

STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in regular session at 6:30 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 22nd day of February, 2011 with the following members present:

Jim Story	Mayor
Chris Brown	Council Members
Ray Champney	
Roger Fisher	
Jim Griffin	
Roy Savage	
Roy W. Turner	

Constituting a quorum.

Staff present included:

Beverly Queen Griffith	City Manager
David Miller	Deputy City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
David Flory	Police Chief
John Kubala	Public Works Director
Jill McAdams	Human Resources Director
Mirenda McQuagge-Walden	Managing Director of Community Services
Maria Redburn	Library Manager
Bill Syblon	Development Director

WORK SESSION

Mayor Story called the Work Session to order at 5:30 p.m.

- **Review and discuss items on the regular agenda and consider placing items for approval by consent.**

Council discussed placing the following item(s) on consent: 8, 9, 10, 11, 12 and 13.

- **Discussion on Development Activity.**

Development Director Bill Syblon presented information regarding development activity in the City for 2010. In the past, there have been separate presentations for economic development and code enforcement. This year they decided to combine them since it all falls under the Development Department. A year ago, he gave a positive report regarding the previous year. He believed it would be hard to top, especially with the economy. As it turns out, they did fairly well and he is pleased with the end results. In 2010, 24 new residential permits were issued mainly do the townhome development off of Bedford Road. The previous year they issued three. He expects to see that number diminish again as residential property is almost completely developed. 540 residential remodel permits were issued as many homeowners are reinvesting in, and fixing up their homes. Eight new commercial and 190 commercial remodel permits were issued. All other permits equaled about 3,000 for a total of for a total of about 4,000 permits.

In regards to fees, residential fees were up 47% in 2010 mainly due to the townhome development. Mr. Syblon expects to see that number decline this year. Commercial fees were down a little bit. In 2009, a lot of these fees were from the Reliant Rehabilitation Hospital. Fees for all permits were up approximately 2%. About 2,500 building inspections were performed, which is up 15% from the previous year. 72 multifamily inspections were performed. These are performed twice a year through an inspection program approved by Council. Fire responses were down a bit this year. Certificates of Occupancy issued were up about 6%. These numbers include name and owner changes; but about 70 were for new businesses. 240 permits were obtained due to projects being performed without a permit which was an increase of 45% over the previous year. Fees obtained from pro-active code enforcement were up from \$15,000 to \$20,000 in 2010.

In 2010, sales tax was up about 1%. This fiscal year they are currently tracking it at being up 1.3% over this time last year. 24 new residential single family permits were issued which was an increase of 85%. 190 commercial permits were issued which was an increase of 15%. Finally, 143 certificates of occupancy were issued for an increase of 6%. Retail vacancy space was at 17%, which is down about 1% from the previous year. The average asking rate is about the same. Office vacancy was at 22%, which is an increase over the previous year.

Mr. Syblon then presented information regarding larger projects from 2010. Reliant Rehabilitation Hospital is a 60 bed, 60,000 sq.ft. facility that employs about 100 people. The owner has mentioned the possibility of expanding. Airport Center 121 saw new tenants move in. These included: Bell Helicopter into a 40,000 sq.ft. space and employing 160 people with the possibility of going up to 270; CGI Technology into a 20,000 sq.ft. space and employing 75 people; and Bravo Health into a 23,000 sq.ft. space and employing 100 people. Mr. Syblon also mentioned the Library project and wanted to congratulate Council and staff. Texas Health Resources has invested between \$4M to \$5M in remodeling the chapel, lobby and oncology wing of Harris Methodist HEB Hospital. Polycoat Products has invested \$1M to add new equipment. Meena Medical Supply has constructed a 12,000 sq ft. facility. There are 150 medical companies in Bedford and it is a strong sector for the City. Staff worked with the previous and current owners of the Holiday Inn to encourage them to put money back into the building and to get it back on its feet. It is now a 243 room, full-service hotel.

Mr. Syblon then presented information on new businesses in the City. These include Bataar Mongolian Barbecue, Everything German, the Bedford Bakery and Cupcake Bliss. For 2011, there are a lot of projects in the early stages. TruForm Optics is moving into a 7,000 sq.ft building along Harwood Road. They will employ about 25 people. Texas Orthopedic is in the process of a 26,000 sq.ft expansion of their existing operation. Based on a suggestion from Councilman Champney, staff made contact with Old West Café and they will be opening up a site here in the City. Novak Motors is moving in next to Grubbs Nissan. Firepit Grill and Buffet is finishing out the former Luby's building. Finally, Applebee's has purchased the old Bennigan's building. Right now, it is too early to tell how long it will take for them to move in.

In regards to code enforcement, Mr. Syblon explained that it is very much related to economic development by improving and maintaining the aesthetics of the City. In 2010, 4,200 complaints were worked compared to 3,800 the previous year. 1,140 of these complaints were received from the public while over 3,000 were as a result of proactive enforcement, up from 2,900 the previous year. Altogether, proactive enforcement accounted for 74% of complaints. High grass/weeds went from 468 to 547; substandard fences dropped from 78 to 63; illegal signs went from 1,103 to 1,677 which is an indicator of the economy in that businesses are trying to get their information out there; roofs constructed without a permit were up from 44 to 56; the numbers for unsanitary pools and nuisances remained about the same; watering outside of the permitted time went from 70 to 104; and finally brush and tree limbs were down slightly.

Multifamily inspections have been a tremendous success. The inspectors go out twice a year to investigate apartment communities. In a lot of cases, the apartment communities not only fix the code issues but also paint, fix roofs and put signage out. Reported improvements include the Courts of

Bedford in the amount of \$70,000, Toscana Village in the amount of \$25,000, Cantabria Crossing in the amount of \$400,000, Forest Park in the amount of \$77,000, The Woods in the amount of \$30,000 and Point Loma Woods in the amount of \$500,000. This is very encouraging to see from a code enforcement and economic development standpoint.

Finally, Mr. Syblon listed some accomplishments for 2010. These include: revising the Comprehensive Land Use Plan; the 183 Overlay District, which died at the Planning and Zoning level; a new Fence Ordinance; revisions to the Economic Development Incentive Policy and Procedure; the Shop Bedford First program; the attempt to get a cultural district designation to include the area around the Old Bedford School, the new Library and the Bedford Boys Ranch which they hope to get this year; the new Alternative Energy Subcommittee of the Community Affairs Commission; the 2010 Census; and finally upgrading their GIS software.

• **Presentation by Michael Boyter, Chairperson of the Beautification Commission, regarding a Bedford community garden.**

Beatification Chairperson Michael Boyter presented information on a Bedford community garden. He stated he was not here to give a formal presentation. He wanted to ask for consideration, guidance and direction from Council on how they would want to proceed. 6Stones recently contacted him in regards to joining in a collaborative effort. Meetings are now progressing rapidly to a point where they are ready to give a formal presentation to Council about their vision. They want to talk about conceptualization of what they have and to discuss opportunities. 6Stones has offered 8.5 acres of property at the First Baptist Church on Industrial Boulevard if the City is willing to develop it. The property used to be part of a sports ministry and includes three elevated soccer fields and a volleyball court. The focus at this point is to phase in development over time. One soccer field could be developed into approximately 60 to 80 beds which can be leased out on an annual basis. If interest demands, there would be the opportunity to expand with a second or third phase. There could also be larger crop development such as corn. Master gardeners are very interested in this project and there may be interest from students and HEBISD for educational opportunities. It will be a fully collaborative effort to reach out to all citizens and corporate citizens for assistance with sweat or materials. It will be a great opportunity for Bedford to engage its citizens on a community effort. If engagement or effort should produce excess materials, the byproducts could be donated to a food bank or pantry. He is asking for assistance and thoughts from Council as they move towards a formal presentation.

It was explained that one of the advantages of collaborating with 6Stones is that they have insights to the corporate area. They are very well known for obtaining donations and that it would be easier to go through them for these donations. The City's contribution would be financial and staff type activity. Management of the garden would be in the form of a corporate board with people from the City, 6Stones and from the community. This would give the City a voice and the garden would be known as the "Bedford Community Garden."

Council was of the consensus to fully support looking into the project and for a more detailed proposal to be brought back before Council. Issues to be addressed in the proposal include costs; how the program would work; who would manage the program; the role of City staff; since the site is on valuable commercial property, what if the church chooses to expand or what if a developer comes along who offers to develop the land; zoning requirements; and the possible need of a specific use permit.

Mayor Story adjourned the Work Session at 6:34 p.m.

EXECUTIVE SESSION:

To convene before the Regular Session, if time permits, in the conference room in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – The Oaks of Landera Apartments.

b) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property - 1725 Bedford Road.

Council convened into Executive Session pursuant to the Texas Government Code regarding Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – The Oaks of Landera Apartments and Section 551.072, to deliberate the purchase, exchange, lease or value of real property - 1725 Bedford Road at approximately 7:18 p.m.

Council reconvened from Executive Session at approximately 8:07 p.m.

Any necessary action to be taken as a result of the Executive Session will occur during the regular session of the Bedford City Council Meeting.

REGULAR SESSION 6:30 P.M.

Regular Session began at 6:41 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Story called the meeting to order.

INVOCATION (Pastor Lincoln Webber, Embracing His Grace Ministries)

Pastor Lincoln Webber of Embracing His Grace Ministries gave tonight's invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

OPEN FORUM

Nobody chose to speak under tonight's Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilman Champney, seconded by Councilman Turner to approve the following items by consent: 8, 9, 10, 11, 12 and 13.

Motion approved 7-0-0. Mayor Story declared the motion carried.

COUNCIL RECOGNITION

1. Proclamation declaring February 2011 as Love Your Library Month.

Mayor Story read a proclamation declaring February 2011 as Love Your Library Month.

Rick Peters of the Library Advisory Board mentioned that the Seuss Festival will be Sunday March 6 from 1:00 p.m. to 4:00 p.m. He also stated that the Library Satisfaction Survey is currently on-line and will remain up for the next month.

Library Manager Maria Redburn reported that since the opening of the new Library, 850 new library cards have been issued along with 350 current cardholders that needed a replacement. Circulation has processed 26,790 items in 15 days. 18,700 people have visited the Library, which is 9,000 more than the same period last year.

2. Proclamation declaring March 4, 2011 as the City of Bedford Employee Appreciation Day.

Mayor Story read a proclamation declaring March 4, 2011 as the City of Bedford Employee Appreciation Day.

3. Employee Service Recognition

The following employees received recognition for dedicated service and commitment to the City of Bedford:

Kevin O'Dell, Public Works – 5 years of service
Rodney Dearing, Fire Department – 20 years of service

City Manager Beverly Queen Griffith also recognized Police Chief David Flory on his retirement and Mayor Story presented him with a plaque in appreciation of his 31 years of service to the City of Bedford.

APPROVAL OF THE MINUTES

4. Consider approval of the following City Council minutes: a) February 8, 2011 regular meeting

Motioned by Councilman Champney, seconded by Councilman Griffin, to approve the minutes of the February 8, 2011 regular meeting.

Motion approved 6-0-1. Mayor Story declared the motion carried.

Councilman Turner abstained due to not being at that meeting.

NEW BUSINESS

5. Public hearing to receive citizen comments on the City's application for the Texas Parks and Wildlife Department Local Park Grant Program.

Jeannette Cooke, Chairperson of the Parks and Recreation Board, wanted to address the Council about the public hearing. The Board is asking for support of the grant application. It is a really good, competitive application and they hope to get some money from the State as well as a match in order to make improvements to the Boys Ranch so it can be a top notch facility for years to come.

Mayor Story opened the public hearing at 7:09 p.m.

Nobody chose to speak at tonight's public hearing.

Mayor Story closed the public hearing at 7:09 p.m.

6. Consider a resolution of the City of Bedford, Tarrant County, Texas hereinafter referred to as "applicant," designating certain officials as being responsible for, acting for, and on behalf of the applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "program"; certifying that the applicant is eligible to receive program assistance; certifying that the applicant matching share is readily available; dedicating the proposed site for permanent public park and recreational uses; and certifying that the application has been submitted to the appropriate regional council of governments for the Texas Review and Comment System (TRACS) review.

John Fain of DFL Group, the consultant on this project, stated that the winners of the grant are usually announced in July. He still has not heard what the budget is for the Texas Parks and Wildlife Department and that grants are being cut like every other department in the state. He is committed to staying with Parks and Recreation in order to resubmit the application as many times as necessary, pro

bono. He explained that the Parks and Wildlife Department rank all the applications and will go down the list; when the money runs out, that is the end of it. The City could get less than what it is asking for if they are close to the bottom of the list. City Manager Beverly Queen Griffith stated that the City's match would come from certificates of obligation.

Motioned by Councilman Griffin, seconded by Councilman Champney, to approve a resolution of the City of Bedford, Tarrant County, Texas hereinafter referred to as "applicant," designating certain officials as being responsible for, acting for, and on behalf of the applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "program"; certifying that the applicant is eligible to receive program assistance; certifying that the applicant matching share is readily available; dedicating the proposed site for permanent public park and recreational uses; and certifying that the application has been submitted to the appropriate regional council of governments for the Texas Review and Comment System (TRACS) review.

Motion approved 7-0-0. Mayor Story declared the motion carried.

7. Consider a resolution of the City Council of Bedford, Texas, authorizing the submission of the grant application for a mobile observation tower through the Office of the Governor, Criminal Justice Division.

Motioned by Councilman Brown, seconded by Councilman Champney, to approve a resolution of the City Council of Bedford, Texas, authorizing the submission of the grant application for a mobile observation tower through the Office of the Governor, Criminal Justice Division.

Motion approved 7-0-0. Mayor Story declared the motion carried.

8. Consider a resolution accepting the purchase of naming rights for a four-person study room located in the Bedford Public Library by Kevin and Alicia McGlinchey in the amount of \$5,000.

This item was approved by consent.

9. Consider a resolution authorizing the City Manager to execute an agreement with Bluebonnet Contractors, LLC as it relates to the cost of relocating utilities for development of State Highway 183 as part of the North Tarrant Express Project.

This item was approved by consent.

10. Consider a resolution authorizing the City Manager to enter into Change Order #1 with Paradigm Traffic Systems, Inc. in the amount of \$65,862 for the Advanced Traffic Management System Equipment.

This item was approved by consent.

11. Consider a resolution authorizing the City Manager to enter into a Purchase Order with Tex Op Construction, LP for the milling of Shady Brook Drive from Bedford Road to just past Shady Lake Drive, Shady Brook Drive turnout and Shady Wood Drive from Shady Brook Drive to S.H. 183 Frontage Road in the amount of \$24,140.

This item was approved by consent.

12. Consider a resolution authorizing the City Manager to sign a sanitary control easement for Tract B, Block 9, of the Bedford Heights Addition.

This item was approved by consent.

13. Consider a resolution authorizing the City Manager to sign a sanitary control easement for Lot 2 and Lot 6R2, Block 3, of the Kelmont Park Addition.

This item was approved by consent.

14. Report on most recent meeting of the following Boards and Commissions:

✓ **Animal Control Board- Councilman Griffin**

No report was given.

✓ **Animal Shelter Advisory Board- Councilman Griffin**

No report was given.

✓ **Beautification Commission- Councilman Turner**

Councilman Turner stated that the Beautification Commission will have a work day on March 26.

✓ **Community Affairs Commission- Councilman Fisher**

Councilman Fisher mentioned the website for the Shop Bedford First program at www.shopbedfordfirst.com

✓ **Library Board- Councilman Brown**

No report was given.

✓ **Senior Citizen Advisory Board- Councilman Savage**

No report was given.

✓ **Teen Court Advisory Board- Councilman Champney**

Councilman Champney attended the meeting last Thursday. The Board has selected Texas Star for their banquet in April. Tickets are \$15.00. They will finalize the details at their meeting next month.

15. Council member reports

No additional reports by Council members were given.

16. City Manager report

City Manager Beverly Queen Griffith gave no report at tonight's meeting.

17. Take any action necessary as a result of the Executive Session.

No action was necessary as a result of Executive Session.

ADJOURNMENT

Mayor Story adjourned the meeting at 8:10 p.m.

Jim Story, Mayor

ATTEST:

Michael Wells, City Secretary