, the OMS and training buildings were vacated and placed in caretaker status.

The City of Wichita Falls Land Use Plan classifies the parcel as Institutional (Figure 4-1; City of Wichita Falls 2011). The property is zoned as single family 2 residential district (Figure 4-2; City of Wichita Falls 2009).

4.5.1.4 Surrounding Land Use

The Wichita Falls USAR Center is located one block east of Seymour Highway. Residential land uses are located directly adjacent to the east, south and west of the property. Across 9th street to the north is a single residential unit, set back from the road. According to onsite Army staff, the house is abandoned and was most recently used as a gathering place for local college students.

The Wichita Falls Land Use Plan classifies all adjacent parcels as low density residential (Figure 4-1; City of Wichita Falls 2011). All properties adjacent to the USAR Center are zoned single family 2 (Figure 4-2; City of Wichita Falls 2009). Beyond the residential properties to the north, east and west are commercial land use areas, which are zoned as general commercial.

4.5.1.5 Current and Future Development in the Area

Current and future development in the City of Wichita Falls is guided by the city land use plan and zoning districts as outlined previously. The County of Wichita Falls and State of Texas do not have planning or zoning codes that influence development within the City of Wichita Falls, Texas. Any development within the city limits must be within conformance of the current land use plan and zoning ordinances (Montgomery-Gagne 2011).

4.5.1.6 Consequences

Potential impacts to land use are considered significant if the Proposed Action would:

- Conflict with zoning districts, ordinances and/or permit requirements
- Cause nonconformance with the current land use plan or preclude adjacent or nearby properties from being used for existing activities
- Conflict with established uses of an area requiring mitigation

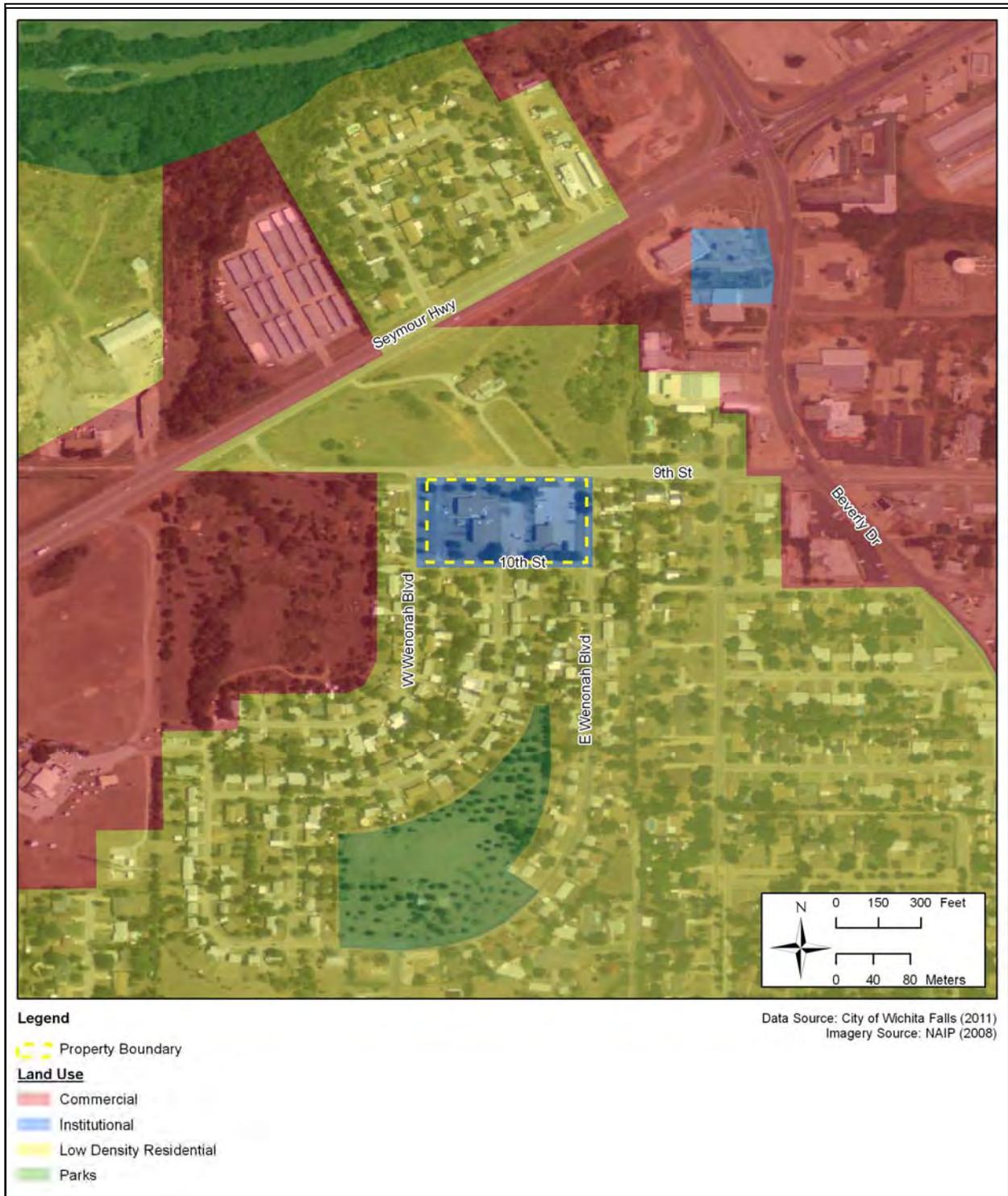


Figure 4-1. Land Use Map



Figure 4-2. Zoning Districts Map

4.5.1.7 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to land use would not be significant. Land use of the Property would transition from active USAR Center to a city-owned facility through a public benefit conveyance. In a letter dated November 28, 2007 the United States Department of the Interior, National Park Service approved the transfer of the property to the City of Wichita Falls under the Federal Lands to Parks Program.

The proposed reuse of the property, as recommended by the Wichita Falls USAR Center LRA, is to use the facility as a Parks and Recreation Maintenance Facility and passive recreation area. This proposed reuse is within conformance of the City of Wichita Falls Land Use Plan. The proposed reuse would not conflict with the current zoning district limitations for single family 2, which allows for civic uses, including parks (City of Wichita Falls n.d.(b)).

4.5.1.8 Caretaker Status Alternative

Under the Caretaker Status Alternative, land use would change from an active USAR Center to a facility under caretaker status. Maintenance activities to preserve and protect the facilities would take place. These activities would not conflict with applicable ordinances, existing land use plans, or surrounding land use.

4.5.1.9 No Action Alternative

Under the No Action Alternative, the Army would continue operations at the Wichita Falls USAR Center at levels similar to those that occurred prior to the BRAC Commission's recommendations for closure becoming final and no land use changes or impacts would occur.

4.5.2 Socioeconomics

4.5.2.1 Affected Environment

The Region of Interest (ROI) for socioeconomic considerations associated with the Proposed Action is Wichita County. This section describes the existing socioeconomic conditions for Wichita County and the City of Wichita Falls, which would provide the necessary goods and services to future occupants or users of the Wichita Falls USAR Center property, including food, gasoline, and miscellaneous supplies. Socioeconomic factors include economic development, demographics, housing, environmental justice, and protection of children. Socioeconomic factors for Wichita Falls were compared to those for Wichita County and the State of Texas.

4.5.2.2 Economic Development

Estimated per capita income statistics from the 2005-2009 U.S. Census period for the civilian labor force within the state of Texas was 11,930,847, while the labor force in Wichita County was estimated at 65,816 and was 50,766 in the city of Wichita Falls. Estimates indicate that the average per capita income and median household income in the city of Wichita Falls was lower than the per capita income and median household income for both the state and county (Table 4-1). Wichita Falls' average annual unemployment (2005-2009 estimate) was 5.5 percent, which was slightly lower than Wichita County and the state of Texas. Table 4-1 displays selected income characteristics for the city of Wichita Falls, Wichita County, and the state of Texas.

Table 4-1. Regional Income Statistics (2005-2009)

Area	Workforce	Per Capita Income (\$)	Median Household Income (\$)	Unemployment Rate (%)
Texas	11,749,614	24,318	48,199	6.8
Wichita County	64,333	22,529	42,999	5.6
Wichita Falls	50,766	22,090	40,552	5.5

SOURCE: U.S. Census Bureau 2011

The top three industry sectors and occupations are the same for the city of Wichita Falls, Wichita County, and the state of Texas and are displayed in Table 4-2.

Table 4-2. Regional Income Statistics (2005-2009)

Area	Top Three Industries (%)	Top Three Occupations (%)
Texas	1. Educational services, health care and social assistance (19.3) 2. Retail trade (12.0) 3. Manufacturing (11.8)	1. Management, professional, and related occupations (33.3) 2. Sales and office occupations (27.2) 3. Service occupations (14.6)
Wichita County	1. Educational services, health care and social assistance (13.7) 2. Retail Trade (14.2) 3. Management (10.5)	1. Management, professional, and related occupations (30.0) 2. Sales and office occupations (26.1) 3. Service occupations (20.4)
Wichita Falls	1. Educational services, health care and social assistance (23.5) 2. Retail Trade (14.2) 3. Management (10.1)	1. Management, professional, and related occupations (30.2) 2. Sales and office occupations (26.5) 3. Service occupations (21.5)

SOURCE: U.S. Census Bureau 2011

4.5.2.3 Demographics

The state of Texas experienced a nearly 21 percent increase in population from 2000 to 2010, while Wichita County experienced a decline of 0.13 percent. At 0.34 percent, Wichita Falls' population increase was far less than the state of Texas, and much less than the United States' overall increase of approximately 9.7 percent for the same period.

According to the 2005-2009 U.S. Census estimates, the state of Texas' percentage of individuals with a high school diploma was 79.3 percent, while Wichita County had a slightly higher percentage of 83.0 percent (U.S. Census Bureau 2010a). The city of Wichita Falls had a slightly lower percentage of 82.7 percent. The city of Wichita Falls also had fewer individuals with a

Bachelor Degree or higher (22.3 percent) than the state of Texas (25.4 percent), but more than Wichita County (20.9). Table 4-3 provides selected statistics for population trends and educational attainment for persons 25 years and older.

Table 4-3. Regional Population and Education

Area	2000 Population	2010 Population	Population Trend 2000-2010 (%)	% High School Graduates (2005-2009 estimate)	% Bachelor Degree or Higher (2005-2009 estimate)
Texas	20,851,820	25,145,561	+20.6	79.3	25.4
Wichita County	131,664	131,500	-0.13	83.0	20.9
Wichita Falls	104,197	104,553	+0.34	82.7	22.3

SOURCE: U.S. Census Bureau 2011

4.5.2.4 Housing

The city of Wichita Falls had housing occupancy rates similar to the state of Texas and Wichita County, but its percentage of occupied houses was several percentage points lower than either the state of Texas or Wichita County. Housing statistics within the region reveal that the median home value in the city of Wichita Falls was slightly higher than Wichita County, but was appreciably lower than the state of Texas. Median rent in the city of Wichita Falls was almost the same as Wichita County, but was much lower than the state as a whole. Selected housing characteristics related to occupancy status, median house value, and median monthly rent are presented in Table 4-4.

Table 4-4. Regional Housing Characteristics (2005-2009)

Area	Number of Housing Units	Occupied Houses (%)	Owner Occupied (%)	Renter Occupied (%)	Median Value	Median Contract Rent
Texas	9,407,692	87.9	64.7	35.3	\$118,900	\$761
Wichita County	55,792	88.1	63.5	36.5	\$85,000	\$685
Wichita Falls	43,981	87.8	59.2	40.8	\$87,100	\$686

SOURCE: U.S. Census Bureau 2011

4.5.2.5 Quality of Life

Schools. Within the ROI there are 10 public high schools, 8 middle schools, and 29 elementary schools (Public School Review 2011). Private schools consist of three high schools and five elementary schools (Private School Review 2011). The most recent school enrollment figures (2005-2009 estimate), totaling both public and private school students 3 years and over through college, are more than 17,000 students (5,608 in high school; 10,332 in elementary school, and 1,378 in kindergarten) (Census 2011).

Health. There are a number of hospitals in the ROI, but United Regional Health Care, located approximately 2 miles away from the Wichita Falls USAR Center, is the closest healthcare facility. It is also the closest emergency room. Southwest General Hospital is a 37-bed facility (Hospital-Data 2011) and serves the ROI for a variety of medical needs, including more than 20 areas of specialty (United Regional Health Care 2011).

Recreation. There are a number of opportunities for recreation within the ROI. The city of Wichita Falls maintains 37 parks (Wichita Falls Parks and Recreation 2011). The closest park to the Wichita Falls USAR Center is Westover Hills Park, which is located approximately 0.25 miles away. The city of Wichita Falls also has several greenway trails located around the city.

The Wichita Falls USAR Center is located approximately 5.5 miles from the South Salado Creek Greenway.

4.5.2.6 Environmental Justice

Environmental justice is the fair treatment for people of all races, cultures, and incomes, regarding the development and implementation (or lack thereof) of environmental laws, regulations, and policies. EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations* directs federal agencies to address environmental and human health conditions in minority and low-income communities. A memorandum from former President Clinton concerning EO 12898 stated that federal agencies would collect and analyze information concerning a project's impacts on minorities or low income groups when required by NEPA. If such investigations find that minority or low-income groups experience a disproportionate adverse impact, then avoidance or mitigation measures are necessary. This section describes the distribution of minority and low-income populations for the Wichita Falls USAR Center ROI.

The initial step in the environmental justice analysis process is the identification of minority populations and low-income populations that might be affected by implementation of the Proposed Action or alternatives. For environmental justice considerations, these populations are defined as individuals or groups of individuals, which are subject to an actual or potential health, economic, or environmental threat arising from existing or proposed federal actions and policies. Low income, or the poverty threshold, is defined as the aggregate annual mean income for a family of four correlating to \$22,050 or for a family of three correlating to \$18,310 in 2009 (Department of Health and Human Services 2011).

According to the U.S. Census, the percent of population within the city of Wichita Falls considered minority was higher than the nation and state. The city of Wichita Falls' minority population accounted for 73.4 percent of total population, while the minority population of Wichita County was 69.7 percent, and it was 54.7 percent for the state of Texas. The national percentage of population considered minority during the same time was significantly lower, at 25.5 percent (U.S. Census Bureau 2010a). Residents identifying themselves as Hispanic or Latino comprised a majority of the minority population in the city, county, and state of Texas.

The U.S. Census Bureau estimates 16.2 percent of individuals in the city of Wichita Falls were below the poverty level compared to 14.7 percent in Wichita County and 16.8 percent in the state of Texas. Poverty rates within the city of Wichita Falls for those under age 18, as well as those over age 65, were higher than the county poverty rates but lower than the state of Texas (U.S. Census Bureau 2010a). Table 4-5 presents selected regional minority population and poverty statistics.

Table 4-5. Regional Housing Characteristics (2005-2009)

Area	Minority Population (%) (2010)	% Individuals Below Poverty Level	% Below Poverty Level (Under Age 18)	% Below Poverty Level (Over Age 65)
Texas	54.7	16.8	23.7	12.2
Wichita County	31.6	14.7	19.3	9.2
Wichita Falls	36.4	16.2	20.6	10.4

SOURCE: U.S. Census Bureau 2011

4.5.2.7 Protection of Children

On April 21, 1997, former President Clinton issued Executive Order (EO) 13045, *Protection of Children from Environmental Health Risks and Safety Risks*. This EO recognizes that a growing body of scientific knowledge demonstrates that children may suffer disproportionately from

environmental health risks and safety risks. These risks arise because children's bodily systems are not fully developed; because they eat, drink, and breathe more in proportion to their body weight; because their size and weight can diminish protection from standard safety features; and because their behavior patterns can make them more susceptible to accidents. Based on these factors, former President Clinton directed each federal agency to make it a high priority to identify and assess environmental health risks and safety risks that might disproportionately affect children. Former President Clinton also directed each federal agency to ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks. It is Army policy to fully comply with EO 13045 by incorporating these concerns in decision making processes supporting Army policies, programs, projects, and activities. In this regard, the Army ensures that it would identify, disclose, and respond to potential adverse social and environmental impacts on children within the area affected by a proposed Army action.

4.5.2.8 Consequences

Potential socioeconomic impacts are considered significant if the Proposed Action would cause:

- Substantial gains or losses in population and/or employment; or
- Disequilibrium in the housing market, such as severe housing shortages or surpluses, resulting in substantial property value changes.

Potential environmental justice impacts are considered significant if the Proposed Action would cause disproportionate effects on low-income and/or minority populations. Potential impacts of environmental health and safety risks to protection of children are considered significant if the Proposed Action would cause disproportionate effects on children.

4.5.2.9 Preferred Alternative: Traditional Disposal and Reuse

Potential socioeconomic impacts from closure, disposal, and reuse would not be significant.

Changes to the existing socioeconomic baseline conditions in the ROI would be insignificant as a result of the Preferred Alternative. The existing 2 full-time personnel and 35 Reservists assigned to the Wichita Falls USAR Center would be transferred to a new Armed Forces Reserve Center and a new USAR Equipment Concentration Site located on Fort Sill, Oklahoma.

The economic impacts of disposal and reuse for the Proposed Action were estimated using the Economic Impact Forecast System (EIFS) model, a computer-based economic tool that calculates multipliers to estimate the direct and indirect impacts resulting from a given action.

Changes in spending and employment associated with disposal and reuse represent the direct impacts of the action. Based on the input data and calculated multipliers, the model estimates changes in sales volume, income, employment, and population in the ROI, accounting for the direct and indirect impacts of the action. For purposes of this analysis, a change is considered significant if it falls outside the historical range of ROI economic variation. To determine the historical range of economic variation, the EIFS model calculates a rational threshold value (RTV) profile for the ROI. This analytical process uses historical data for the ROI and calculates fluctuations in sales volume, income, employment, and population patterns. The historical extremes for the ROI become the thresholds of significance (i.e., the RTVs) for social and economic change. If the estimated impact of an action falls above the positive RTV or below the negative RTV, the impact is considered to be significant. For this analysis, the ROI is Wichita County, Texas and a change in local expenditures is not anticipated to be significant. The

Preferred Alternative does not include construction, demolition, or renovations to existing structures.

Based on the EIFS model, the Preferred Alternative would not generate any direct jobs or indirect jobs in the economic ROI as the City of Wichita Falls Recreation and Parks Department would simply consolidate existing employees, resulting in no increase. To have a significant positive impact, an increase in employment would have to be realized above the positive RTV of 4.55 percent. The Proposed Action would not significantly impact other economic indicators estimated by the EIFS model, including sales volume, regional personal income, and population (0.0 percent, 0.0 percent, and 0.0 percent population change for these indicators, respectively). The positive RTVs for their respective categories are 6.55 percent, 5.43 percent, and 2.39 percent. The EIFS model output for the proposed BRAC actions at the Wichita Falls USAR Center is provided in Appendix C.

There are no anticipated impacts to housing, education facilities, law enforcement, and fire protection under this reuse scenario. Beneficial impacts mainly include use of the facilities for commercial purposes. No adverse potential impacts to minority or low-income populations or children have been identified as a result of the proposed disposal and reuse activities.

4.5.2.10 Caretaker Status Alternative

Under the Caretaker Status Alternative, changes to the existing socioeconomic baseline conditions would be insignificant as a result of operational closure with periodic maintenance and upkeep of the facility. The ROI would not experience any substantial gains or losses in population, unemployment, or housing.

4.5.2.11 No Action Alternative

Under the No Action Alternative, there would be no changes to the existing socioeconomic baseline conditions.

4.5.3 Transportation

4.5.3.1 Affected Environment

This section describes the existing transportation conditions at the Wichita Falls USAR Center and the surrounding area. Roads and traffic are discussed first, followed by public transportation.

4.5.3.2 Roadways and Traffic

Access to the Wichita Falls USAR Center is mainly from Seymour Highway (US Route 277) to the west, via 9th Street, and to the north, via Beverly Drive. The facility can be accessed from the east via 9th Street, which travels from Seymour Highway to downtown Wichita Falls. The site can be accessed from the south by several roads, but these roads pass through neighborhoods and are not considered optimal travel corridors. The closest traffic count performed in the vicinity of the facility was conducted in 2009 on Seymour Highway at 9th Street, approximately 0.12 miles from the facility. The average daily traffic count was 5,563 vehicles in the eastbound lane and 5,489 vehicles in the westbound lane. Another traffic count was conducted at 9th Street and Beverly Drive in 2004. Although this is an older study, basic conditions have not changed in the area. This count recorded an average daily traffic count of 2,164 vehicles northbound, 4,454 southbound, 2,777 eastbound, and 1,357 westbound (Beauchamp 2011).

4.5.3.3 Public Transportation

Public bus service in the vicinity of the Wichita Falls USAR Center is provided by the city of Wichita Falls Aviation, Traffic, and Transportation Department through their Falls Ride bus

service. The nearest bus stop to the facility is approximately 0.25 miles away at the corner of 10th Street and Beverly Drive on Bus Route 2 Central. There is no rail service in the Wichita Falls area. The Wichita Falls Municipal Airport is located approximately 8 miles away to the northwest of the facility. The Wichita Falls Municipal Airport is operated by the city of Wichita Falls and is a joint military/civilian airport using the runways and taxiways of Sheppard Air Force Base. One regional carrier provides service to the Dallas/Fort Worth International Airport.

4.5.3.4 Consequences

Potential impacts to transportation are evaluated with respect to the potential for the Proposed Action to:

- Disrupt or improve current transportation patterns and systems;
- Deteriorate or improve existing levels of service; and
- Change existing levels of safety.

4.5.3.5 Preferred Alternative: Traditional Disposal and Reuse

Under the Preferred Alternative, potential impacts to transportation would not be significant. The planned reuse for the facility would have 44 full-time and 16 part-time employees working at the site. Although weekday vehicle traffic to the Property from the Preferred Alternative would be greater than the existing vehicle traffic from the 2 full-time and 35 Reservists who previously traveled to Wichita Falls USAR Center, it still would not be significant when compared to the existing traffic on 9th Street and surrounding roads. Weekend traffic would be expected to decrease one weekend per month when compared to the USAR Center's operational status when 35 Reservists traveled to the facility for weekend drills and increase slightly on non-drill weekends when the facility was typically not in use.

4.5.3.6 Caretaker Status Alternative

Under the Caretaker Status Alternative, no changes or impacts would occur to transportation resources. The facility would be in Caretaker Status, therefore there would be no traffic from full-time workers during the week and none from Reservists on the weekends.

4.5.3.7 No Action Alternative

Under the No Action Alternative, activities at the USAR Center would continue at levels consistent with activities prior to the BRAC closure recommendation. No impacts to transportation would occur as a result of the No Action Alternative.

4.5.3.8 Cumulative Effects

CEQ regulations stipulate that the cumulative effects analysis within an EA consider the potential environmental impacts resulting from the “incremental impacts of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions” (40 CFR 1508.7). Cumulative impacts can result from individually minor, but collectively substantial, actions undertaken over a period of time by various agencies (federal, state, and local) or individuals.

The scope of the cumulative effects analysis involves evaluating impacts to environmental resources by the geographic extent of the effects and the time frame in which the effects are expected to occur. Past, present, and reasonably foreseeable actions are identified first, followed by the cumulative effects that could result from these actions when combined with the Proposed Action.

4.6 Past, Present, and Reasonably Foreseeable Actions

The geographic area analyzed for cumulative effects of past, present, and foreseeable future actions focused on the area within one mile of the facility.

Present and future actions near the Proposed Action site are assumed to relate to the maintenance of aging infrastructure and the development of green spaces and recreation areas. Table 4-6 lists the present and reasonably foreseeable future actions in the City of Wichita Falls, Texas, within one mile of the facility.

Table 4-6. Present and Reasonably Foreseeable Actions in the City of Wichita Falls Within 1 Mile of the Wichita Falls USAR Center

Project Name	Project Description	Distance from Wichita Falls USARC (approximate)	Status
Beverly Basin Drain Improvement Project	Upgrading drainage system from the intersection of Beverly Drive and 9 th Street and continuing four blocks east along 9 th Street.	0.15 mile	Currently 50% complete. Should be completed by approximately February 2012
Public Works Annual Improvement Project	Replacing water line from the intersection of Beverly Drive and 9 th Street and continuing east for approximately 0.75 miles to the intersection of 9 th Street and Kemp Boulevard	0.15 mile	Project under development. Planned to begin in approximately 2 years.
Public Works Annual Rehabilitation Project	Street Rehabilitation from the intersection of Beverly Drive and 9 th Street to the intersection of Kemp Boulevard and 9 th Street (approximately 0.75 miles)	0.15 mile	Project under development. Planned to begin in approximately 3-5 years.
Seymour Highway Hike & Bike Trail	Construction of a biking and walking trail along Seymour Highway from Fairway Boulevard easterly to Arrowhead Drive for approximately 1.4 miles	0.65 mile	Project scheduled to begin in November 2011.
Wichita Bluff Open Space	The Parks and Recreation Department is developing a scenic space of approximately 80 acres. It is located north of Seymour Highway across from Arrowhead Drive. They plan on constructing a trailhead and a parking lot. The parking lot will have 30 automobile and 2 bus spaces.	0.5 mile	Project under development and is planned to commence sometime in 2012.

4.7 Cumulative Effects Summary

Environmental effects for all resources potentially affected by the Proposed Action or alternatives when combined with the past, present, and reasonably foreseeable projects in the area are discussed below.

4.7.1 Preferred Alternative: Traditional Disposal and Reuse

The conversion of land resources from use as a USAR Center to reuse by the City of Wichita Falls Parks and Recreation Department for recreational administrative and maintenance activities, as well as use as a passive park, would not cause adverse impacts to land use; aesthetics and visual resources; air quality; geology and soils; water resources; biological resources; cultural resources; socioeconomics; utilities; or hazardous and toxic substances. A slight increase in weekday traffic and traffic noise would occur, but this increase would not be significant when compared to existing traffic.

The projects listed in Table 4-6 would increase traffic during construction for the duration of the individual project construction periods. Because of the physical distance between the projects and the time period to complete the projects, cumulative impacts to transportation would not be significant. One of the projects involves upgrading roadways which should improve traffic flow over the long term and reduce traffic impacts.

Utilities projects in Table 4-6 could cause temporary disturbances to the water distribution and storm sewer systems at the Property as a result of line replacement. However, in the long term increased system reliability and performance as a result of line replacement would be beneficial.

No significant cumulative impacts would result from implementation of the Preferred Alternative and past, present, and reasonably foreseeable future actions.

4.7.2 Caretaker Status Alternative

Under this alternative, a decreased military presence at the site would cause a decrease in traffic, and therefore slight decreases in impacts to air quality and transportation over existing conditions. The impacts of the Caretaker Status Alternative when combined with impacts of the past, present, and reasonably foreseeable projects would not cause significant changes to the environment. No cumulative impacts would occur.

4.7.3 No Action Alternative

Under the No Action Alternative, no impacts or changes to the existing conditions at the Wichita Falls USAR Center would occur. Therefore, no cumulative impacts would occur from past, present, or reasonably foreseeable actions.

4.7.4 Mitigation Summary

Mitigation measures are actions required for the specific purpose of reducing the significant environmental impacts of implementing a proposed or alternative action. An EA may specify mitigation measures that, if implemented, would prevent significant impacts that would otherwise require an environmental impact statement. No mitigation measures are required for the Proposed Action discussed in this EA because resulting impacts would not meet the significance criteria described for each resource in Chapter 4; that is, the impacts would not be significant.

5.0 FINDINGS AND CONCLUSIONS

The purpose of the Proposed Action is to implement the Army's proposal to close the Wichita Falls USAR Center as directed by the BRAC Commission. Disposal and property reuse is the Army's Preferred Alternative. Direct, indirect, and cumulative impacts of the Preferred Alternative, the Caretaker Status Alternative, and the No Action Alternative have been considered. The evaluation performed within this EA concludes that there would be no significant adverse impact to the local environment or quality of life as a result of the implementation of the Preferred Alternative. Therefore, the issuance of a FNSI is warranted, and preparation of an environmental impact statement is not required.

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6.0 LIST OF PREPARERS

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7.0 DISTRIBUTION LIST

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1300 7th Street
Wichita Falls, Texas 76301

Comanche Nation
HC32 - Box 1720
Lawton, Oklahoma 73502

Kiowa Indian Tribe of Oklahoma
P.O. Box 369
Carnegie, Oklahoma 73015

National Park Service
Federal Lands to Parks Program
100 Alabama Street, SW
Atlanta, Georgia 30303

Texas Historical Commission
State Historic Preservation Office
1511 Colorado
Austin, Texas 780701

Texas Parks and Wildlife Department
4200 Smith School Road
Austin, Texas 78744

United States Fish and Wildlife Service
Arlington Ecological Services Field Office
711 Stadium Drive, Suite 252
Arlington, Texas 76011

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9.0 PERSONS CONSULTED

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Appendix A. LRA Reuse Plan



ADDENDUM to the
HOMELESS ASSISTANCE REPORT and REDEVELOPMENT
PLAN RECOMMENDATIONS
OF THE
LOCAL REDEVELOPMENT AUTHORITY FOR THE
U.S. ARMY RESERVE CENTER
3315 9th STREET, WICHITA FALLS, TX 76309



Wichita Falls – Local Redevelopment Authority
City of Wichita Falls

November 2007
Revision – July 2008



**Federal Lands to Parks Program
U.S. Army Reserve Center
Wichita Falls, Texas
2007
- Addendum Revised July 2008 -**

**Overview
Community Base Redevelopment & Homeless Needs Outreach**

City of Wichita Falls Local Redevelopment Authority

The City of Wichita Falls submitted a letter to the Office of Economic Adjustment (OEA) dated April 17, 2006 (Exhibit 'A') requesting to formulate a Local Redevelopment Authority. The Wichita Falls Local Redevelopment Authority (WFLRA) is the official entity responsible for the Defense Diversification Planning Project and developing a recommended re-use plan for the U.S. Army Reserve Center. The WFLRA encompasses only the City of Wichita Falls municipal jurisdiction.

The City Council members are the acting Local Redevelopment Authority Board of Directors and Mr. David A. Clark, Director of Community Development is the point of contact for the WFLRA. Members of the WFLRA include: Mayor Lanham Lyne, Council member-at-large Glenn Barham, Council District 1 Michael Smith, Council District 2 Dorothy Roberts-Burns, Council District 3 Rick Hatcher, Council District 4 Jim Ginnings, Council District 5 Charles Elmore.

The City of Wichita Falls – Local Redevelopment Authority received notification from Joseph W. Whitaker, Deputy Assistant Secretary, Department of the Army in a letter dated May 24, 2006 (Exhibit 'B') declaring the U.S. Army Reserve Center to be surplus federal property and requesting the City to begin the planning process to expedite redevelopment of the site. A copy of the notice as it appeared in the Federal Register, Volume 71, No. 89 (May 9, 2006) is attached as Exhibit 'C'. The notice outlines the U.S. Army Reserve Center as surplus property and the point of contact being the City of Wichita Falls.

Homeless Outreach Component

Initial Homeless Outreach Efforts:

The WFLRA conducted a facility tour and a public outreach workshop for Homeless providers in the greater Wichita Falls area in June 2006 in conjunction with staff at the U.S. Army Reserve Center. The workshop was advertised (refer to Exhibit 'D', 'E', and 'F') in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area on June 8, 2006. City planning staff also specifically contacted via phone conversation the known homeless providers in the Wichita Falls community. These providers included (refer to Exhibit 'G'): Faith Mission, Interfaith Ministries, Salvation Army, First Step, Special Needs Academy and the Wichita Falls Housing

Authority and Homeless Coalition to discuss the upcoming public workshop and personally invite their organization. The minutes from the public workshop are included as Exhibit 'H'.

After the public outreach workshop, the homeless providers who had participated did not believe the U.S. Army Reserve Center was feasible for their non-profits to acquire at the time nor was it a centrally located geographic site for the services frequented and/or needed by the homeless population. The Reserve Center is situated in an established, older single-family residential neighborhood and is setup for commercial offices, storage and large vehicle maintenance. The buildings and site do not lend themselves to conversion for homeless services without significant expense to retrofit.

The homeless providers we contacted didn't have sufficient funds or the ability to redevelop the site for their services. The deadline for homeless providers to submit a 'Notice of Interest' was at close of business on December 1, 2006 – the Wichita Falls LRA to date has not received any Notices of Interest from area homeless providers or any other interested agency to acquire the site. One agency even formally confirmed their non-interest with a letter stating they were not interested in acquiring the Reserve site (refer to Exhibit 'I').

The interest from the City of Wichita Falls to redevelop the site and facilities for a Park & Recreation Department Maintenance Facility and passive recreation area was presented and discussed at an advertised, public City Council meeting televised on the City's local community cable channel on August 7, 2007 and again on November 20, 2007. There were no public comments regarding the reuse of the U.S. Army Reserve Center for park and recreational use at the August meeting (Exhibit 'J'). During the interim, between August and November, the draft report materials were available for public viewing.

The November 20, 2007 meeting consisted of a public hearing to receive comments on the draft Redevelopment Plan and Homeless Assistance Submission and was held in conjunction with a City Council meeting. The public hearing was advertised (refer to Exhibit 'K') in the Times Record News - a newspaper publication with general circulation in the Wichita Falls area on November 13, 2007. An article (refer to Exhibit 'L') regarding the proposed public hearing also appeared in the Times Record News on November 18, 2007. Notices for the public hearing (refer to Exhibit 'M') were mailed to property owners within 200ft of the U.S. Army Reserve Center site at 3315 9th Street for their awareness regarding potential changes at the subject site. An excerpt from the City of Wichita Falls City Council minutes outlining comments from the public hearing are in Exhibit 'N'.

Secondary Homeless Outreach Efforts:

The Wichita Falls Local Redevelopment Authority conducted a secondary homeless assistance outreach and request for 'Notices of Interest' in the U.S. Army Reserve Center based on a misinterpretation of the guidelines which resulted in a timing error with the first notification process.

The Wichita Falls Local Redevelopment Authority re-advertised (Appendix A-1) for the availability of surplus federal property to state and local eligible parties including homeless service providers in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area - on January 10, 2008.

City WFLRA staff worked with the City's Neighborhood Resources staff to re-identify and contact the homeless service provider organizations discussed in the City's Consolidated Housing Plan to obtain the name of their current director and corresponding email address. Staff initially contacted the identified homeless service providers via a telephone conversation. Staff explained the reason for contacting the particular agency, noting the importance of attending an upcoming workshop and public hearing arranged for January 29th at the U.S. Army Reserve Center located at 3315 9th Street in Wichita Falls, Texas. The following email correspondence (also included in Appendix A-2) was sent on January 10, 2008 to the following agencies: Children's Aid Society of West Texas; Interfaith Ministries; Faith Mission; First Step; Helen Farabee Center; Wichita Falls Housing Authority & Homeward Bound Coalition; Special Needs Academy; City of Wichita Falls Section 8 office; and Neighborhood Resources office. The Salvation Army contacts did not provide an email address but the same notice, as outlined below and in Appendix A-2 was faxed to the Salvation Army Captain (Appendix A-3) with a follow-up message on their answering machine.

From: Karen.Montgomery@cwftx.net

To: firststeprvc@yahoo.com ; director@faithmissionwf.org ; jpayne@wf.net ; donnapp@wfha.com ; Atkinsr@helenfarabee.org ; caswf@nts-online.net ; bob.hampton@co.wichita.tx.us

Cc: stephen.l.eberlein@hud.gov ; Linda.R.Charest@hud.gov ; Susan.White@cwftx.net ; Michael.Uriniak@cwftx.net ; Pamela.Ibarra@cwftx.net ; Dave.Clark@cwftx.net ; Jack.Murphy@cwftx.net

Sent: Thursday, January 10, 2008 3:51 PM

Subject: FYI - Workshop - Jan. 29th

Good Afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451. A copy of the notice as it appeared in the newspaper is attached for your information and it provides additional details regarding the Notice of Interest process.

sincerely,
Karen Montgomery-Gagné
CWF - Plng. Division
(940) 761-7447

Both the regional HUD liaison (Mr. Stephen Eberlein) and the HUD BRAC coordinator (Ms. Linda Charest) were informed and copied on email communications with the identified homeless service providers along with receiving updates of telephone conversations (Appendix A-4) with the homeless service providers.

Prior to the public hearing, staff made an additional attempt to notify homeless service providers and discuss their potential interest in the Army Reserve Center by contacting each agency via telephone on January 25th, 2008 reminding them of the hearing and BRAC workshop date. The WFLRA staff (Mr. David A. Clark and Ms. Karen Montgomery-Gagné) conducted a public hearing on January 29th, 2008 in conjunction with staff at the U.S. Army Reserve Center. Both the public hearing and workshop were advertised (refer to Appendix A-5, and A-6) in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area. WFLRA staff provided a detailed presentation for public hearing attendees. The attendees consisted of two WFLRA staff and four U.S. Army Reserve staff members as noted on the sign-in sheet (Appendix A-5). The public hearing minutes and BRAC workshop overview (Appendix A-6) reflect there were no public comments received at the advertised public hearing.

The comments received from various homeless service providers during telephone discussions echoed their organization's original feedback noted in the WFLRA's Initial Homeless Outreach Effort conducted in 2006-2007. The majority of homeless service providers in Wichita Falls did not find the U.S. Army Reserve Center as a feasible option for their non-profits to acquire nor is it a centrally located geographic site for services frequented and/or needed by the homeless population. To this end, we are resubmitting the letter from Ms. Donna Piper, Wichita Falls Housing Authority/Homeward Bound President included in the original report (November 2007) formally confirming their non-interest in the U.S. Army Reserve site. A second letter was also received from Ms. Pamela Ibarra, City of Wichita Falls Housing Administrator formally indicating the City's Housing Division did not have an interest in the Army Reserve Center property. (Appendix A-7)

The deadline for homeless service providers, state and local governments and all other interested parties to submit a 'Notice of Interest' was at close of business on April 14, 2008 – the Wichita Falls LRA to date has not received any Notices of Interest from area homeless service providers or any other interested agency to acquire the site.

There is interest from the City of Wichita Falls to redevelop the Army Reserve site and facilities as noted in the WFLRA's original Redevelopment Plan submittal in November 2007. The proposal to re-use the Army Reserve site for a Park & Recreation Department Maintenance Facility and passive recreation area for the neighborhood was presented and discussed at an advertised, public City Council meeting televised on the City's local community cable channel on April 15, 2008 (Appendix A-8) and posted in the Times Record News – a newspaper publication with general circulation in the Wichita Falls area. There were no public comments received regarding the potential reuse of the U.S. Army Reserve Center for park and recreational use at the City Council public hearing held in April. During the interim, between the WFLRA public hearing in January and City Council in April, the draft report materials were available for public viewing.

The April 15, 2008 meeting consisted of a public hearing to facilitate and receive comments on the draft Homeless Assistance Submission and the City's Redevelopment Plan. This public hearing was held in conjunction with a City Council meeting (Appendix A-9) and a copy of the agenda item is included as Appendix A-10. A certified excerpt from the City of Wichita Falls City Council minutes outlining the discussion and commentary from the public hearing is included as Appendix A-11.

Consolidated Plan 2000-2005

The 2000-2005 Consolidated Plan addressed homelessness in Part IV noting that Wichita Falls was not an entitlement city for any federal homeless programs, noting the City worked with area not-for-profit organizations to utilize State of Texas pass through funds to provide limited homeless shelters and services. According to the 1990 Census, there were 92 persons classified as homeless. Only 6 were visible on the streets. The City and agencies that provide homeless facilities felt there were a sufficient number of beds in the emergency shelters now and into the foreseeable future to meet the needs of the City's homeless population.

A survey was conducted as part of the City's 2000-2005 Consolidated Plan where respondents reported a minimal rating (44.1%) when characterizing the capacity of non-profit housing organizations in the community to handle the homeless problem. Staff believed this evaluation was based more on the need for homeless facilities not necessarily the existing programs or agency abilities. Such an analysis is based on the overwhelming response from the community survey for the need for homeless facilities, and that homeless was a problem. The data from homeless providers is contrary to this view; they stated they are at full-capacity only once or twice a year. Those responding

to the question of physical condition of short-term facilities stated they range from 'good' to 'fair' (70.9%), with good being the best, and fair being second best.

Transitional Housing/Family Needs

There is an increasing need for shelters to provide homeless families a safe and secure environment. During the 1999-2000 program year, the City provided funds to First Step, Inc. a shelter for abused persons and their families. The renovation of their kitchen and dining area will make it possible to better serve the growing number of families. The City lacks services, in particular, for transitional housing, and the resources to provide permanent housing for the homeless families. Survey questions regarding transitional housing for the most part were answered 'unsure.' Transitional housing is not an easily understood term outside the Planning, Social Services and Housing circles. Staff interpreted the 'unsure' response as an appropriate response to the question. There is a need but not well defined.

Major Sources of Homeless

The City is the location of both a State hospital and State correctional facility (Allred Unit). The housing of persons or families headed by persons who have recently been released from the Wichita Falls State Hospital or the Allred Prison facility of the Texas Department of Corrections. The hospital provides in-patient treatment of mental health and other health problems but are required to release patients when they are no longer a danger to themselves or others. Many of these patients are fine when they are in controlled conditions and take their medicine but once out on their own these persons either revert to their old drug habits or stop taking the medicine and suffer a relapse. Many of the released patients are originally from this area or will stay in the area to be close to care facilities. The State hospital also can provide a source of housing to those patients that have relapses but only if the patient agrees to be recommitted, or recommit themselves. Any problems from the prison were too new to be gauged at the time of preparing the 2000 Consolidated Plan.

In 2000, the report indicated the City would continue to encourage local non-profits to apply for the State of Texas Emergency Shelter Grant program to provide homeless shelters and transitional housing facilities under the McKinney Act Emergency Shelter Grant Programs for activities which improve the lives and safety of the homeless.

A group of persons not listed as homeless, but could be, are the 'hidden homeless' those who live with a friend or relative. This group can be asked to leave at almost any moment because of a change in their housing provider. The Census Bureau looked at Census Tracts for this research and noticed a strange pattern for overcrowding, in Tracts having a large number of apartment complexes. The Census Bureau's method for claiming overcrowded impacts apartment complexes much more than single-family units.

Consolidated Plan 2005-2010

The 2005-2010 Consolidated Plan re-addressed homelessness issues and had similar conclusions as the previous report for the Wichita Falls community.

For temporary or emergency housing assistance, the City of Wichita Falls has three homeless shelters: Salvation Army, Faith City Mission, and First Step (a domestic violence shelter). The Interfaith Ministries provides rent and utility assistance while the American Red Cross provides disaster related emergency assistance. At the time of preparing (June 2005) the current Consolidated Plan, there were no recent homeless counts completed for the City. The Homeward Bound Coalition was in the process of developing a Continuum of Care Plan that would cover Wichita County and 16 surrounding counties.

Table 1 illustrates the recorded number of homeless people in Wichita Falls as of the 2005 Consolidated Plan preparation. According to the Plan (Continuum of Care Homeless Population and Subpopulations Chart) the City had a count of 92 total homeless people including adults, homeless with children and transitional people. In the third portion (Homeless Needs – Individuals) of the table, there appears to be sufficient availability of beds for the homeless population in Wichita Falls utilizing the services at emergency shelters, transitional housing and permanent supportive housing and the same for Homeless Needs – Families.

In conversations with Ms. Donna Piper, President, Homeward Bound Coalition and the recently registered Wichita Falls Continuum of Care – Homeless Coalition (#TX64) noted a Continuum of Care grant was submitted for consideration in 2007 but they had not received approval for the grant. At the time of preparing this Addendum, the Wichita Falls Continuum of Care – Homeless Coalition was in the process of obtaining funds from area foundations and preparing to resubmit a Continuum of Care grant for September 2008. During their community research and grant preparation the Homeless Coalition identified the top three needs for homeless in the Wichita Falls area, those being:

- 1) need for transitional housing;
- 2) need for life-skills staff to help people transition into real world and;
- 3) MHMR and substance abuse needs.

The biggest needs include more ways to help people and funding to provide service programs not to acquire buildings that most homeless providers can't afford to maintain nor are built to suit homeless provider needs.

Table 1

Continuum of Care Homeless Population and Subpopulations Chart																		
CPMP Version 1.3																		
City of Wichita Falls											Data Quality							
Part 1: Homeless Population											(E) estimates							
	Sheltered			Un-sheltered	Total	5-Year Quantities					Total	Actual	% of Goal	Priority H, M, L	Plan to Fund? Y, N	Fund Source: CPMG, HOME, HOPWA, ESG or Other		
	Emergency	Transitional				Year 1	Year 2	Year 3	Year 4	Year 5							Goal	Complete
1. Homeless Individuals	72	10	0	0	82													
2. Homeless Families with Children	3	0	0	0	3													
2a. Persons in Homeless with Children Families	10	0	0	0	10													
Total (lines 1 + 2a)	82	10	0	0	92													
Part 2: Homeless Subpopulations											Data Quality							
											(E) estimates							
1. Chronically Homeless			16.4	0	16.4													
2. Severely Mentally Ill			31.16	0	31.16													
3. Chronic Substance Abuse			22.96	0	22.96													
4. Veterans			18.86	0	18.86													
5. Persons with HIV/AIDS			4.1	0	4.1													
6. Victims of Domestic Violence and sexual			28.1	0	28.1													
7. Youth (Under 18 years of age)			11.46	0	11.46													
Part 3: Homeless Needs Table: Individuals											Total		Actual	% of Goal	Priority H, M, L	Plan to Fund? Y, N	Fund Source: CPMG, HOME, HOPWA, ESG or Other	
											Goal	Complete						
Emergency Shelters	128	128	-128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transitional Housing	11	11	-11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	139	-139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chronically Homeless																		

In conjunction with the information provided by Homeward Bound Coalition, the Consolidated Plan 2005-2010, noted that *“There appears to be sufficient emergency shelters available for the needs of the homeless, however, the main emphasis now should be on providing transitional and permanent housing for the homeless. To accomplish this, the City of Wichita Falls will encourage local non-profit groups to apply for the State of Texas’ Emergency Shelter Grant (ESG) program and also to apply for transitional housing facilities grants under the McKinney Act. Local agencies will be encouraged to apply for programs that assist the homeless with an emphasis on transitional housing and the move to permanent housing. The Public Housing Authority gives preference to persons who are homeless.”*

During preparation of the Homeless Assistance Submission & Redevelopment Plan, The Faith Mission organization (Appendix A-12) had initiated the process of long-range planning to investigate the potential for acquiring Bonham Elementary School, a Wichita Falls Independent School District school facility that closed after completion of the 2007/08 school year in May 2008. In discussion with Faith Mission officials, their long-term goal is to obtain the former school site as an extension of the existing services offered by Faith Mission – particularly a 12-step program for women. Due to the size of the facility, it would have additional space for educational training and life-skills classes for people transitioning back into the community from the State Hospital, Allred Prison and other sources.

After conducting a secondary public outreach effort for state and local government, homeless service providers and other interested parties during 2008 and receiving no Notices of Interest from any homeless service providers, the City of Wichita Falls continues to have an interest in the U.S. Army Reserve Center.

It is the recommendation of the City of Wichita Falls as the Local Redevelopment Authority (WFLRA) that the identified surplus federal property (U.S. Army Reserve Center) located at 3315 9th Street be transferred to the U.S. Department of the Interior, National Park Service for subsequent transfer as a public benefit conveyance to the City of Wichita Falls via the Federal Lands to Parks Program for utilization as a Park & Recreation Department Maintenance Facility and a passive recreation area for the adjacent residential neighborhood.



Part B

- Addendum Revised July 2008 -

Justification for Acquiring the U.S. Army Reserve Center

1. Description of Property

a. Narrative

The U.S. Army Reserve Center occupies an entire block and is located at 3315 9th Street. With 9th St. on the north, the property is by 10th Street to the south, E. Wenonah to the east and W. Wenonah to the west. The property is zoned for Single-Family 2 development which allows single-family houses along with duplexes. Three exhibits are included (Exhibit 'O', 'P', and 'Q') to provide an overview of the site. Exhibit 'O' is a general location map outlining the Reserve Center's position within Wichita Falls. Exhibit 'P' is an aerial view of the site and facilities; Exhibit 'Q' provides interior/exterior photos taken during a building tour for City officials in September 2006.

The property consists of three structures, the primary building, a garage facility, and a truck washing structure that has a roof but no walls. The remainder of the property includes parking and loading areas, and a fence enclosed paved area. The site is within an urban setting and has a slight grade change downward from the south to the north.

b. Maps Refer to Appendices, Exhibits 'O' and 'R'

c. Legal Description Block 3, Westover Hills Subdivision, City of Wichita Falls, Wichita County, Texas an area approximately 475 ft x 257 ft (survey to be completed upon acceptance of application.)

d. Photographs Refer to Appendices, Exhibits 'P' and 'Q'

2. Program of Utilization

a. Narrative

The City of Wichita Falls is very interested in acquiring the U.S. Army Reserve Center at 3315 9th Street (Exhibit 'P') for the purpose of a Park & Recreation Department Maintenance Facility and passive recreation area. The space and existing structures are such that they present a nearly perfect opportunity to move in with minimal remodeling.

The facility would house five Departmental divisions including, the Park Division, Recreation Division, Cemetery Division, Vacant Lot Division, and MPEC/Business Park Division. There would be 44 full-time employees and 16 part-time employees assigned to this facility. All associated maintenance supplies, vehicles, and equipment would be housed as well.

The grounds surrounding the facility would be landscaped and maintained in an attractive manner. This enhancement will fulfill a needed function as a small, neighborhood park. Passive activities will be the primary design including trees, shrubs, flowers, benches, walks, and ornamental structures as determined desirable.

b. Schedule of Development

After conveyance of the property to the City, there will be an approximately one month period for minor alterations before the City resources can be moved in and begin functioning at the facility. Alterations will include computer and telephone line and equipment installation, security lock installation, signage, electrical meter transfer, water & sewer meter transfer, office equipment transfer, fuel depot installation, and lighting adjustments. No building remodeling will be required to begin operations.

Landscape improvements will be completed within 12 months from beginning of operations. This will include winter planting of trees, shrubs, and flower bed(s). Irrigation will be installed to service these plantings prior to need. Benches, ornamental structures, and other passive park amenities will be installed over a two-year period. It will be desirable to obtain input on design from surrounding neighbors/residents that surround the site.

c. Site Plan

The proposed site plan for the redeveloped area is attached as Exhibit 'S'. The former Army Reserve Center and site will be retained in a similar setup as it was during use by the Department of the Army. The main office building will remain as an office and education space for classes offered by the Parks & Recreation Department, parks maintenance equipment will be stored in the garage portion of the building. Parking lot layout will be maintained with the exception of changing two access points on 9th and 10th Streets and the addition of a greenhouse. The perimeter of the site will be significantly different with the addition of a gazebo picnic shelter, playground equipment, benches and heavily landscaped areas lining the edge of the property.

d. Historic Preservation Plan

The statement and supporting documentation from the Texas State Historic Preservation Officer that shows the Program of Utilization meets the requirement of the National Historic Preservation Act of 1966 is herein attached as Exhibit 'T'. The Wichita Falls Local Redevelopment Authority contacted the Texas Historical

Commission on August 1, 2007 requesting a determination of historic status for the U.S. Army Reserve Center, 3315 9th Street. The Wichita Falls LRA received a detailed letter from the Texas Historical Commission dated August 21, 2007 (Exhibit 'T'). The Texas Historical Commission determined that the U.S. Army Reserve Center at 3315 9th Street is not eligible for listing in the National Register of Historic Places. The City of Wichita Falls maintains a local Historic Preservation Program carried out through the Planning Division and Council appointed Landmark Commission. Based on the City's requirements for consideration as an individual landmark – this site does not meet the minimum standards for the City's historic preservation program.

e. Environmental Site Overview

The U.S. Army Corps of Engineers (USACE) out of the Louisville District Engineering Division conducted a final Environmental Condition Report for the U.S. Army Reserve Center (TX077) property situated at 3315 9th Street. The report overview prepared in February 2007 is incorporated in the Appendices as Exhibit 'U'. The Executive Summary states *“Areas of potential environmental concern were reviewed and the TEJV (Terraine-EnSafe Joint Venture) found no significant concerns relating to the environmental condition of the Site.”*

3. Balance Determination and Need

The U.S. Army Reserve Center currently includes personnel from the 418th TTP and is manned with 35 reserve soldiers and 2 full-time technicians. In conversations with the Operations NCO/Facility Manager they noted the 2-355th is deactivating so there will be no loss of jobs or relocation of soldiers as a result of the slated BRAC closure. Wichita Falls Local Redevelopment Authority (WFLRA) staff view the economic loss to the community (pending closure of the U.S. Army Reserve Center) to be relatively minimal based on the personnel remaining at the facility but recognized the need for public homeless assistance outreach to the Continuum of Care – Homeless Coalition. No Notices of Interest were submitted by any homeless service providers or community agencies in the Wichita Falls area therefore the WRLRA has determined the Redevelopment Plan is balanced.

The City of Wichita Falls anticipates utilizing every building and structure on the Army Reserve Center property. Office space will be immediately used by division supervisors and staff. The assembly room will be utilized for employee morning gather, safety meetings, and educational presentations, and lunch breaks. The former firing range will be used for storage of recreation program equipment and supplies. The classroom will be utilized for cemetery record and other document storage. The maintenance bay will be utilized for maintenance and storage of large equipment, including but not limited to tractors, trailers, mowers, edgers, sprayers, four wheelers, and small equipment. As well, a secured storage room will be constructed in the Maintenance Bay. Employees and visitors will park in the

existing public parking lot. All vehicles and equipment will be stored or housed in the existing paved and fenced areas. The lubrication shelter will be modified to house chemicals as per federal EPA guidelines.

The Wichita Falls Local Redevelopment Authority needs the U.S. Army Reserve Center property because the City currently operates two park maintenance facilities. The efficiencies gained by having one central park maintenance facility is compelling. Present park facilities are overcrowded. Additional park maintenance equipment has been acquired, but, no additional space for storage and maintenance has been provided. Safety meetings and general presentations now require two separate events. The Kiwanis Park maintenance location is in a prominent location, in a well-utilized community park that could be better utilized for direct park and recreation experiences by converting it to a high demand park rental shelter.

- a. Current population of Wichita Falls is approximately 107,847 (according to City of Wichita Falls Planning Division 2006 Growth Trends Report – spring 2007) – growth is slight but the population is stable. Recreation patterns and relevant social and economic conditions are similar to same size cities in the north Texas and southern Oklahoma region. The population is somewhat older. High school and college education attainment are average. Income is average for the state.
- b. Westover Hills Park is within a $\frac{1}{4}$ mile south of the Army Reserve Center. It is approximately ten acres. It has plantings of trees with irrigation, a medium size shelter, signage, security lighting, benches, and playground equipment. Access to this park is hampered by narrow streets and $\frac{3}{4}$ of the park is enclosed by private, backyard fences. The nearest large park, Lucy Park, is approximately two miles east.
- c. The City has not developed any new neighborhood parks in over 30-years – as quality of life issues become more critical for cities in their ability to both retain and attract people to live and work in their communities – neighborhood parks will play a vital role. In an effort to address the need for additional neighborhood scale parks, the City's Five Year Capital Improvement Plan calls for acquisition of approximately 800 acres of new parkland. The acquisition of the Army Reserve Center will address the Capital Improvement Plan needs by providing critical infrastructure with which to maintain present and future park and recreation improvements while providing park amenities to the adjacent residential neighborhood.
- d. There will be approximately 1,000 citizens to physically visit the surrounding landscaped grounds. However, the principal recreational benefit is the enhanced visual improvement to the neighborhood.

4. Suitability

- a. The design of the Army Reserve Center is ready made for the Park and Recreation maintenance facility and the size is ideal. The building configuration is excellent for reuse by the City of Wichita Falls for park maintenance and for passive recreation. The topography is flat, thus, suitable for maximum utilization for buildings, structures, and vehicle and equipment parking. The surrounding buffer area lends itself to more landscaping to increase the aesthetic appeal of the property. There are no notable scenic, natural, or historic resources on the site.
- b. The Center is designed to house staff office and training functions as well as vehicle and equipment storage and maintenance functions. These same functions will equally apply to the Park and Recreation operation. The buildings and structures do not lend themselves to typical high traffic recreational use due to small sizes and proximity to residential housing on all sides.
- c. The Army Reserve Center is surrounded by residential housing on all sides. Any new use or proposed redevelopment of the Army Center site must be considered compatible with the current zoning designation and adjacent residential neighborhood.
- d. City residential streets exist on three sides of the property with a collector street, 9th Street, bordering the north side. No public transportation serves the Center. There is one public access parking lot on the west side. There are no bicycle trails to the property.

5. Capability

- a. The City of Wichita Falls has operated a Park and Recreation Department for over fifty years. A full range of maintenance functions and recreational programming have been routinely provided.
- b. The City will successfully operate the new maintenance facility because the City is currently operating two maintenance facilities. The current annual operating budget is approximately \$4 million. Future funding sources for maintaining the property will be the City of Wichita Falls General Fund. The City's Standard and Poors bond rating is AA and their November 2006 report is included as Exhibit 'V' in the Appendices.
- c. There are 44-full time park maintenance employees available to maintain the facility. All but approximately four are field workers ranging from equipment operators to park maintenance workers. All supervisors are assigned indoor and outdoor supervisory work. The organizational chart details the Park and

Recreation Department is lead by a Director of Park and Recreation. The Director reports to the City Manager. The City Manager reports to the City Council. No other City departments will be involved with the use of the property. An organizational chart is included as Exhibit 'W' with the Appendices.

**WICHITA FALLS – LOCAL REDEVELOPMENT AUTHORITY
- ADDENDUM APPENDICES –**

SUMMARY OF REFERENCE EXHIBITS

- A-1 – Legal Notice for WFLRA Public Hearing and Workshop – January 10, 2008
Times Record News – Affidavit of Publication #205164
Times Record News – Advertising Invoice/Statement #137028
- A-2 – Database of Area Homeless Service Providers – January 2008
Email Correspondence Inviting Homeless Service Providers to Public Hearing
- A-3 – Fax Transmittal Letter to Salvation Army – January 10, 2008
- A-4 – Email Correspondence to HUD Liaisons for Public Hearing/Workshop – January 28, 2008
- A-5 - Public Hearing & BRAC Workshop sign-in sheet – January 29, 2008
- A-6 – Minutes from Public Workshop on January 29, 2008
- A-7 – Letters of “No Interest” from Area Homeless Service Providers
- A-8 – Legal Notice - Public Hearing To Receive Comments on Draft Redevelopment Plan – Times Record News – April 8, 2008
Times Record News – Affidavit of Publication #211014
Times Record News – Advertising Invoice/Statement #143897
- A-9 – Certified Copy - Notice of City Council Meeting – April 15, 2008
- A-10 - Staff Report to City Council for Public Hearing to Facilitate and Receive Public Comment on the City’s Application to Obtain the U.S. Army Reserve Center
- A-11 – Certified Copy – Excerpt of Minutes from City of Wichita Falls City Council Meeting – April 15, 2008
- A-12 – Times Record News – Article “District may donate facility – old elementary school could be converted to women’s shelter.” – September 19, 2007

Legal Notices

Legal Notices

Legal Notices

**AVAILABILITY OF SURPLUS FEDERAL PROPERTY
TO STATE & LOCAL ELIGIBLE PARTIES
INCLUDING HOMELESS SERVICE PROVIDERS
CITY OF WICHITA FALLS-
LOCAL REDEVELOPMENT AUTHORITY**

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Wichita Falls-Local Redevelopment Authority (LRA) for the U.S. Army Reserve Post, Wichita Falls, Texas, is seeking Notices of Interest (NOI's) from State and local eligible parties, including homeless services providers, for real property determined by the Department of Defense to be surplus at 3315 Ninth Street, Wichita Falls, Texas.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than **5 p.m. on April 14, 2008**. A listing of surplus property at **3315 9th Street** was published by the Department of Defense, Department of the Army in the *Federal Register* on Tuesday, May 9, 2006 and in the *Wichita Falls Times Record News*, Legal Notices Section on Wednesday, May 24, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in the City of Wichita Falls, Texas.

A workshop will be held at the U.S. Army Reserve Post, Tuesday, January 29, 2008 10:00 a.m., which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land use constraints known at the time, and information on the NOI process. **To register for this workshop, please call the LRA contact person identified below by January 22, 2008.** Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

- Notices of Interest from homeless service providers must include:
- i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the Army Reserve Post;
 - ii) a description of the need for the program;
 - iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the U.S. Army Reserve Post;
 - iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the Army Reserve Post that are necessary in order to carry out the program;
 - v) a description of the financial plan, the organizational structure and capacity, prior experience and qualifications of the organization to carry out the program; and
 - vi) an assessment of the time required to carry out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBC's include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for Self Help Programs; the Department of Transportation for airports and seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with PBC programs with specific points of contact is available from the LRA.

- NOIs for PBCs must include:
- i) a description of the availability for the proposed transfer,
 - ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use,
 - iii) time frame for occupation, and
 - iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact:
Mr. David A. Clark, Director
Community Development Department
City of Wichita Falls, PO Box 1431, Wichita Falls, TX 76307,
(249) 761-7451
Delivery Address: 1106 Seventh Street, Wichita Falls, TX 76301

Legal Notice As It
Appeared in Times
Record News on
January 10, 2008.

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Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF WICHITA

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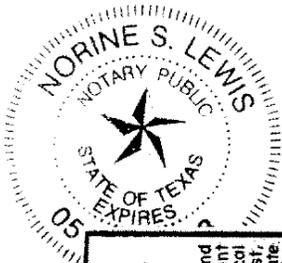
JAN 11 2008

On this 10th day of January 2008 A D...
personally appeared before me, the undersigned authority
Kathy Salan, Sales Assistant for the Times Publishing
Company of Wichita Falls, publishers of the Wichita Falls
Times/Record News, a newspaper published at Wichita Falls in
Wichita County, Texas, and upon being duly sworn by me, on
oath states that the attached advertisement is a true and
correct copy of advertising published in One (1) issues hereof
on the following date:

January 10, 2008

Sales Assistant for Times Publishing Company of Wichita Falls

Subscribed and sworn to before me this day and year first above written:



**AVAILABILITY OF SURPLUS FEDERAL PROPERTY
TO STATE & LOCAL ELIGIBLE PARTIES
INCLUDING HOMELESS SERVICE PROVIDERS
CITY OF WICHITA FALLS
LOCAL REDEVELOPMENT AUTHORITY**

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City of Wichita Falls, PO Box 1431, Wichita Falls, TX 76307,
(940) 761-7451
Delivery Address: 1300 Seventh Street, Wichita Falls, TX 76301

Exhibit A-1

Times Record News

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ADVERTISING INVOICE and STATEMENT

BILLING PERIOD		ADVERTISER/CLIENT NAME	
01/01/2008 - 01/31/2008		PEGGY GAHAGAN, PURCHASING AGEN	
TOTAL AMOUNT DUE	*UNAPPLIED AMOUNT	TERMS OF PAYMENT	
\$5,007.06	\$0.00	Due Upon Receipt	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS
\$5,007.06	\$0.00	\$0.00	\$0.00

STATEMENT NUMBER	PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
137028	1	01/31/2008	20471	20471

BILLED ACCOUNT NAME AND ADDRESS

PEGGY GAHAGAN, PURCHASING AGEN
 C/O CITY OF WICHITA FALLS (TS)
 P O BOX 1431
 WICHITA FALLS, TX 76307

REMITTANCE ADDRESS

Wichita Falls Times Record News
 Dept 1024
 P O Box 121024
 Dallas, TX 75312-1024

041001370280005007063

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	DESCRIPTION - OTHER COMMENTS / CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	GROSS AMOUNT	NET AMOUNT
12/31		Previous Balance				2,821.87
01/15		Payment - THANK YOU (395698)				-2,821.87
01/10	Order #204756 ✓ Classified	Sealed bids addressed to Purchasing Agent, Internet, Times Record News	1 x 35 L 35 L	4 5.86	100-2530	205.10 ✓
01/13	Order #204822 ✓ Classified	SECTION B- NOTICE TO BIDDERS Sealed Internet, Times Record News	1 x 102 L 102 L	4 5.88941	110-8210	600.72
01/13	Order #204827 ✓ Classified	SECTION B- NOTICE TO BIDDERS Sealed Internet, Times Record News	1 x 106 L 106 L	4 5.8883	550-8115	624.16
01/13	Order #204829 ✓ Classified	SECTION B- NOTICE TO BIDDERS Sealed Internet, Times Record News	1 x 98 L 98 L	4 5.89061	550-8115	577.28
01/13	Order #205153 ✓ Classified	Notice The City of Wichita Falls hereby Internet, Times Record News	1 x 43 L 43 L	2 2.93	510-7052	125.99
01/10	Order #205164 ✓ Classified	AVAILABILITY OF SURPLUS FEDERAL Internet, Times Record News	3 x 7.5 I 22.5 I	2 29.48356	100-6110	663.38
01/11	Order #205220 ✓ Classified	NOTICE OF PUBLIC MEETING (224-7225) TR Internet, Times Record News	2 x 5 I 10 I	2 29.65	224-7225	296.50
01/21	Order #205430 ✓ Classified	NOTICE OF PUBLIC HEARING (100-6110) Internet, Times Record News	1 x 22 L 22 L	2 2.93	100-6110	64.46
01/21	Order #205451 ✓ Classified	Sealed bids addressed to Purchasing Agent, Internet, Times Record News	1 x 34 L 34 L	4 5.86	100-2530	199.24 ✓
01/22	Order #205512 ✓ Classified	Sealed bids addressed to Purchasing Agent, Internet, Times Record News	1 x 34 L 34 L	4 5.86	100-2530	199.24 ✓
01/27	Order #205717 ✓ Classified	SECTION B- NOTICE TO BIDDERS Sealed Internet, Times Record News	1 x 104 L 104 L	4 5.88885	550-8115	612.44

STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
\$5,007.06	\$0.00	\$0.00	\$0.00	\$0.00	\$5,007.06

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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

STATEMENT NUMBER	ADVERTISER INFORMATION			
	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
137028	01/01/2008 - 01/31/2008	20471	20471	PEGGY GAHAGAN,

Wichita Falls U.S. Army Reserve Center - Public Hearing and Workshop Contact Listing
Area Homeless Service Providers
 January 2008

First Name	Last Name	Position	Agency	Address1	Address2	ZIP	Phone	Agency Use
Sheila	Catron	Exec. Dir.	Children's Aid Society West TX	1101 30th St		76302	322-3141	Assist children & teens with temp shelter
Jeanne	Halter	Director	Interfaith Ministries	1006 11th St		76301	264-2123	Assist low income individuals
John	Welter	Exec. Dir.	Faith Mission	1300 Travis St	fax 322-9512	76301	723-5663	Homeless shelter/center
Captain	Schaffer		Salvation Army	403 7th St	fax 322-6258	76301	322-6713	Homeless shelter/soup kitchen
Rebecca	Cavazos	Exec. Dir.	First Step	PO Box 4085	fax 723-1132	76308	723-7799	Domestic violence/shelter
Roddy	Atkins	Exec. Dir.	Helen Farabee Center	500 Broad St		76301	397-3100	Provide mental health services
Donna	Piper	President	W.F. Housing Authority	501 Webster St	fax 723-1680	76307	723-8389	Assist low income individuals
Linda	Gorley		Homeward Bound Coalition					
Pamela	Ibarra	Admin.	Special Needs Academy				855-5979	Special needs education-adults 18yrs+
Susan	White	GrantsAdmin	CWF Section 8 Housing	1300 7th St	fax 761-7999	76301	761-7454	Assist low income with housing vouchers
			CWF Neighborhood Resources	1300 7th St	fax 761-6845	76301	761-7465	Assist low-mod income CDBG programs

Email Contact Listing:
firststeprvc@yahoo.com
director@faithmissionwf.org
jpayne@wf.net
donnnap@wfha.com
Atkinsr@helenfarabee.org
caswf@nts-online.net
pamela.ibarra@cwftx.net
susan.white@cwftx.net
 salvation army - no email contact info

Outreach to Providers:
 Email message and/or fax sent to above listed providers on January 10, 2008 at 3:51pm
 Phone conversation/voice message to follow-up regarding workshop scheduled for Jan. 29th conducted on January 25, 2008.
 Legal Notice as it appeared in Times Record Newspaper on January 10, 2008 attached to email and fax sent to providers

Exhibit A-2



Karen Montgomery/CWF

01/10/2008 03:51 PM

To firststeprvc@yahoo.com, director@faithmissionwf.org,
jpayne@wf.net, donnap@wfha.com,
Atkinsr@helenfarabee.org, caswf@nts-online.net,
cc stephen.l.eberlein@hud.gov, Linda.R.Charest@hud.gov,
Susan White/CWF@CWF, Michael Uriniak/CWF@CWF,
Pamela Ibarra/CWF@CWF, Dave Clark/CWF@CWF, Jack
bcc

Subject FYI - Workshop - Jan. 29th

Good Afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451.

A copy of the notice as it appeared in the newspaper is attached for your information and it provides additional details regarding the Notice of Interest process.

sincerely,

Karen Montgomery-Gagné

CWF - Plng. Division

(940) 761-7447



NOTICE AVAILABILITY SURPLUS FEDERAL PROPERTY-01-08.doc



Department of Community Development
Planning Division
1300 7th Street, PO Box 1431
Wichita Falls, TX 76307
Phone (940) 761-7451
Fax (940) 761-7419

FAXTRANSMITTAL

To: Captain Schaffer	From: Karen Montgomery-Gagné Planner III
Agency: Salvation Army	Pages: 3 pgs
Fax: (940) 322-6258	Date: 1/10/2008
Re: FYI – Workshop Jan. 29 th , 2008	CC:

Urgent For Review Please Comment Please Reply Please Recycle

Good afternoon...

The City of Wichita Falls Local Redevelopment Authority (LRA) advertised on January 10th, 2008 in the Times Record Newspaper legal section an upcoming workshop/public hearing at the U.S. Army Reserve Center (3315 9th Street, Wichita Falls, TX) as required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994. The Department of Defense originally identified and determined the U.S. Army Reserve Center to be surplus federal property as published in May 2006 and the LRA conducted a workshop in June 2006.

The City's LRA will re-conduct a workshop that includes an overview of the base redevelopment planning process, information on the notice of interest process, a tour of the facilities and a question/answer period. **You are invited to attend this workshop/public hearing scheduled for: Tuesday, January 29th, 2008 - 10:00 a.m. at the U.S. Army Reserve Center.**

If you have any questions during the interim or anticipate attending this workshop, please contact the City's LRA and ask for either Dave Clark or me at (940) 761-7451.

Please find enclosed a copy of the notice as it appeared in the newspaper for your information and it provides additional details regarding the Notice of Interest process.

Sincerely,

A handwritten signature in cursive script that reads "Karen".

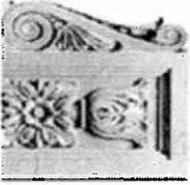
Exhibit A-3

TRANSMISSION VERIFICATION REPORT

TIME : 01/10/2008 16:59

DATE, TIME	01/10 16:57
FAX NO./NAME	93226258
DURATION	00:01:26
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM

Exhibit A-4



Karen Montgomery/CWF

01/28/2008 04:26 PM

To stephen.leberlein@hud.gov, Linda.R.Charest@hud.gov

cc Dave Clark/CWF@CWF

bcc

Subject BRAC Workshop - Public Hearing - Jan. 29th

Hello Stephen and Linda,

I called each agency on our distribution list on Friday to remind them of the BRAC Workshop scheduled for Tuesday, January 29th 2008 at 10:00 am in Wichita Falls at the U.S. Army Reserve Center at 3315 9th Street.

I've also attached a list of the agency distribution, email addresses and contact information.

We look forward to seeing you tomorrow.

thanks

Karen

CWF - PIng. Div.

940-761-7447



ArmyReserve_AgencyInterestDatabase_01-08.xls

Exhibit A-6

Workshop and Public Hearing Regarding Availability of Surplus Federal Property

U.S. Army Reserve Post – Wichita Falls, Texas
3315 9th Street
MINUTES and PUBLIC HEARING OVERVIEW

JANUARY 29, 2008

LRA Attendees:

David A. Clark, Director, Community Development, City of Wichita Falls
Karen Gagné, Planner III, City of Wichita Falls

Agency Attendees:

No attendees

Army Reserve Staff:

Lt. Col. Shawn Powell, Battalion Commander
Maj. Don Ellison Jr., Executive Officer & Facilities Manager, 2nd BN 355th Regt.
Kenneth Wheeler, Unit Administrator
SFC Michele Robertson, Personnel NCO

Overview:

The public hearing portion of the meeting was recorded for official record.

City of Wichita Falls Local Redevelopment Authority staff representative called the workshop/public hearing to order at 10:10 a.m. on January 29, 2008 at the U.S. Army Reserve Center located on 3315 9th Street, Wichita Falls. Mr. Clark, Director of Community Development and also the appointed Local Redevelopment Authority staff representative for the City of Wichita Falls hosted a public hearing for the potential reuse of the U.S. Army Center facilities. Mr. Clark explained that through the Base Realignment and Closure (BRAC) process various military installations around the country were identified as either surplus, in need of consolidation or would end up receiving additional staff/buildings. In the case of Wichita Falls the U.S. Army Reserve Post was slated for closure & the site was considered surplus federal property.

The City of Wichita Falls is the Local Redevelopment Authority as recognized through the Federal Office of Economic Adjustment (OEA) and is going through the processes of seeking a potential reuse. In accordance with the federal rules, the first offering is to be to agencies or organizations that deal with homeless persons. The City notified those homeless assistance organizations in the area of this hearing both through email and telephone conversations. This was the second public hearing/workshop for the process. Mr. Clark stated he believed the Local Redevelopment Authority had covered the bases and were present at the morning public hearing to provide information to those interested in the BRAC Redevelopment process and tour the Army Reserve facility.

Mr. Clark stated for the record, staff was in attendance from the U.S. Army Reserve Center. There were no attendees from the community or the homeless

assistance/service providers at the public hearing/workshop. Staff had prepared information materials for attendees which included:

- 1) a copy of the legal notice as it appeared in the newspaper;
- 2) proposal requirements to submit a notice of interest for the U.S. Army Reserve Center (3315 9th Street), along with;
- 3) building/site plans of the facility;
- 4) zoning and aerial maps of the site and surroundings.

Lt. Col. Shawn Powell, Battalion Commander, spoke on behalf of his staff in attendance at the public hearing: Maj. Don Ellison, Jr., Executive Officer and Facilities Manager; Kenneth Wheeler, Unit Administrator; and SFC Michele Robertson, Personnel NCO.

Lt. Col. Powell wanted to ensure everyone in attendance understood from a military perspective that as of the public hearing date the Army projected being out of the facility in April 2009. He wanted to ensure there was a clear understanding so no problems arise. Mr. Clark commented the City was under the same impression regarding timing of facility closure being 2009. In conjunction, Mr. Clark stated one of the actions taken by the Wichita Falls City Council was passing a resolution expressing interest in the building (U.S. Army Reserve Center facility) for use as a Parks Maintenance Facility. The timing of when the Army leaves and when this potential could come up gives the City time to develop a potential operating budget and address any other related expenses. Mr. Clark commented that the building is really a good fit for that (Parks Maintenance facility) use because it has gated areas, fenced in portions and maintenance/drive bays. It would allow the City to combine and consolidate its Parks Maintenance operations that are now in two separate locations. To that regard, the City also actively notified the neighborhood about that (City's proposed Parks Maintenance facility use) in November 2007 and the neighborhood responded positively that they thought this would be a compatible use for them.

Lt. Col. Powell raised a question – does the City put in a bid for the property or does the City actually purchase the property or just acquire it? Mr. Clark responded that communications as we understand them, interested parties would deal with different parts of the Federal government depending on the reuse of the building. As the City's chosen to try and pursue the Parks & Parks Maintenance facility, we've dealt with the Department of the Interior and were informed the City may be able to obtain the buildings at no cost. However, we are not sure of that and of course the final say (report) comes on that, that will make a difference whether we (Wichita Falls LRA) pursue it or not. Lt. Col. Powell was curious how the process worked with the Department of the Interior. Mr. Clark stated from his understanding it was a little unique, some other functions people may look at are viewed by the Federal government quite differently. Ms. Gagné commented the City of Wichita Falls pursued a public benefit conveyance via the Department of Interior to obtain the U.S. Army Reserve facility. Mr. Clark stated for the record that he was sad to see the U.S. Army Post leave the Wichita Falls community but did believe the building/facility would be an asset for the City – however we'd still prefer to have the Army Post and its employees in our community.

Mr. Clark stated, there being no public comments received at the public hearing, it was officially closed at 10:16 a.m.

Exhibit A-7



**City of Wichita Falls Housing Division
1300 7th Street Wichita Falls, TX 76307**

February 7, 2008

**To: City of Wichita Falls Community Development
Director David A. Clark**

Dear Sir:

The City of Wichita Falls Housing Division at this time will have no use for the U.S. Army Reserve Center located at 3315 9th Street for any reason in the foreseeable future. The city provides the Housing Division with meeting rooms at our current location. It would not be cost effective to the Housing Division to conduct our meetings at another location.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Ibarra".

**Pamela Ibarra
Housing Administrator**

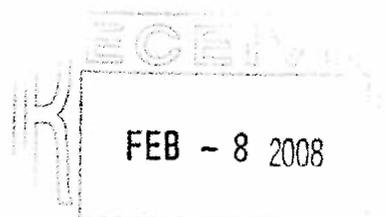


Exhibit A-7

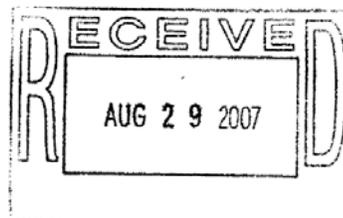


WICHITA FALLS HOUSING AUTHORITY

501 Webster Street • P.O. Box 544
Wichita Falls, Texas 76307
(940) 723-8389 • Fax (940) 723-1680

Donna Piper, Executive Director

August 28, 2007



Dear Karen Gagne:

The Homeward Bound Homeless Coalition attended the public meeting on June 26, 2006 at the Army Reserve Post, 3315 9th street, Wichita Falls, Texas 76307. At this time we do not feel we will be able to use the building to address the needs of the Homeless in our area. Our coalition is new and the continuum of care grant we wrote this year will be using vouchers, if approved. We are still organizing and do not feel that we are ready to take on the responsibilities of a building and staff.

Thank you
Donna Piper
Homeward Bound President

Exhibit A-8



April 4, 2008 (sent via fax @ 767-5201)

**Classified Department – Public Notice Division
Times Record News**

P.O. Box 120

Wichita Falls, TX 76307

Attention: Kathy - Classifieds

The following *Notice of Public Hearing* should be published on **Tuesday, April 8th, 2008** in the 'Legal Notices' column. Please print using the most economical format.

If you have any questions regarding this matter, please contact Karen at the City Planning office at (940) 761-7447.

**NOTICE OF PUBLIC HEARING (100-6110)
TO RECEIVE COMMENTS ON
CITY of WICHITA FALLS
DRAFT REDEVELOPMENT PLAN
FOR SURPLUS FEDERAL PROPERTY at
3315 9th STREET**

The City of Wichita Falls - Local Redevelopment Authority (LRA) will conduct a public hearing in conjunction with the regularly scheduled City Council meeting on **Tuesday, April 15, 2008** at 8:30 a.m. in the City Council Chambers, Memorial Auditorium Building, 1300 Seventh Street, Wichita Falls, Texas. The public hearing is to receive public input/comment on the City of Wichita Falls Draft Redevelopment Plan to acquire the U.S. Army Reserve Center, 3315 9th Street, Wichita Falls, Texas for a consolidated parks & recreation maintenance facility and neighborhood park area through the National Park Service's Federal Lands to Parks Program. The Department of Defense, during the 2005 Base Realignment and Closure Act (BRAC), determined 3315 9th Street to be surplus federal property.

For additional information and/or to review and comment on the Draft Redevelopment Plan and the Homeless Assistance Submission, please contact:

City of Wichita Falls Planning Division,
1300 Seventh Street, Wichita Falls, TX, 76301
(940) 761-7451

CLASSIFIEDS

3 Homes for Sale
 Owner finance
 Iowa Park
 brick central
 floor, fenced back-
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 817-219-5789

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 in Electrical**
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 rooms, 1 bath;
 very nice!
REDUCED to
\$38,000
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 512-799-4003

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 manufactured homes.
 owner financing, 1-2
 Acre lots. Ask for Allen
 580-917-9218

TimesRecordNews.com



**The Classifieds
 761-5151**

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OF KAMAYY
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 The Big Yellow House
FOUR 7.5 ACRE TRACTS
Lots #12, #13, #14, #15
in Sterling Stone Estates
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 Hwy. 277 (Seymour Hwy.)
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 Restrictions include lots
 to be used for single
 family dwellings only.
 Terms of payment are
 cash with an option of
 Owner financing @ low
 interest rate.
 5% Buyers Premium
 For more info, check our
 Website or contact
 Choate Auction Service
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 940-782-2037
www.choateauction.com

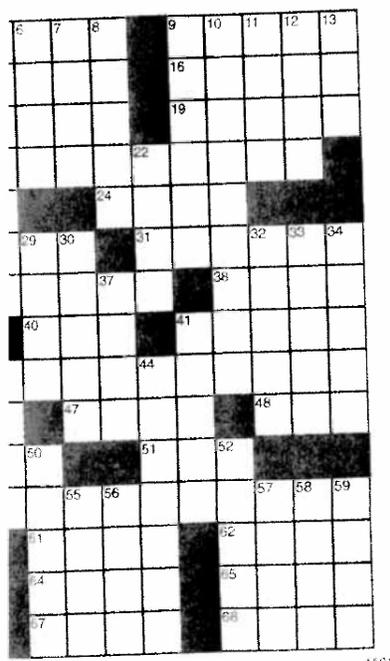
Legal Notices
CODE ENFORCEMENT
DIVISION
 P.O. BOX 1431
 1300 7TH STREET
 (204-6400)
 WICHITA FALLS,
 TEXAS 76307
PUBLIC NOTICES
LEGAL NOTICES
 THE FOLLOWING
 DESCRIBED PROP-
 ERTY HAS BEEN IN-
 SPECTED AND
 FOUND TO BE A **DAN-
 GEROUS BUILDING**
OR STRUCTURE
 WITHIN THE DEFINI-
 TION OF CHAPTER 22,
 ARTICLE VIII, SEC.
 22-601 OF THE CODE
 OF ORDINANCES OF
 THE CITY OF WICH-
 ITA FALLS. PLEASE
 BE ADVISED THAT
 THE BOARD OF
 ALDEMAN, ACTING
 AS BUILDING COM-
 MISSION WILL
 SCHEDULE A PUBLIC
 HEARING, 8:30 A.M.,
ON MAY 6, 2008, IN
THE COUNCIL CHAM-
BERS OF THE CITY
OF WICHITA FALLS,
1300 7TH STREET, AT
WHICH TIME YOU
MAY APPEAR TO
SHOW CAUSE WHY
CORRECTIVE AC-
TIONS HAVE NOT
TAKEN PLACE.
 1. 221 E WICHITA, also
 known as: 5 AC ABST
 307-J.A.
 2. 404 LEE, also known
 as: LOT 3 BLK 1300
 ORIGINAL TOWN WF
 3. 506 MLK JR, also
 known as: LOT 4 LESS
 ROW BLK 136 ORIGINAL
 TOWN WF
 4. 1602 HAMPTON, also
 known as: 120'X120' OR
 .33 AC BLK 48 CHERO-
 KEE CO. SL
 5. 2031 MCKINNEY,
 also known as: .40 TR 9
 BLK 16 CHEROKEE
 CO. SL
 6. 1316 35TH ST, also
 known as: LOT 24 BLK
 14 HILLCREST
 7. 1304 15TH ST, also
 known as: LOT 13 BLK
 230 HENDERSON S/D
 ORIGINAL TOWN WF
 8. 1105 BURNETT, also
 known as: LOT 8 BLK
 203 ORIGINAL TOWN
 WF
 9. 904 AUSTIN, also
 known as: LOT 3 BLK
 187 ORIGINAL TOWN
 WF
 10. 902 AUSTIN, also
 known as: LOT 2 BLK
 187 ORIGINAL TOWN
 WF
 11. 1808 11TH ST, also
 known as: LOT 20 BLK
 5 KEMP S/D BELLE-
 VUE ADDITION
 12. 1395 FILLMORE,
 also known as: LOT 14
 BLK 51 FLORAL
 HEIGHTS
 13. 1053 PERSHING,
 also known as: LOT 22
 BLK 2 WESTOVER
 HILLS
 14. 2410 BUCHANAN,
 also known as: LOT 6
 BLK 12A HIGHLAND
 15. 2612 BUCHANAN,
 also known as: LOT 7
 BLK 20A HIGHLAND

Legal Notices
NOTICE OF PUBLIC
HEARING (100-6110)
TO RECEIVE
COMMENTS ON CITY
OF WICHITA FALLS
DRAFT REDEVELOP-
MENT PLAN FOR
SURPLUS FEDERAL
PROPERTY at
3315 9th STREET
 The City of Wichita
 Falls-Local Redevel-
 opment Authority (LRA)
 will conduct a public
 hearing in conjunction
 with the regularly
 scheduled City Council
 meeting on **Tuesday,**
April 15, 2008 at 8:30
a.m. in the City Council
 Chambers, Memorial
 Auditorium Building,
 1300 Seventh Street,
 Wichita Falls, Texas.
 The public hearing is to
 receive public in-
 put/comment on the
 City of Wichita Falls
 Draft Redevelopment
 Plan to acquire the U.S.
 Army Reserve Center,
 3315 9th Street, Wichita
 Falls, Texas for a con-
 solidated parks and re-
 creation maintenance fa-
 cility and neighborhood
 park area through the
 National Pork Service's
 Federal Lands to Parks
 Program. The Depart-
 ment of Defense, during
 the 2005 Base Realig-
 nment and Closure Act
 (BRAC), determined
 3315 9th Street to be sur-
 plus federal property.
 For additional infor-
 mation and/or to review
 and comment on the
 Draft Redevelopment
 Plan and the Homeless
 Assistance Submission,
 please contact: City of
 Wichita Falls Planning
 Division, 1300 Seventh
 Street, Wichita Falls,
 TX 76301 (940)761-7451.

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| 4 Conventioneer's
wear | 57 Melody for
Dame Nellie
Melba |
| 6 Close-fitting hats | 58 Piper's followers |
| 10 French military
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ultimate word |
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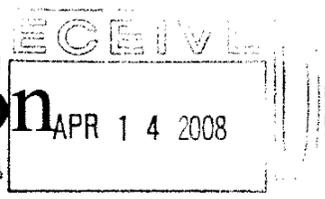
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 Houses &
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940-704-0970

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 of a company.**
www.

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Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF WICHITA

#211014

NOTICE OF PUBLIC HEARING (100-6110) TO RECEIVE COMMENTS ON CITY of WICHITA FALLS DRAFT REDEVELOPMENT PLAN FOR SURPLUS FEDERAL PROPERTY at 3315 9th STREET
The City of Wichita Falls-Local Redevelopment Authority (LRA) will conduct a public hearing in conjunction with the regularly scheduled City Council meeting on Tuesday, April 15, 2008 at 8:30 a.m. in the City Council Chambers, Memorial Auditorium Building, 1300 Seventh Street, Wichita Falls, Texas. The public hearing is to receive public input/comment on the City of Wichita Falls Draft Redevelopment Plan to acquire the U.S. Army Reserve Center, 3315 9th Street, Wichita Falls, Texas for a consolidated parks and recreation maintenance facility and neighborhood park area through the National Park Service's Federal Lands to Parks Program. The Department of Defense, during the 2005 Base Realignment and Closure Act (BRAC), determined 3315 9th Street to be surplus federal property. For additional information and/or to review and comment on the Draft Redevelopment Plan and the Homeless Assistance Submission, please contact: City of Wichita Falls Planning Division, 1300 Seventh Street, Wichita Falls, TX 76301 (940)761-7451.

On this 8th day of April 2008 A D...
personally appeared before me, the undersigned authority
**Kathy Salan, Sales Assistant for the Times Publishing
Company of Wichita Falls, publishers of the Wichita Falls
Times/Record News, a newspaper published at Wichita Falls in
Wichita County, Texas, and upon being duly sworn by me, on
oath states that the attached advertisement is a true and
correct copy of advertising published in One (1) issues hereof
on the following date:**

April 8, 2008

Kathy Salan

Sales Assistant for Times Publishing Company of Wichita Falls

Subscribed and sworn to before me this the day and year first above written:

Norine S Lewis

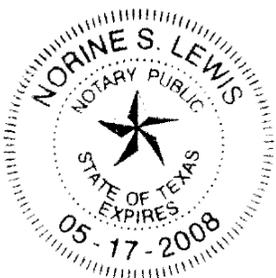


Exhibit A-8

Times Record News

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 BILLING INQUIRIES (940) 720-3438 OR (940) 720-3440

ADVERTISING INVOICE and STATEMENT

BILLING PERIOD		ADVERTISER/CLIENT NAME	
04/01/2008 - 04/30/2008		PEGGY GAHAGAN, PURCHASING AGEN	
TOTAL AMOUNT DUE	*UNAPPLIED AMOUNT	TERMS OF PAYMENT	
\$4,141.57	\$0.00	Due Upon Receipt	
CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS
\$4,141.57	\$0.00	\$0.00	\$0.00

STATEMENT NUMBER	PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
143897	1	04/30/2008	20471	20471

BILLED ACCOUNT NAME AND ADDRESS

PEGGY GAHAGAN, PURCHASING AGEN
 C/O CITY OF WICHITA FALLS (TS)
 P O BOX 1431
 WICHITA FALLS, TX 76307

REMITTANCE ADDRESS

Wichita Falls Times Record News
 Dept 1024
 P O Box 121024
 Dallas, TX 75312-1024

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DATE	NEWSPAPER REFERENCE	DESCRIPTION - OTHER COMMENTS / CHARGES	SAU SIZE BILLED UNITS	TIMES RUN RATE	GROSS AMOUNT	NET AMOUNT
03/31		Previous Balance				2,576.38
04/15		Payment - THANK YOU (401603)				-2,576.38
04/07	Order #210500 ✓ Classified	Sealed bids addressed to Purchasing Agent, Internet, Times Record News	1 x 37 L 37 L	4 5.86	100-2530	216.82 ✓
04/10	Order #210657 ✓ Classified	The City of Wichita Falls is requesting Internet, Times Record News	1 x 36 L 36 L	4 5.86	100-2530	210.96 ✓
04/04	Order #210785 ✓ Classified	NOTICE OF PUBLIC MEETING (224-7225) T Internet, Times Record News	2 x 5.5 I 11 I	2 29.62273	224-7225	325.85 ✓
04/08	Order #210856 ✓ Classified	CODE ENFORCEMENT DIVISION P.O. BOX Internet, Times Record News	1 x 96 L 96 L	4 5.89125	204-6400	565.56 ✓
04/08	Order #211014 ✓ Classified	NOTICE OF PUBLIC HEARING (100-6110) Internet, Times Record News	1 x 57 L 57 L	2 2.98263	100-6100	170.01 ✓
04/11	Order #211122 ✓ Classified	CODE ENFORCEMENT DIVISION P.O. BOX Internet, Times Record News	1 x 42 L 42 L	4 5.93143	204-6400	249.12 ✓
04/15	Order #211410 ✓ Classified	CODE ENFORCEMENT DIVISION P.O. BOX Internet, Times Record News	1 x 46 L 46 L	4 5.86	204-6400	269.56 ✓
04/23	Order #211591 ✓ Classified	Sealed bids addressed to Purchasing Agent, Internet, Times Record News	1 x 35 L 35 L	4 5.86	100-2530	205.10 ✓
04/18	Order #211618 ✓ Classified	NOTICE OF PUBLIC MEETING (224-7225) T Internet, Times Record News	2 x 5.5 I 11 I	2 29.62273	224-7225	325.85 ✓
04/18	Order #211739 ✓ Classified	Aviso de Reunión Pública Reunión: El comité Internet, Times Record News	2 x 6 I 12 I	2 29.60	224-7225	355.20 ✓
04/27	Order #211825 ✓ Classified	SECTION B- NOTICE TO BIDDERS Sealed Internet, Times Record News	1 x 105 L 105 L	4 5.88857	100-8210	618.30 ✓

STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

CURRENT NET AMOUNT DUE	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
\$4,141.57	\$0.00	\$0.00	\$0.00	\$0.00	\$4,141.57

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* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

STATEMENT NUMBER	ADVERTISER INFORMATION			
	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
143897	04/01/2008 - 04/30/2008	20471	20471	PEGGY GAHAGAN,

Exhibit A-9

CERTIFICATION TO COPY OF PUBLIC RECORD

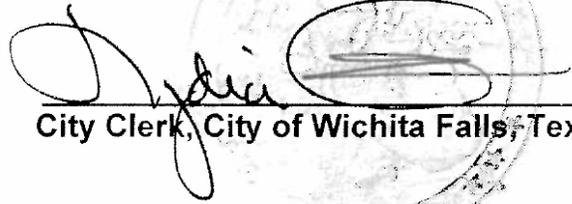
STATE OF TEXAS §

CITY OF WICHITA FALLS §

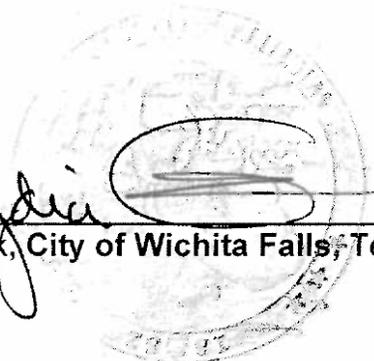
COUNTY OF WICHITA §

I, Lydia Ozuna, City Clerk of Wichita Falls, Texas, hereby certify that the attached instrument is a true and correct copy of a Notice of Meeting for the City Council Meeting of the City of Wichita Falls held on April 15, 2008, as the same appears of record in my office and that said notice is an official record from the public office of the City Clerk, City of Wichita Falls, Wichita County, State of Texas, and is kept in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Wichita Falls, Texas, this 16th day of June, 2008, A.D.



City Clerk, City of Wichita Falls, Texas



NOTICE OF MEETING

Regular Meeting Of The Mayor And City Council Of The City Of Wichita Falls, Texas, To Be Held In The City Council Chambers Of The Memorial Auditorium, 1300 Seventh Street, On Tuesday, April 15, 2008 Beginning At 8:30 A.M.

City Council: Mayor Lanham Lyne, Councilors Glenn Barham, Michael Smith, Dorothy Roberts-Burns, Rick Hatcher, Ray Gonzalez, and Charles Elmore.

1. Call To Order
2. (a) Invocation: Pastor Wendell Elms
Life Tabernacle Church
(b) Pledge Of Allegiance
3. Presentations
 - (a) Presentation - 2007 Falls Fest Proceeds by Junior League
 - (b) Proclamation - Public Safety Telecommunicators Week
 - (c) Proclamation - Christmas in Action 25th Anniversary
 - (d) Presentation Of Comprehensive Annual Financial Report - Edgin, Parkman, Fleming, & Fleming, PC
4. Comments From The Public To Members Of The City Council Concerning Items That Are Not On The City Council Agenda. People Wishing To Address The Council Should Sign Up Prior To The Meeting Commencing. A Five Minute Time Frame Will Be Adhered To For Those Addressing Their Concerns.
5. Approval Of Minutes Of April 1, 2008 Regular Meeting Of The Mayor And City Council.

CONSENT AGENDA

6. Receive Minutes
 - (a) Wichita Falls-Wichita County Public Health Board, Jan. 10, 2008
 - (b) Traffic Safety Commission, February 6, 2008
 - (c) Park Board, February 28, 2008

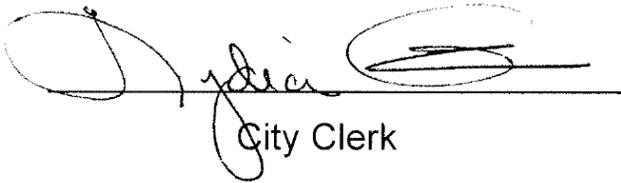
REGULAR AGENDA

7. Public Hearing To Facilitate And Receive Public Comment On The City's Application To Obtain The U. S. Army Reserve Post At 3315 Ninth Street In Wichita Falls For The Purpose Of Consolidating Park Maintenance And For Providing A Neighborhood Park
8. Ordinances
 - (a) An Ordinance Amending Chapter 106 Utilities Of The Municipal Code By The Addition Of Article XI Entitled Municipal Settings Designations (Council Bill #73)
 - (b) Ordinance Authorizing The City Manager To Accept The Bulletproof Vest Partnership Grant And To Appropriate Federal Grant Funds Into The Budget (Council Bill #74)
9. Resolutions
 - (a) Resolution Authorizing Award Of Bid For The Purchase Of A 35,000 GVW Truck Mounted Sewer Jetter To Wichita Falls Freightliner In The Amount Of \$152,357.00 (Council Bill #75)
 - (b) Resolution To Award Bid And Contract For Gregg Road And Langford Lane Improvements Project CWF08-442-09 (Council Bill #76)
 - (c) Resolution To Approve Change Orders No. 2 And No. 3 For The Public Safety Mobile Data Wireless Infrastructure RFP #6-08 (Council Bill #77)
10. Other Council Matters
 - (a) Staff Council Discussion
 - (b) Discussion Of Items Of Concern To Members Of The City Council.
11. Executive Session:
Consider Appointment To The Wichita Wilbarger 9-1-1 District Board, As Authorized By Section 551.074 Of The Texas Government Code
12. Open Session:
Appointment To The Wichita Wilbarger 9-1-1 District Board
13. Adjourn

Wheelchair or handicapped accessibility to the meeting is possible by using the handicapped parking spaces and ramp located off the east parking lot on the Sixth Street entrance. Spanish language interpreters, deaf interpreters, Braille copies or any other special needs will be provided to any person requesting a special service with at least 24 hours notice. Please call the City Clerk's Office at 761-7409. Wireless Listening System devices are available at the City Manager's reception area or you may call 761-7404 for inquiries.

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Memorial Auditorium, Wichita Falls, Texas on the 11 day of April, 2008 at 3:30 o'clock (~~a.m.~~)(p.m.).



City Clerk

Exhibit A-10

CITY COUNCIL AGENDA April 15, 2008

ITEM/SUBJECT: Public Hearing To Facilitate And Receive Public Comment On The City's Application To Obtain the U. S. Army Reserve Post At 3315 Ninth Street in Wichita Falls For The Purpose Of Consolidating Park Maintenance And For Providing A Neighborhood Park

INITIATING DEPT: Community Development/Planning

COMMENTARY: The City of Wichita Falls is seeking title to the U.S. Reserve Army Post that is being closed under implementation of the federal Base Realignment and Closure (BRAC) Act. The facility will be utilized to consolidate park maintenance operations and passive recreation uses. The City, as the designated Local Redevelopment Authority, has followed the processes to pursue such action including offers of availability to homeless shelters as required by the U.S. Department of Housing and Urban Development and BRAC.

The first public hearing to receive comments on the draft Redevelopment Plan was held November 20, 2007 and property owners within 200ft of the U.S. Army Reserve site were notified. At that time, the City did not receive any Notices of Interest for the property and no entity indicated opposition to the proposed Redevelopment Plan. This is the second public hearing process for the proposed Army Post redevelopment. The City again notified area homeless assistance organizations and invited them to attend a workshop/ public hearing at the Army Reserve Post on January 29, 2008. No individuals or homeless assistance organizations attended the workshop and no agency, homeless assistance organization or individual submitted a Notice of Interest by the published April 14, 2008 deadline.

Director of Community Development

CITY MANAGER'S REMARKS:

City Manager

ASSOCIATED INFORMATION: Minutes; U.S.Army Reserve Photos; Facility Site Plan and Proposed Site Plan for Park & Recreation Reuse

BUDGET CERTIFICATION (Account No./Amount) (- -) / ()

Budget Office Review

LEGAL CERTIFICATIONS:

APPROVED AS TO FORM:

CODIFICATION:

YES NO

City Attorney

Photos of U.S. Army Reserve Center & Facilities 10th/9th Streets



Photos illustrate the main Army Reserve Building and adjacent parking lot. This building includes offices, conference room, storage, garage/storage bays and restroom facilities. Building is constructed of masonry block with brick veneer.





Maintenance Building for large trucks, equipment, etc.



Washrack for industrial Vehicles and equipment.

U.S. Army Reserve Center – Interior photos of the main building and maintenance garage.



Maintenance Garage – Interior Bays



Exhibit A-10

Proposed Site Layout for Parks & Recreation Department Maintenance Facility

9TH ST

Exhibit A-11

CERTIFICATION TO COPY OF PUBLIC RECORD

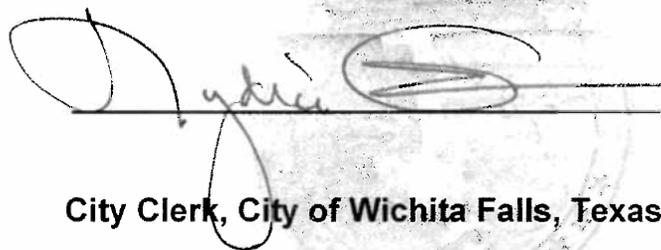
STATE OF TEXAS §

CITY OF WICHITA FALLS §

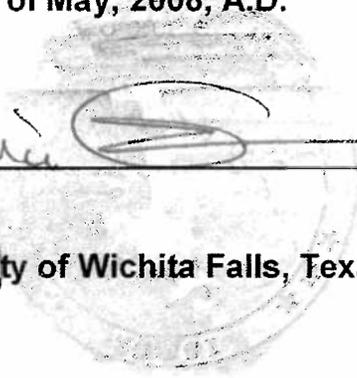
COUNTY OF WICHITA §

I, Lydia Ozuna, City Clerk of Wichita Falls, Texas, hereby certify that the attached instrument is a true and correct copy of an excerpt of the April 15, 2008 minutes, Item 7, of the Wichita Falls City Council, as the same appears of record in my office and that said minutes are an official record from the public office of the City Clerk, City of Wichita Falls, Wichita County, State of Texas, and is kept in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Wichita Falls, Texas, this 9th day of May, 2008, A.D.



City Clerk, City of Wichita Falls, Texas



Excerpt City Council Minutes

April 15, 2008

Item 7

Item 7

A Public Hearing was held to facilitate and receive public comment on the City's application to obtain the U.S. Army Reserve Post At 3315 Ninth Street in Wichita Falls for the purpose of consolidating park maintenance and providing a neighborhood park.

Mayor declared the Public Hearing open.

Mr. Dave Clark reported that the City continues to pursue the potential use of the Army Post that will be closed due to BRAC closings.

Mrs. Karen Montgomery gave the status on this application and informed that several public hearings have been held on this and also advertised for interest with homeless providers in 2006, but did not receive any notices of interest. A draft report was submitted in 2007 and this is the second public hearing. She informed that the process is going smoothly. We have not received any notices of interest other than the City's submission. We notified the neighborhood within 200 feet and did not receive any concerns or complaints. They were pleased that the property would not remain vacant and that park maintenance would be consolidated.

Councilor Elmore asked for a projection. Mr. Clark replied that they will be moved out in 2009; therefore, this could be taken up in the next budget year. I hope it will be given to us at no cost. He commented that the potential to combine the park maintenance would be much better in the long run.

City Manager stated that this has been a bureaucratic process. He thinks we have a good plan; we have two parks maintenance facilities that are apart from each other and we have outgrown them. When we put them together it will be a better situation and we will be able to create a neighborhood park.

Councilor Elmore was glad we had this opportunity.

Mayor called for additional comments. There being none Mayor declared the public hearing closed.

END

Exhibit A-12

Article published in the Times Record News – Wichita Falls regional newspaper
(Scripps-Howard publication)

District may donate facility Old elementary school could be converted to women's shelter

By [Ann Work](#)

Wednesday, September 19, 2007

Faith Mission Director John Welter showed interest recently in turning Bonham Elementary School into a women's shelter.

Until now, the Wichita Falls Independent School District had been planning to close Bonham and demolish it shortly after the new school at Southern Hills opens next fall.

But Welter toured the 50-year-old facility recently with Bonham Principal Joyce Shepard and WFISD Maintenance Director Dan Shelton and began to talk about how its cafeteria, classrooms, and outdoor playground might be nicely suited to sheltering abused women and their children.

The idea sounded good to WFISD administrators, according to Tim Turner, WFISD chief financial officer.

He announced the possible new life awaiting the plain, unpretentious school to the Citizens' Advisory Team, who met Tuesday in Fain Elementary School's library.

The 29 community members were selected earlier in the year to track issues related to bond construction.

Any plans to turn over the building for remodel by another group would save the school district the \$125,000 demolition costs, Turner said.

That would be a welcome savings, Turner told the group.

According to WFISD Superintendent Dr. Dawson Orr, Welter bounced the idea off County Judge Woody Gossom, since the land belongs to the county and is leased to the school district for 100 years, with 50 yet to go. The building belongs to the school district, Orr said.

Remodeling Bonham into a women's shelter would be a "far better use than turning it into a warehouse, mothballing it or demolishing it," Orr said.

It was too early to say if WFISD would sell or give Bonham to Faith Mission, Orr said.

"I'm not in a position to bind the board to a decision," he said. "But the building is limited in utility and value. We would certainly have a spirit of cooperation."

Orr said Faith Mission probably still needed to assess its needs and whether it could afford to convert the school to provide living quarters.

The future of soon-to-be-closed McGaha Elementary School is still uncertain, Orr told advisory team members.

The estimated value of the McGaha property is \$750,000 - revenue that will become available to the school district when the new schools open and McGaha, like Bonham, closes.

(The McGaha and Bonham populations will merge in the new school located at Southern Hills.)

One citizen asked about the use of Huey, which will also close at the opening of the new school at Scotland Park.

"That's no longer our property," Orr said. "The city's requested of us to demolish it and turn it into park land."

Administrators had mostly good news about current construction progress on the two new schools.

Although there were rain delays during the summer, now concrete is poured and masonry walls are going up.

Some of the summer's bond projects exceeded original estimates and others came in under budget, but so far the summer's bond project total had come in \$35,594 under budget, Turner reported.

The largest overrun was at Fain Elementary, where an electrical upgrade cost \$132,000 more than expected and a roofing project went \$55,000 over budget.

Education reporter Ann Work can be reached at (940)763-7538 or by e-mail at worka@TimesRecordNews.com.



United States Department of the Interior



NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303

IN REPLY REFER TO:
S7417 (SERO-RC)
TX-Wichita Falls USARC

November 28, 2007

Mr. David M. Reed
Deputy Assistant Secretary of the Army for
Installations and Housing
ATTN: Mr. Mark Jones
110 Army Pentagon
Room 3E464
Washington, D.C. 20310-0110

Dear Mr. Reed:

We have received and approved a Federal Lands to Parks application from the City of Wichita Falls, Texas (City), for the acquisition by the City of the 2.837-acre Wichita Falls US Army Reserve Center. Acquisition of this property will enable the City to consolidate their five park services divisions into one location and also provide a new public passive park. The property is developed with structures and facilities perfectly suitable for housing the operations and maintenance divisions of the Wichita Falls Parks and Recreation Department. In addition, the City will provide new landscaping, a playground, and a gazebo with picnic tables for the public's use.

Pursuant to the authority vested in the Secretary of the Interior, by the provisions of the Federal Property and Administrative Services Act of 1949, as amended, and a delegation of that authority by him, I hereby request assignment of the property to the Secretary of the Interior for conveyance to the City of Wichita Falls, for public park and recreation purposes in accordance with Section 550 (e) [formerly Section 203(k)(2)] of the said Act, as amended.



Please advise this office if all oil, gas, and mineral rights and deposits in the subject property are to be reserved in the name of the United States. It will expedite conveyance of this property if your letter of assignment indicates that no objection is interposed to the proposed transfer, subject to the usual terms and conditions in transfers of real property. The conveyance will recognize a public benefit allowance of 100 percent.

Please furnish us with the estimated fair market value of the land, the original acquisition cost, and any expenses of transfer to be reimbursed by the transferee. If you desire additional information in support of this request for assignment, we will be glad to furnish it. Please do not hesitate to contact me at 404-562-3175, or via e-mail at (Bill_Huie@nps.gov).

Sincerely,



William L. Huie
Program Manager
Federal Lands to Parks
Southeast Region

Enclosures

cc:

Mr. Patrick O'Brien, Office of Economic Adjustment, DoD
Mr. Darron Leiker, City Manager, City of Wichita Falls
Mr. Roger Manaugh, BTC
Mr. Stephen Eberlein, DHUD
Ms. Linda Charest, DHUD



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

SEP 22 2008

Mr. Darron Leiker
City Manager
City of Wichita Falls
1300 7th Street
P.O. Box 1431
Wichita Falls, TX 76307

Dear Mr. Leiker:

I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *Redevelopment Plan – USARC 3315 9th St. Wichita Falls, TX* (the Plan), dated November 21, 2007, with Addendum dated July 24, 2008, complies with the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act (the Act) of 1994, 10 USC § 2687 note, as amended, and its implementing regulations found at 24 CFR Part 586. The City of Wichita Falls may now move forward with implementing the reuse plan by pursuing a public benefit conveyance of real property for parks and recreation purposes via the Federal Land to Parks Program through the National Park Service at the U.S. Department of the Interior. The basis for HUD's determination is discussed below.

HUD has determined that the plan appropriately balances the need of the City of Wichita Falls for economic redevelopment and other development with the needs of the homeless in the community. The basis for this determination is the fact that despite the LRA having carried out the required outreach to representatives of the homeless, no notices of interest to obtain base property for use to assist the homeless were submitted. HUD's review of base closure plans is subject to the expressed interest and requests of representatives of the homeless. Where representatives of the homeless do not express interest in obtaining base property and where HUD is satisfied that the local redevelopment authority's outreach to the representatives of the homeless was conducted in the manner dictated by the Act and regulations, HUD will conclude that a base reuse plan balances in an appropriate manner the needs of the community for economic and other redevelopment with the needs of the homeless in the community.

Congratulations on your success in carrying out the military base reuse planning process. I wish you continued success in implementing the Wichita Falls USARC Redevelopment Plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Ms. Katie Worsham, Community Planning and Development Director, U.S. Department of Housing and Urban Development, Fort Worth Regional Office, 801 Cherry Street, Unit #45, Fort Worth, TX 76102; phone: (817) 978-5951; fax: (817) 978-5559.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Johnston", written in a cursive style.

Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:

Mr. Mr. Joseph F. Calcara, DASA (I&H)

Mr. Patrick O'Brien, OEA

Appendix B. Record of Non-Applicability

RECORD OF NON-APPLICABILITY (RONA) FOR GENERAL CONFORMITY

NAME OF PROJECT: Wichita Falls USARC TX
PROJECT ID NUMBER: TX077
POINT OF CONTACT: Laura Caballero (63d RSC)
PHONE/EMAIL: (650) 793-8273
START DATE: FY 2011

General Conformity under the Clean Air Act, Section 1.76 has been evaluated for the project described above according to the requirements of 40 CFR 93, Subpart B. The requirements of this rule are not applicable to this project/action because:

The project/action qualifies as an exempt action under 40 CFR 93.153. The applicable exemption citation is: (c)(2)(xiv) *Transfers of ownership, interests, and titles in land, facilities, and real and personal properties, regardless of the form or method of the transfer*

OR

Total direct and indirect emissions from this project/action have been estimated at (*only include information for applicable pollutants*):

tons/yr of NO_x

tons/yr of VOC

tons/yr of PM₁₀

tons/yr of _____ (*specify pollutant*)

tons/yr of _____ (*specify pollutant*)

These levels are below the conformity threshold values established at 40 CFR 93.153 (b), **AND** this project/action is not considered regionally significant under 40 CFR 93.153(i).

Supporting documentation and emission estimates are:

Attached

Appear in NEPA Documentation _____ (*cite reference*)

Other _____ (*cite reference*)


LAURA M. CABALLERO
BRAC ENVIRONMENTAL COORDINATOR

10 May 2011
DATE

Appendix C. EIFS Model Output

EIFS REPORT

PROJECT NAME

TX077 Wichita Falls

STUDY AREA

48485 Wichita, TX

FORECAST INPUT

Change In Local Expenditures	\$0
Change In Civilian Employment	0
Average Income of Affected Civilian	\$0
Percent Expected to Relocate	0
Change In Military Employment	2
Average Income of Affected Military	\$43,000
Percent of Military Living On-post	0

FORECAST OUTPUT

Employment Multiplier	2.5
Income Multiplier	2.5
Sales Volume - Direct	\$42,054
Sales Volume - Induced	\$63,081
Sales Volume - Total	\$105,135 0%
Income - Direct	\$86,000
Income - Induced)	\$12,572
Income - Total(place of work)	\$98,572 0%
Employment - Direct	2
Employment - Induced	0
Employment - Total	3 0%
Local Population	5
Local Off-base Population	5 0%

RTV SUMMARY

	Sales Volume	Income	Employment	Population
Positive RTV	6.65 %	5.43 %	4.55 %	2.39 %
Negative RTV	-8.23 %	-6.54 %	-5.27 %	-0.99 %

Appendix D. Agency Coordination



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

July 18, 2011

Reply to the Attention of the Environmental Office

Arlington Texas Ecological Services Field Office
711 Stadium Drive Suite 252
Arlington, Texas 76011

Dear Sir or Madam:

In accordance with The Base Realignment and Closure Act of 2005, The 63D Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Wichita Falls USAR Center located at 3315 9th Street, Wichita Falls, Texas 76309.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities).

The 63D RSC communicates no effect determinations with the US Fish and Wildlife Service in the event that data on threatened and endangered species near the site has recently been received. The 63D RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 279-9112. Thank you for your assistance.

Sincerely,

Laura M. Caballero
for: Laura M. Caballero
BRAC Environmental Coordinator
63D Regional Support Command

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Wichita Falls USAR Center located at 3315 9th Street, Wichita Falls, Texas 76309. The property will be transferred to the City of Wichita Falls to use for a city maintenance facility.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is located on approximately 2.8 acres of land with two permanent structures: a 12,506 square-foot Training Building used for administrative functions and a 2,752 square-foot Organizational Maintenance Shop.

Ecological Communities

Approximately two-thirds of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. The site is urban and developed and is located in a residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

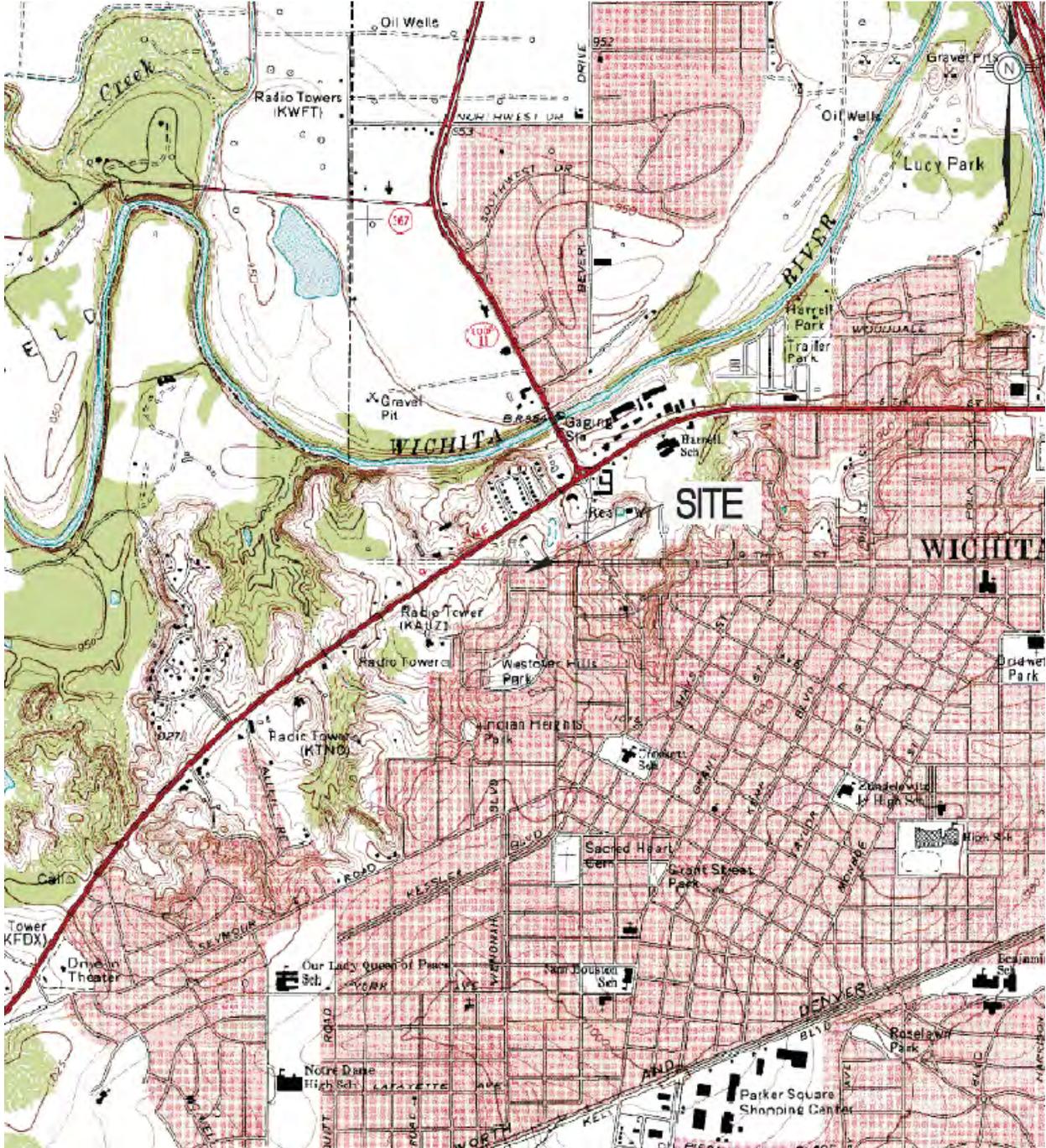
Based on the USFWS Region 2 Endangered Species List, Wichita County, Texas, the following threatened and endangered species occur within Wichita County, Texas:

least tern (*Sterna antillarum*)
whooping crane (*Grus americana*)

CONCLUSIONS

After reviewing the listing for the Endangered Species in Wichita County, it is determined that no impacts to Federally listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings - "as is". Therefore, no construction or ground disturbing activities will take place during this action. Also no habitat to support any of the Federal endangered or threatened species listed for Wichita County occurs upon the property. The USAR, in lieu of any potential impact, determines that this action will have no effect on Federally-listed threatened and endangered species.

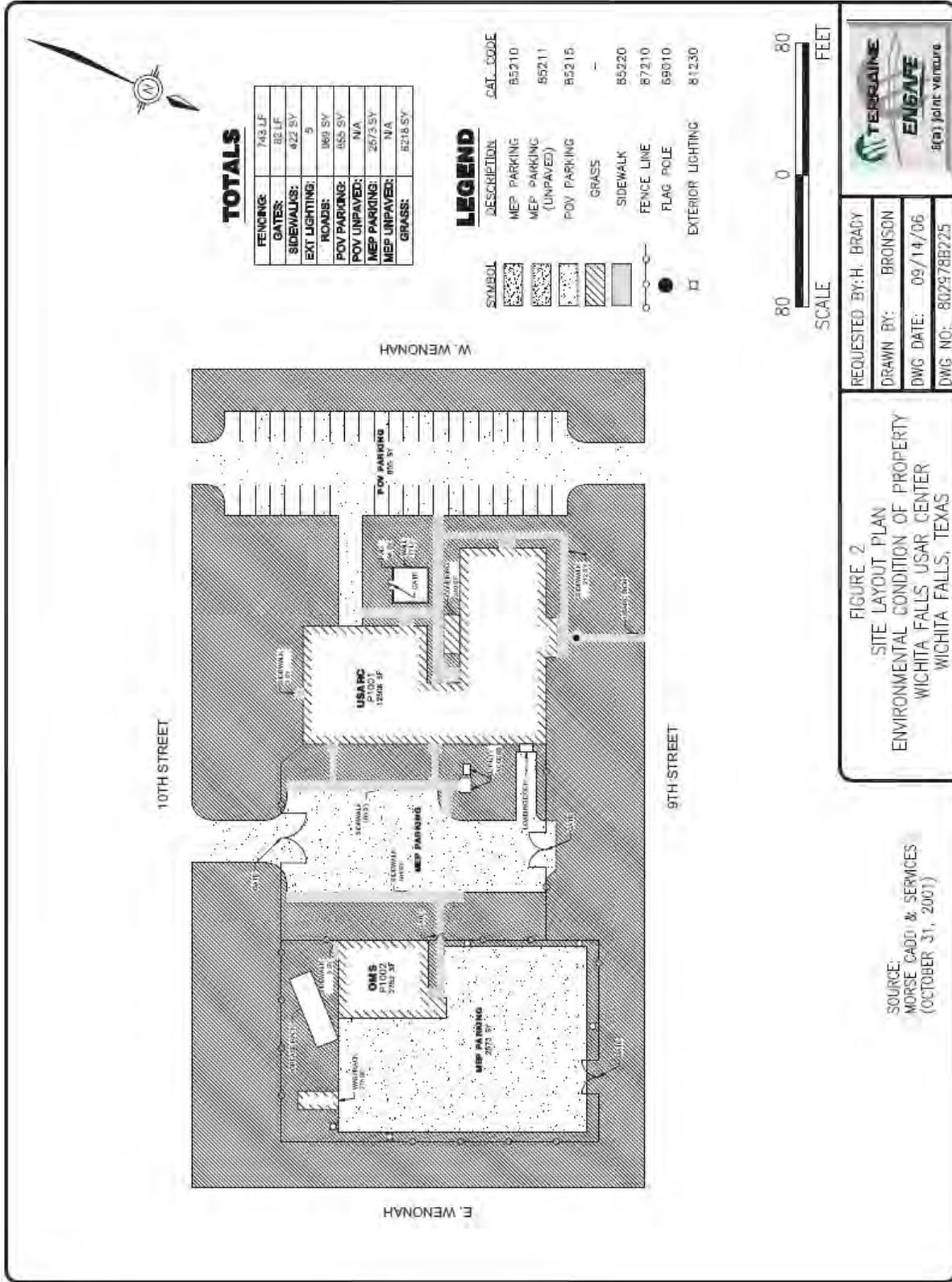
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



SITE PHOTOGRAPHS



Photo 1: Main Entrance on the north side of the USAR Center Building.



Photo 2: Organizational Maintenance Shop.

Record of Communication

Date and Time:	14 November 2011 0825
Project/FAC ID:	Five BRAC EAs/TX003 and TX077
Installation/RSC:	63d RSC
Recorded By:	Ron Hobgood
Talked With:	John Morse - Biologist
Of:	USFWS – Arlington Texas Ecological Services Field Office
Nature of Interview:	USFWS Letters
Phone No.:	(817) 277-1373

Notes

ELD determined that a written concurrence is needed from the USFWS in response to Sections 7 letters submitted with a “no effect” determination. Ron Hobgood was tasked with contacting USFWS and requesting written responses.

On 10 November 2011 – Ron Hobgood left Mr. John Morse a message with a brief description of the issue and a request for a written response to the USAR letters that had been submitted in July 2011.

On 14 November 2011 – John Morse of the USFWS returned a phone call that Ron Hobgood had made the week before (11/10). Morse said that since the proposed action had a “no effect” determination, there was no need for a response from the USFWS and no need to consult with anyone else. He suggested that a record of the conversation be recorded and that would suffice as the USFWS response.



DEPARTMENT OF THE ARMY
HEADQUARTERS, UNITED STATES ARMY 63RD REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035-1000

April 4, 2011

Reply to the Attention of the Environmental Office

Mr. Mark S. Wolfe, SHPO
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

Dear Mr. Wolfe:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command (RSC) is requesting written comments and concurrence from the Texas Historical Commission, which serves as the Texas State Historic Preservation Office (Texas SHPO), on the action described herein. Under the 2005 Base Realignment and Closure (BRAC) legislation, the 63rd RSC must transfer out of Federal ownership a Department of the Army properties. The 63d RSC completed architectural surveys of several buildings at multiple locations and made the determination of non-eligibility for listing on the National Register of Historic Places (NRHP).

The Grimes Memorial US Army Reserve (USAR) Center is located at 4300 S Treadway, Abilene, Texas. The City of Abilene plans to use the property for city offices and as an adult training center. The facility is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Grimes Memorial USAR Center is low, primarily because of the lack of nearby surface water. The facility is located on Sagerton Urban Land Complex soils; 65% Sagerton clay loam, 20% urban land, 15% Rotan, Rowena Tillman, Tobose and Weymouth series soils (Conner 1976). The slope is less than 1%. The facility is located approximately 600 feet north of Buttonwillow Creek (an intermittent stream), and 5000 feet north of Kirby Lake. No development of the property appears on the 1892 USGS map. Approximately 5 acres of the 9 acre facility appears to be relatively undisturbed. There is little likelihood of archeological resources on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Blucher S. Tharp Memorial USAR Center is located at 2801 Duniven Circle, Amarillo, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at

this time. No new property owner has been identified. The facility is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Blucher S. Tharp Memorial USAR Center is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Rathjen Memorial USAR Center is located at 340 Porter Street, Brownsville, Texas. The leased property will be returned to the City of Brownsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.6 acres and includes five permanent structures: the original 4,510-square-foot Training Building (now used for storage), the current 12,777-square-foot Training Building, a 2,994-square-foot OMS, a vehicle wash rack covered by a 290-square-foot awning, and a 1,674-square-foot covered break area. Approximately half of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The survey recommended a Phase I Survey of the Rathjen USAR Center. As a result of the Phase I survey, only 3 STPs were excavated in the equivalent of approximately .5 acres. No evidence of features associated with nearby Fort Brown were identified, and no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Jules E. Murchert USAR Center is located at 10031 E Northwest Hwy, Dallas, Texas. The City of Dallas plans to use the property for parkland and a city maintenance facility. The facility is on 5.15 acres of land with four permanent structures: a 30,861-square-foot Training Building, a 6,383-square-foot OMS, a vehicle wash rack (VWR) covered by a 600-square-foot awning, and a 312-square-foot recreation shelter. Approximately three-quarters of the site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by lawn and landscaped areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Jules E. Murchert USAR Center is low due to the absence of nearby surface water, and the extent of construction disturbance at the facility. The facility is located in an urban area of Dallas, 2000 feet from White Rock Lake (artificial), and 2000 feet from Dixon Branch. The facility is located on urban land, with soils that have been extensively altered (Coffee et al. 1980). The slope is approximately 3%. The 1893 USGS map shows no development in the vicinity of the facility. Most of the facility appears to be disturbed, only a few open patches remain totaling less than 1 acre. It is unlikely that any archeological

resources remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Roque O. Segura Memorial USAR Center is located at 301 Ascarate Park Road, El Paso, Texas. The leased property will be returned to the County of El Paso, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is situated on 5 acres of relatively flat land with a gentle slope to the north. The site has four permanent structures. The 15,583-square-foot Training Building and the 3,935-square-foot OMS were constructed in 1959. Additional structures at the site include a 544-square-foot Vehicle Wash Rack built in the 1980s and a 144-square-foot hazmat storage shed constructed some time after 1990. Approximately three-quarters of the 5-acre tract is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn with several trees along the north and east sides of the site. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase I Survey of the Segura USAR Center. The Texas SHPO, concurred in a letter dated July 15, 1997. During the phase I sampling, no artifacts were recovered and no resources were identified. The survey concluded no further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Miller Memorial USAR Center is located at 2257 S Sam Houston Ave, Huntsville, Texas. The leased property will be returned to the City of Huntsville, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 2.96 acres of land with four permanent structures: the 7,395-square-foot Training Building, the 1,638-square-foot OMS, a 240-square-foot smoking shelter, and a 120-square-foot smoking shelter. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Miller Memorial USAR Center is low due to the absence of nearby surface water. The facility is located on moderately well drained soils-Depcor-Huntsburg association soils, and Depcor-Urban land complex (McClintock, Jr. 1979). The slope of the facility is between 7-8%. Approximately 4.6 acres of the 7.5-acre facility is not under buildings and pavement. There is a small lake 1600 feet to the south that is drained by an intermittent stream. Approximately 35 acres along this stream below the lake, and northeast of the stream towards the Miller Memorial USAR Center (to within 1400 feet of the facility) was surveyed in 1977. No archeological sites were found (Cole 1977). No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Marshall USAR Center is located at 1209 Pinecrest Drive East, Marshall, Texas. The City of Marshall plans to use the property for a museum and memorial. The facility is on 3.78 acres of land with two permanent buildings: a 4,472-square-foot Training Building and a 1,328-square-foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn except for the northern portion of the MEP area that is gravel covered. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological

potential of the Marshall USAR Center is low due to the distance to permanent water sources, and the results of nearby surveys. Approximately 3/4 of the 4 acre facility remains largely intact. The facility is located on well drained Bernaldo fine sandy loam (Golden et al. 1994). The slope of the facility is 7%. The closest permanent water is a pond 3,800 feet away. It is located 300 feet from an intermittent stream, but the portion of that stream closest to the facility was surveyed in 1982 without finding any archeological sites (Jurgens 1982). A survey was also conducted along the street in front of the facility without finding any sites (DeBerry 1975). It is unlikely that any archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Hanby-Hayden Memorial USAR Center is located at 612 E Davis Street, Mesquite, Texas. The leased property will be returned to the Mesquite Independent School District, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.376 acres of land with two buildings, a 23,686-square-foot Administrative Building, and a 3,814-square-foot Organizational Maintenance Shop (OMS). Approximately 90% of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Hanby-Hayden USAR Center is low due to the absence of nearby surface water and construction related disturbance. The facility is located on Houston Black-Urban land complex (40% moderately well drained Houston Black clay, 35% urban land, and other soils) (Coffee et al. 1980). The slope is less than 1%. Approximately 3.2 acres of the 5-acre facility is not under buildings or pavements. The facility is located 1400 feet from the source of an intermittent stream, and 2200 feet from a small lake. No development of the property appears on the 1893 USGS map. A portion of the intermittent stream was surveyed without locating any archeological sites (THC survey files: HRCS 1980). It is unlikely that there are any archeological sites on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Pasadena USAR Center is located at 3105 San Augustine Ave, Pasadena, Texas. The leased property will be returned to the City of Pasadena, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 4.14 acres of land with two permanent structures: a 22,177-square-foot Training Building and a 6,087-square-foot OMS. Most of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Pasadena USAR Center is low due to the extent of construction related disturbance. The facility is located on Bernard-Urban land complex soils (30-80% somewhat poorly drained Bernard clay loam, 10-70% urban land, and other soils) (Wheeler 1976). The slope of the facility is less than 1%. The facility is located within 100 feet of an intermittent drainage, but it is channelized, and has clearly been heavily modified. The closest permanent water is a small pond approximately 4000 feet away. The 1916 USGS map shows no development on the facility. Most of the facility has now been developed, and only patches remain that are not under buildings or pavements, totaling

less than 1 acre. It is unlikely that any archeological sites are located at the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Boswell Street USAR Center is located at 432 Boswell Street, San Antonio, Texas. The property will be transferred to the Veteran's Administration for reuse as non-patient administration space. The facility is on approximately 8 acres of land with two permanent structures: a 25,303-square-foot Training Building and a 14,623-square-foot organizational maintenance shop (OMS). Approximately 80% of the property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of trees. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Boswell Street USAR Center is low due to the lack of nearby surface water. The facility is built on well drained Houston Black clay (Taylor et al. 1966). The slope of the facility is less than 1%. There is an intermittent drainage 700 feet to the south of the facility that has been channelized. The facility is 8,000 feet from the San Antonio River. The facility is located in a developed area of San Antonio. Approximately 1.5 acres of the 8-acre facility remains relatively intact. It is unlikely that archeological sites remain on the facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The Callaghan Road USAR Center is located at 600 Callaghan Road, San Antonio, Texas. The property will be put up for Public Sale. The planned reuse is currently not known at this time. No new property owner has been identified. The facility is on 5.0 acres of land with three buildings: an 18,053-square-foot Administrative/Training Building, a 3,803-square-foot organizational maintenance shop (OMS), and an approximately 900-square-foot oil-water separator (OWS) building. Approximately 80% of the 5.0-acre property is impervious (i.e., asphalt, concrete, or building footprint) and most is utilized for vehicle and equipment staging on asphalt parking areas. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Callaghan USAR Center is low because of the extent of construction related disturbance, and the distance to surface water. The facility is built on well drained Houston black gravelly clay (Taylor et al. 1966). The slope of the facility is 1.5%. The facility is located 600 feet from the source of an intermittent stream, and 6400 feet from the closest permanent water. USGS maps show no development on the facility property in 1903 and 1953. Most of the facility has been developed. Only patches totaling less than 1 acre remain on this facility. It is unlikely that there are archeological sites on this facility. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The San Marcos USAR Center is located at 631 East Hopkins Street, San Marcos, Texas. The leased property will be returned to the City of San Marcos, as the Lessor, they have not provided the 63d RSC with their reuse plans for this property. Routinely, leased properties are made available for public uses. The facility is on 3.88 acres of land with two permanent structures: a 17,719-square-foot USAR Center Building and a 1,331-square-foot OMS. Approximately two-thirds of the site is covered by impervious surface features (e.g., asphalt

parking areas, driveways, concrete walkways, building footprints, etc.). The remaining ground surface is covered by lawn area. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. The southwest end of the San Marcos USAR Center has been reclaimed by the city as the site for a new public library, and a buried gas line extends the length of the Army Reserve Center building on the southeast side. As a result of this action, only 0.7 acres or less were available for survey. Although 4 STPs were placed to test the far northeast and southwest portions of the facility, no artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

The Watts-Guillot Memorial USAR Center is located at 2800 W. 15th Street, Texarkana, Texas. The Red River Redevelopment Authority plans to use the property for an adult vocational training center. The facility is on approximately 7 acres of land with two permanent buildings: an approximately 11,326-square foot Training Building and an 2638-square foot OMS. Approximately one-third of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn. The Site is bordered to the north by 15th Street and to the west by Victory Drive. A wooded area is the southern border, and Cowhorn Creek is along the eastern border. An archaeological assessment was completed in 1998, resulting in a recommendation for a Phase 1 Survey of the San Marcos USAR Center. As a result of the Phase I survey, 6 STPs were excavated on the eastern side of the property, and an additional 10 STPs were excavated in the wooded area. No artifacts were recovered. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated February 25, 1999.

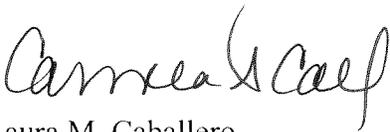
The Wichita Falls USAR Center is located at 3315 9th Street, Wichita Falls, Texas. The City of Wichita Falls plans to use the property for a city maintenance operations facility. The facility is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. An archaeological assessment was drafted in February 1997 by Parsons Engineering Science, Inc. The archeological potential of the Wichita Falls USAR Center is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegorve loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has, been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USAR Center. No further investigation of this facility was recommended and the Texas SHPO concurred with this recommendation in a letter dated July 15, 1997.

The 63d RSC recently commissioned a historic building evaluation, through Brockington and Associates and determined based on the architectural survey that several buildings are not eligible for listing on the NRHP. The following facilities were determined not eligible for listing on the NRHP: Grimes Memorial USAR Center, Rathjen Memorial USAR Center, Jules E.

Murchert USAR Center, Roque O. Segura Memorial USAR Center, Miller Memorial USAR Center, Marshall USAR Center, Hanby-Hayden Memorial USAR Center, Pasadena USAR Center, Boswell Street USAR Center, Callaghan Road USAR Center, San Marcos USAR Center, and the Wichita Falls USAR Center surveys are enclosed for your review. Also noted from this survey, the 63d RSC has determined that the following facilities are eligible for listing on the NRHP: Blucher S. Tharp Memorial USAR Center and Watts-Guillot Memorial USAR Center, these surveys are enclosed for your review.

Based on our determinations of eligibility, the 63d RSC has determined that there will be *no adverse effect* on historic properties as a result of the proposed property transfers noted above. We request your concurrence and comments on the 63d RSC determinations and the enclosed documentation within 30 days of receiving this letter and its supporting documentation. If you have any further questions please contact the undersigned at (650) 793-8273.

Sincerely,


for: Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command

Enclosures

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 4, 2011

Laura M. Caballero
BRAC Environmental Coordinator
63rd Regional Support Command
Department of the Army
P.O. Box 63
Moffett Field, California 94035-1000

Re: 63rd Regional Support Command eligibility concurrence on U.S. Army Reserve (USAR) Centers in Texas

Dear Ms. Caballero:

Thank you for your correspondence describing the above referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

Our staff, led by William McWhorter, has completed a review of the above referenced project. The THC concurs with your determination that the Grimes Memorial, the Rathjen Memorial, the Jules E. Murchet, the Roque O. Sequra Memorial, the Miller Memorial, the Marshall, the Hanby-Hayden Memorial, the Pasadena, the Boswell Street, the Callaghan Road, the San Marcos, and the Wichita Falls USAR Centers are **not-eligible** for listing in the National Register of Historical Places. The THC concurs with your determination of **eligible** for the Blucher S. Tharp Memorial USAR Center (in Amarillo) and the Watts- Guillot Memorial USAR Center (in Texarkana) for listing in the National Register of Historical Places.

We **do not concur** at this time with your determination that the proposed undertakings will have No Adverse Effect. The transfer of non-eligible resources out of Federal ownership or control will have No Effect to historic properties. The transfer of the two eligible reserve centers out of Federal ownership or control will have No Adverse Effect **only** if those properties are transferred with a protective covenant in place. Otherwise, under 36 CFR 800, the transfers will have Adverse Effects to the historic properties. Please provide us with additional information detailing the proposed transfer process for each reserve center and the Army's intentions regarding the placement of a protective covenant or treatment of potential Adverse Effects.

Thank you for your cooperation in the federal review process, and for your efforts to preserve the irreplaceable heritage of our nation. If you have any questions concerning this review or if we can be of further assistance, please contact William McWhorter at 512/463-5833. For questions related to development or review of the requested additional information, please contact Caroline Wright at 512/463-6214.

Sincerely,

William McWhorter

for: Mark Wolfe
State Historic Preservation Officer





DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION OF:

11 November 2011

Environmental Office

Clayton Wolf
Texas Parks and Wildlife Department
4200 Smith School Road
Austin, Texas 78744

Dear Mr. Wolf:

In accordance with The Base Realignment and Closure Act of 2005, The 63d Regional Support Command (RSC) of the United States Army Reserve (USAR) is closing the Wichita Falls USAR Center located at 3315 9th Street, Wichita Falls, Texas 76309.

Pursuant to Section 7 of the Endangered Species Act, the USAR has determined the proposed action will have no effect on any listed federally threatened and endangered species or designated critical habitat. Additionally, the USAR determined the proposed action will have no effect on state-listed species. This determination is based on the fact that the proposed transfer will be "as is" (no land clearing or construction activities) and the site has no suitable habitat or natural resource features that would support listed species.

The 63d RSC communicates no effect determinations with the U.S. Fish and Wildlife Service and the Texas Parks and Wildlife Department in the event that data on threatened and endangered species near the site has recently been received. The 63d RSC requests a response within 30 days from receipt of this letter. If no response is received within the 30 days, concurrence will be assumed. If you have questions, please contact me at (650) 793-8273. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura M. Caballero", with a large, sweeping flourish extending to the right.

Laura M. Caballero
BRAC Environmental Coordinator
63d Regional Support Command

Enclosure

Enclosure 1

The U.S. Army Reserve (USAR) is closing the Wichita Falls USAR Center located at 3315 9th Street, Wichita Falls, Texas 76309. The property will be transferred to the City of Wichita Falls for use as a city maintenance facility.

Site Description and Usage – A site reconnaissance of this facility was conducted as part of the Environmental Condition of Property report process. The subject property is located on approximately 2.8 acres of land with two permanent structures: a 12,506 square-foot Training Building used for administrative functions and a 2,752 square-foot Organizational Maintenance Shop.

Ecological Communities

Approximately two-thirds of the property is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs. The site is urban and developed and is located in a residential area.

Wetlands, Watersheds, and Surface Waters

There are no surface waters on the Site or adjacent properties. The Site is upland and well drained. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, no digital wetlands data is available for the Site. However, no wetlands are known to occur on the property.

FEDERALLY LISTED AND PROPOSED SPECIES

Based on the USFWS Region 2 Endangered Species List, Wichita County, Texas, the following federally threatened and endangered species occur within Wichita County, Texas:

least tern (*Sterna antillarum*)
whooping crane (*Grus americana*)

STATE LISTED SPECIES

Based on the Texas Parks and Wildlife Department Annotated County Lists of Rare Species for Wichita County, the following state threatened and endangered species occur within Wichita County, Texas:

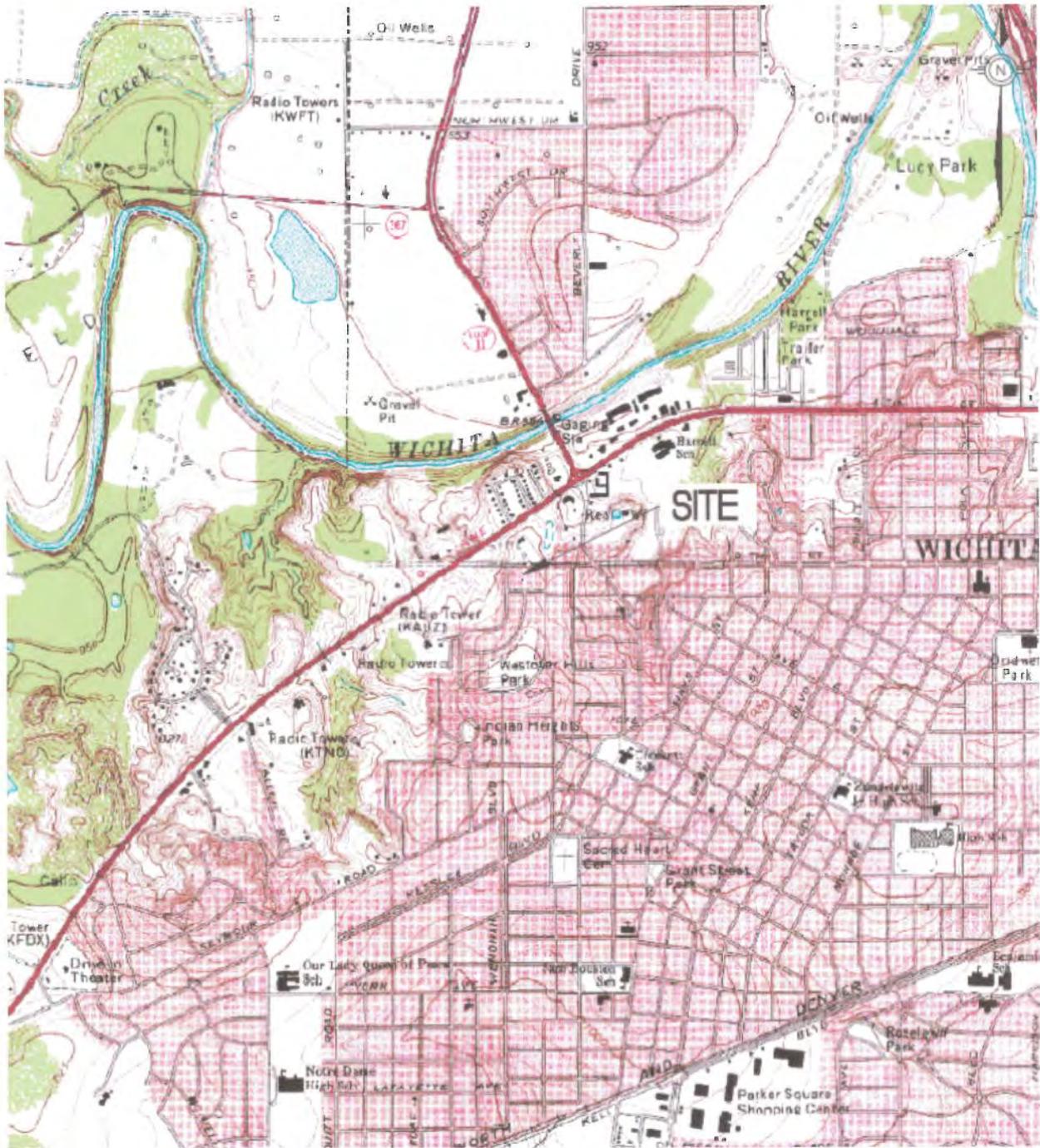
American peregrine falcon (*Falco peregrinus anatum*)
bald eagle (*Haliaeetus leucocephalus*)
interior least tern (*Sterna antillarum athalassos*)
peregrine falcon (*Falco peregrinus*)
whooping crane (*Grus americana*)
gray wolf (*Canis lupis*)
red wolf (*Canis rufus*)
Texas kangaroo rat (*Dipodomys elator*)

Texas horned lizard (*Phrnosoma cornutum*)

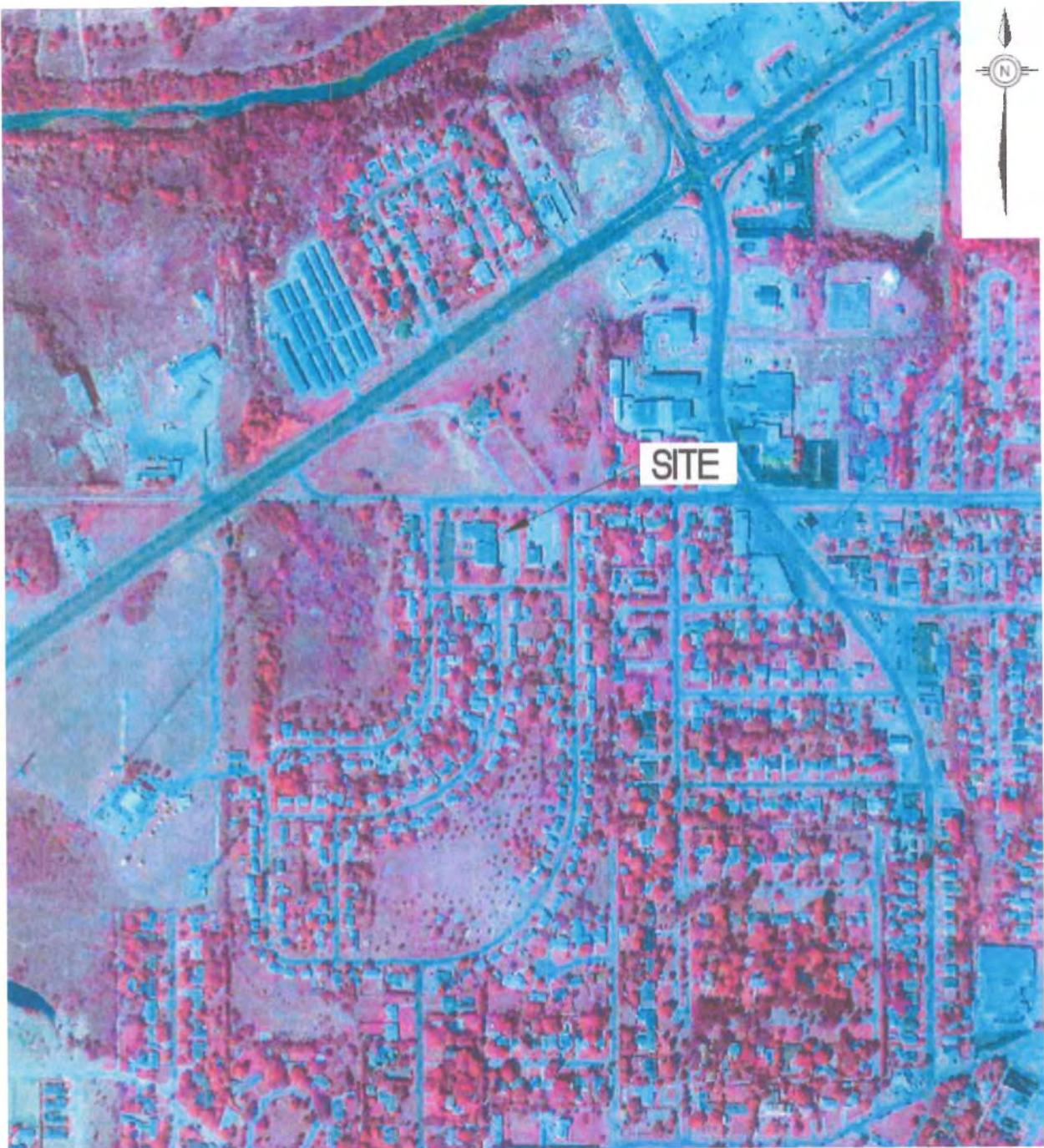
CONCLUSIONS

After reviewing the listing for the Threatened and Endangered Species in Wichita County, it is determined that no impacts to federally or state-listed species are projected to occur during this project. The determination is based on the fact that the property is proposed to be removed from the USAR's holdings - "as is". Additionally, no habitat to support any of the federal or state endangered or threatened species listed for Wichita County occurs upon the property. The USAR determines that this action will have no effect on federally or state-listed threatened and endangered species.

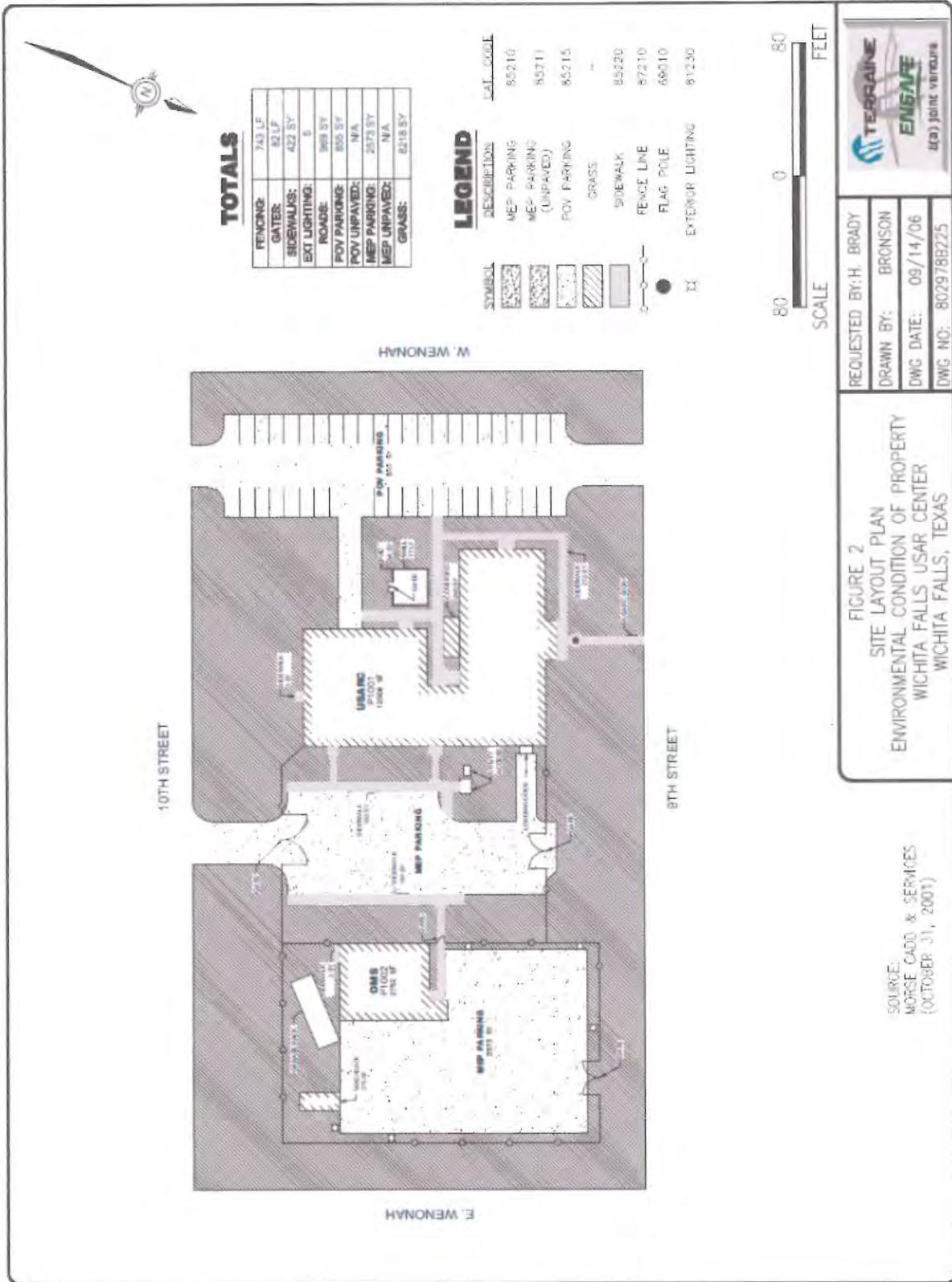
SITE LOCATION



AERIAL PHOTOGRAPH



SITE LAYOUT



SITE PHOTOGRAPHS

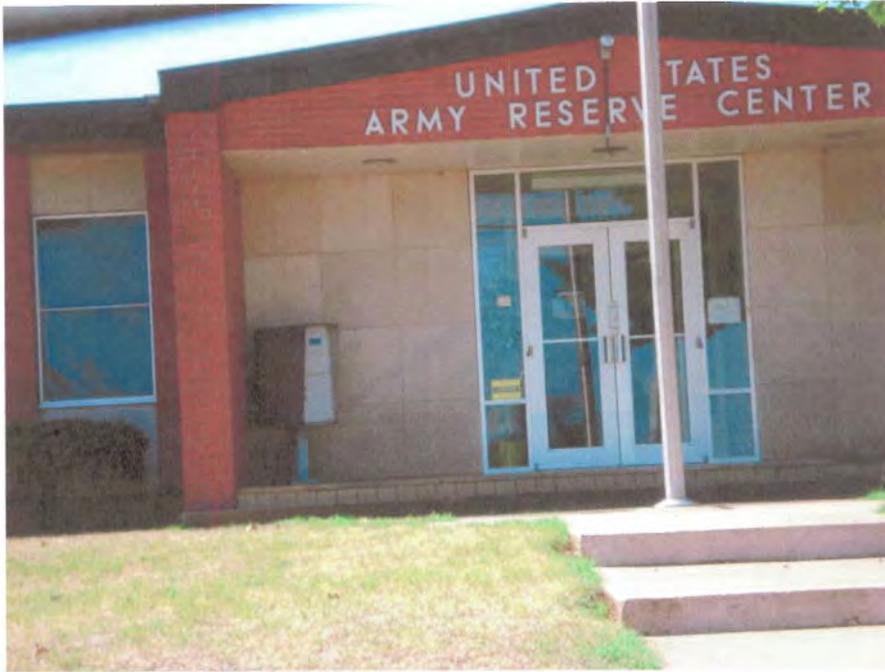


Photo 1: Main Entrance on the north side of the USAR Center Building.



Photo 2: Organizational Maintenance Shop.



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63RD REGIONAL SUPPORT COMMAND
230 RT JONES
MOUNTAIN VIEW, CALIFORNIA 94043-1000

Reply to the Attention of the Environmental Office

Louis Maynahonah, Chairman
Apache Tribe of Oklahoma
P.O. Box 1330
Anadarko, OK 73005

Dear Chairman Maynahonah:

In accordance with 36 CFR Part 800 and Army Regulation 200-1, the 63d Regional Support Command is writing to inform the Apache Tribe of Oklahoma of the proposed transfer of Department of the Army property to private ownership. The Grimes Memorial USARC located at 4300 S Treadway, Abilene, Texas will be transferred to the City of Abilene; the Wichita Falls USARC located at 3315 9Th Street, Wichita Falls, Texas will be transferred to the City of Wichita Falls; and the Blucher S. Tharp Memorial USARC located at 2801 Duniven Circle, Amarillo, Texas will be sold at Public Auction. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63d Regional Support Command is requesting any information as to whether the transfer properties are of religious or cultural significance to the Apache Tribe of Oklahoma.

The Grimes Memorial USARC is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the Site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere.

The Wichita Falls USARC is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs.

The Blucher S. Tharp Memorial USARC is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn.

An archaeological assessment of Army Reserve properties conducted in February 1998 reported,

“The archeological potential of the Grimes Memorial USARC is low, primarily because of the lack of nearby surface water. The facility is located on Sagerton Urban Land Complex soils; 65% Sagerton clay loam, 20% urban land, 15% Rotan, Rowena Tillman, Tobose and Weymouth series soils (Conner 1976). The slope is less than 1%. The facility is located approximately 600 feet north of Buttonwillow Creek (an intermittent stream), and 5000 feet north of Kirby Lake. No development of the property appears on the 1892 USGS map. Approximately 5 acres of the 9 acre facility appears to be relatively undisturbed. There is little likelihood of archeological resources on the facility. No survey is recommended for the Grimes Memorial USARC.”

“The archeological potential of the Wichita Falls USARC is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegrove loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USARC. No archeological survey is recommended for the Wichita Falls USARC.”

“The archeological potential of the Blucher S. Tharp Memorial is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No archeological survey is recommended for the Blucher S. Tharp Memorial USARC.”

The Texas SHPO concurred with this recommendation in a letter dated Tuesday, July 15, 1997. As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the boundaries of the properties is very low.

Through this letter, the 63d Regional Support Command is seeking information and to initiate consultation with the Apache Tribe of Oklahoma regarding the transfer of the properties. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about

this project, please contact Ms. Laura M. Caballero, BRAC Environmental Coordinator, 63d Regional Support Command at (650) 279-9112.

Sincerely,

Michael J. Schweiger
Major General, USAR
Commanding

Enclosure



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION OF:

4 November 2011

Environmental Office

Michael Burgess, Chairman
Comanche Nation
HC32 - Box 1720
Lawton, OK 73502

Dear Chairman Burgess:

In accordance with the National Environmental Policy Act, 42 U.S.C. §§ 4321-4370d, National Historic Preservation Act, 16 U.S.C. § 470 et seq., and the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 et seq., the 63d Regional Support Command is writing to inform the Comanche Nation of the proposed transfer of Department of the Army property to private ownership. The Grimes Memorial United States Army Reserve Center (USARC) located at 4300 South Treadway, Abilene, Texas will be transferred to the City of Abilene; the Wichita Falls USARC located at 3315 9th Street, Wichita Falls, Texas will be transferred to the City of Wichita Falls; and the Blucher S. Tharp Memorial USARC located at 2801 Duniven Circle, Amarillo, Texas will be sold at Public Auction. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63d Regional Support Command is requesting any information as to whether the transfer properties are of religious or cultural significance to the Comanche Nation.

The Grimes Memorial USARC is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the Site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USAR Center and open field elsewhere.

The Wichita Falls USARC is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs.

The Blucher S. Tharp Memorial USARC is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn.

An archaeological assessment of Army Reserve properties conducted in February 1998 reported,

The archeological potential of the Grimes Memorial USARC is low, primarily because of the lack of nearby surface water. The facility is located on Sagerton Urban Land Complex soils; 65% Sagerton clay loam, 20% urban land, 15% Rotan, Rowena Tillman, Tobose and Weymouth series soils (Conner 1976). The slope is less than 1%. The facility is located approximately 600 feet north of Buttonwillow Creek (an intermittent stream), and 5000 feet north of Kirby Lake. No development of the property appears on the 1892 USGS map. Approximately 5 acres of the 9 acre facility appears to be relatively undisturbed. There is little likelihood of archeological resources on the facility. No survey is recommended for the Grimes Memorial USARC.

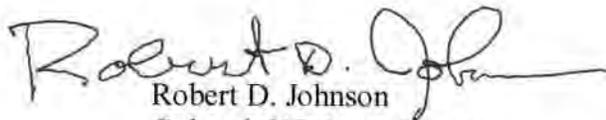
The archeological potential of the Wichita Falls USARC is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegorve loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USARC. No archeological survey is recommended for the Wichita Falls USARC.

The archeological potential of the Blucher S. Tharp Memorial is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No archeological survey is recommended for the Blucher S. Tharp Memorial USARC.

The Texas State Historic Preservation Office (SHPO) concurred with this recommendation in a letter dated Tuesday, July 15, 1997. As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the boundaries of the properties is very low.

Through this letter, the 63d Regional Support Command is seeking information and to initiate consultation with the Comanche Nation regarding the transfer of the properties. We request your comments on the proposed property transfer within 30 days of receiving this letter and its supporting photographs, maps, and aerials. If you have questions or concerns about this project, please contact Ms. Laura M. Caballero, BRAC Environmental Coordinator, 63d Regional Support Command at (650) 279-9112.

Sincerely,

A handwritten signature in black ink that reads "Robert D. Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert D. Johnson
Colonel, US Army Reserve
Director, Department of Public Works

Enclosure



DEPARTMENT OF THE ARMY
HEADQUARTERS, 63D REGIONAL SUPPORT COMMAND
P.O. Box 63
MOFFETT FIELD, CALIFORNIA 94035

REPLY TO
ATTENTION OF:

4 November 2011

Environmental Office

Ronald Twohatchet, Chairman
Kiowa Indian Tribe of Oklahoma
P.O. Box 369
Carnegie, OK 73015

Dear Chairman Twohatchet:

In accordance with the National Environmental Policy Act, 42 U.S.C. §§ 4321-4370d, National Historic Preservation Act, 16 U.S.C § 470 et seq., and the Native American Graves Protection and Repatriation Act, 25 U.S.C. § 3001 et seq., the 63d Regional Support Command is writing to inform the Kiowa Indian Tribe of Oklahoma of the proposed transfer of Department of the Army property to private ownership. The Grimes Memorial United States Army Reserve Center (USARC) located at 4300 South Treadway, Abilene, Texas will be transferred to the City of Abilene; the Wichita Falls USARC located at 3315 9th Street, Wichita Falls, Texas will be transferred to the City of Wichita Falls; and the Blucher S. Tharp Memorial USARC located at 2801 Duniven Circle, Amarillo, Texas will be sold at Public Auction. In accordance with the 2005 Base Realignment and Closure (BRAC) legislation, the 63d Regional Support Command is requesting any information as to whether the transfer properties are of religious or cultural significance to the Kiowa Indian Tribe of Oklahoma.

The Grimes Memorial USARC is on 9.25 acres of land with two permanent structures: a 17,493-square-foot Training Building and a 3,807-square-foot organizational maintenance shop (OMS). Approximately one-quarter of the Site is covered by impervious surface features, such as asphalt parking areas, driveways, concrete walkways, and building footprints. The remaining ground surface is covered by landscaped areas around the USARC and open field elsewhere.

The Wichita Falls USARC is located on approximately 2.8 acres of land with two permanent structures: a 12,506-square-foot Training Building used for administrative functions and a 2,752-square-foot OMS. Approximately two-thirds of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.), while the remainder is covered by lawn and some ornamental trees and shrubs.

The Blucher S. Tharp Memorial USARC is on 4.133 acres of land with two permanent structures: a 11,732-square-foot Training Building and the 2,864-square-foot OMS. Approximately half of the Site is considered impervious (asphalt parking areas, driveways, concrete walkways, building footprints, etc.) and the other half is covered by lawn.

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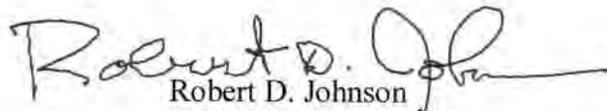
The archeological potential of the Wichita Falls USARC is low due to the lack of nearby surface water, and the extent of construction related disturbance. The facility is located on Kamay-Urban land complex, with some Bluegrove-Urban land complex soils (30% well drained Kamay or Bluegorve loamy soil and 60% urban land) (Richardson et al. 1977). The slope is 2%. The facility is located 400 feet from an intermittent pond, and 1600 feet from permanent water (the Wichita River). Most of the facility has been developed with only pockets of relatively undisturbed land totaling less than 1 acre. There is little likelihood of archeological sites on the Wichita Falls USARC. No archeological survey is recommended for the Wichita Falls USARC.

The archeological potential of the Blucher S. Tharp Memorial is low due to the absence of nearby surface water and the extent of construction related disturbance. The facility is located on urban land, so altered that it does not resemble surrounding soil series (Pringle 1980). The slope is less than 1%. There is no water within at least 1,500 feet of the facility. The 1956 USGS map shows no development near the facility. However, the facility is now located in a heavily developed portion of Amarillo. Only approximately 1 acre of the 4.1-acre facility remains that is not covered by buildings and pavements. There is little likelihood of archeological resources on this property. No archeological survey is recommended for the Blucher S. Tharp Memorial USARC.

The Texas State Historic Preservation Office (SHPO) concurred with this recommendation in a letter dated Tuesday, July 15, 1997. As a result of the archaeological assessment, the 63d Regional Support Command believes the probability for accessible, intact, subsurface archaeological deposits within the boundaries of the properties is very low.

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Sincerely,


Robert D. Johnson
Colonel, US Army Reserve
Director, Department of Public Works

Enclosure