

Council Minutes June 11, 2013

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 5:30 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 11th day of June, 2013 with the following members present:

Jim Griffin	Mayor
Chris Brown	Council Members
Ray Champney	
Jim Davisson	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

Councilmember Boyter was absent from the meeting.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Rebecca Asher	Marketing Specialist
Roger Gibson	Police Chief
Mirenda McQuagge-Walden	Managing Director of Community Services
Bill Syblon	Development Director
Jacquelyn Reyff	Planning Manager

WORK SESSION

Mayor Griffin called the Work Session to order at 5:31 p.m.

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

Council discussed placing the following item on consent: 1 with corrections on misspellings.

- **Presentation by Robert Hinkle and Lara Kohl, NTE, regarding the S.H. 183 expansion.**

Lara Kohl with NTE presented an update regarding the S.H. 183 expansion. The project spans 13.5 miles from the I-35 interchange in Fort Worth, crosses six cities, and ends just short of Industrial Boulevard. It involves the reconstruction of all of the main lanes and frontage roads and adding managed toll lanes, now called TEXpress lanes. The project is 55.9% complete as of the end of May. The Developer is responsible for operations and maintenance of the corridor, roadside assistance incident response, and snow and ice removal. They are averaging 260 lane closures per month. Recent activity includes: opening of a new eastbound frontage road from Brown Trail to Bedford Road; the setting of beams over Bedford Road and Forest Ridge Drive; the reopening of a new westbound on-ramp at Bedford Road; the reopening a southbound exit for IH 121 at Murphy Drive; and having the westbound traffic on the final configuration between Industrial Boulevard and Precinct Line Road. She presented pictures of progression at Brown Trail, which includes dedicated u-turn lanes; Bedford Road;

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Forest Ridge Drive; and Central Drive. Ms. Kohl stated that the construction at the IH 121/183 split is nearing completion and is slated to be completed by the end of this calendar year or early next. The final thing to be done is the construction of a final structure for the IH 121 break-off to go north. She presented a picture of the east terminus progression showing the on and off ramps for the managed lanes.

Changes to anticipate include: the eastbound 183 on-ramp at Norwood Drive being moved to Brown Trail; the off-ramp from SH 121 to Central to be combined with Murphy Drive; and the off-ramp from SH 121/183 at Norwood Drive to be combined with Brown Trail. She presented information on how people can stay informed through their website at northtarrantexpress.com or the information hotline. In answer to questions from Council, she stated that the number of lanes in the NTE range between 12 and 16; that Holiday Lane at Loop 820 will be closed starting Monday to reconstruct the intersection in one piece; that issues at Holiday Lane are related to it being the location where the number of lanes in the corridor are reduced; that the westbound frontage road between Norwood Drive and Brown Trail will be closed for the summer months; that the bridge at IH 183 and Westpark Way is wider in order to alleviate congestion; that staining of the walls and columns will start this summer; that conversations regarding landscaping will begin next month with individual cities; and that in regards to aesthetics, it was decided to have a consistent look throughout the corridor and that there would be no individual landmarks other than street names. City Manager Beverly Griffith stated that the cities were given a pool of money for the entire 13 miles of the corridor, which accounted for 1% of the project cost. All cities had to agree with the aesthetics and that larger elements were very expensive.

- **Presentation on marketing efforts for the past six months.**

Marketing Specialist Rebecca Asher gave a presentation on marketing efforts for the past six months. She stated that previously, marketing efforts were decentralized, there was no formal advertising program, social media was limited and there was a need for more media coverage. She created a marketing team that consists of people from different departments, and is utilized to receive updates on events they have and to solicit any support they may need. Her objective is to encourage citizen involvement and support the City in its mission. She wants to increase attendance and ticket sales for events through marketing and advertising efforts; assist departments with their marketing needs; and create on-going partnerships with media to highlight City events and promotions. Over the last six months, she assisted with the CI Host Building demolition and press conference as well as Cheddar's re-grand opening; Chili's soft opening; and worked in strengthening and supporting the marketing efforts of different commissions, including the opening of the Bark Park, which was mentioned on Channel 4 and in the Star-Telegram. Other events included a reunion of fire fighters with a dog that was rescued during a recent fire; the City Expo; and the grand opening of Splash.

She sends out press releases to her contact list of 40 local reporters and tracks press coverage through a news clipping service. She has conducted surveys at events asking how residents receive their news about events, with the top three being the Bedford Connection, the City's website and Facebook. The City is on Facebook and Twitter, and the demographics include men and women from 13 to 65, with the largest being women from 35-44. The City's Facebook page has gone from 1,200 likes to 1,500 likes and reaches 3,000 people on a weekly basis. Short term goals include: centralizing the marketing function in the City; enhancing the layout of and adding distribution points for the Bedford Connection, including promoting a Flipbook version; and increasing awareness of social media. Intermediate goals include: creating promotion videos for departments, such as the one done with Economic Development for ICSC; establishing a formal advertising program to have a consistent message year round; and implementing a City mobile app to encourage citizen involvement and provide immediate notifications and event updates. Long term goals include reducing the cost of the Bedford Connection, including advertising opportunities and updating programming on B-TV to include PSA's and department videos. There was discussion on the shopbedford.com webpage, creating a network of businesses to use their message signs and the need for marketing to attract elements once the highway construction is completed.

Mayor Griffin adjourned the Work Session at 6:08 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 551.087, deliberation regarding economic development negotiations relative to Block 1 Lot 1, First State Bank Plaza.
- b) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1D, Shops at Central Park.
- c) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to "Project Oatmeal".

Council convened into Executive Session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations relative to Block 1 Lot 1, First State Bank Plaza; Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1D, Shops at Central Park; and Section 551.087, deliberation regarding economic development negotiations relative to "Project Oatmeal" at 6:10 p.m.

Council reconvened from Executive Session at 6:39 p.m. Council did not finish the Executive Session and will convene again at the end of the meeting.

Council convened into Executive Session at 7:36 p.m.

Council reconvened from Executive Session at 7:47 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.

The Regular Session began at 6:43 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order. He stated that Councilmember Boyter was unable to attend the meeting.

INVOCATION (Pastor Dan Mendoza, Oasis Community Worship Center)

Pastor Dan Mendoza of Oasis Community Worship Center gave the invocation.

PLEDGE OF ALLEGIANCE (Boy Scout Troop #387)

Boy Scout Troop #387, lead by Duane Little, Angela McNatt and Holly Norgaard, and Boy Scouts Cameron Little, Aaron Norgaard, Zachary McNatt, Brandon Norgaard, Jordan Graham and Grayson Glidewell, gave the Pledge of Allegiance.

OPEN FORUM

Nobody chose to speak under Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Champney, seconded by Councilmember Davisson, to approve the following item by consent: 1 subject to corrections of misspellings in the document.

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

APPROVAL OF THE MINUTES

1. Consider approval of the following City Council minutes:

a) May 28, 2013 regular meeting

This item was approved by consent subject to corrections of misspellings in the document.

NEW BUSINESS

2. Public hearing and consider an ordinance to rezone the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church, specifically for a Specific Use Permit to allow for a church; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)

Planning Manager Jacquelyn Reyff presented information regarding this ordinance. She stated that it is for the property located at 1321 Brown Trail, Suites A, B and C. This case was published in the May 15, 2013 edition of Star-Telegram. The applicant is requesting a Specific Use Permit (SUP) for a church at this location. The property is zoned Heavy Commercial, which is established for the development of retail and commercial use. A church is a permitted use in the zoning when it has completed the SUP process. The existing landscaping is for the office development as a whole and the site is sufficiently landscaped for the proposed use. Based on the proposed floor plan, the expected occupancy will be up to 60 people. The number of required parking spaces is 22. The parking remains from the previous office development, which has 109 spaces; therefore, the parking as it exists is in excess of what is required and is compliant with Section 5.2.A (3) of the Zoning Ordinance. The Comprehensive Plan indicates the location to be commercial so the use of a church would not conflict with the Plan. The Planning and Zoning Commission recommended approval of this item by a unanimous vote at their May 9, 2013 meeting. In answer to questions from Council, she stated that the location has very little landscaping and that signage is not part of the SUP process but would go through the sign permitting process.

Mayor Griffin opened the public hearing at 6:49 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 6:49 p.m.

Motioned by Councilmember Davisson, seconded by Councilmember Turner, to approve an ordinance to rezone the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church, specifically for a Specific Use Permit to allow for a church; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

3. Consider a resolution approving an amendment to the Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Incentive Policy and Program, with DFWHD Partners LP (Texas Harley-Davidson).

This item was discussed after Item #4.

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Development Director Bill Syblon presented information regarding this resolution. He stated that this agreement is for Texas Harley-Davidson to construct a new 50,000 square foot dealership. One stipulation discussed by Council was that the look of the building would generally follow the concept plan that the City Council has seen.

Motioned by Councilmember Brown, seconded by Councilmember Champney, to approve a resolution approving an amendment to the Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Incentive Policy and Program, with DFWHD Partners LP (Texas Harley-Davidson) with the added stipulation within Section 4.1 that reads, "The Required Improvement shall generally comport to the conceptual plans and drawings attached hereto as Exhibit C. A detailed site plan shall be approved by the City Council of the City."

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

4. Consider a resolution adopting the Kimley-Horn Central Bedford Development Zone Vision.

This item was discussed before Item #3.

Development Director Bill Syblon and Rob Rae with Kimley-Horn and Associates presented information regarding this resolution. Mr. Raye stated that they are presenting the Vision Plan for Central Bedford and that they have been working with residents, City staff and stakeholders for over a year. The agenda is to go over the planning process, the vision plan, guiding principles for development standards and the implementation schedule. In the process, the City is currently in the Vision Plan, which would be followed by setting up a regulating plan and finally a development/site plan. He presented a summary of the project so far including completing a financial analysis and an analysis of existing conditions; stakeholder interviews; five stakeholder meetings; an open house in March of 2012; a charrette meeting; and working on the vision document and implementation.

Mr. Raye displayed a map of Central Bedford and stated that they are focusing on two catalyst areas. The first is an urban center, which has 29 acres of developable land, 60% of which is owned by the City. It has the potential for a lot of residential uses, including townhomes, lofts and condos. There is also the potential of cultural amenities similar to the Levitt Pavilion in Arlington. The second catalyst area is a mixed office/retail/restaurant area. There would be a focus on existing businesses and it is a good area due to its access to the freeway. It is a very vital and growing area in respect to commercial activities. In regards to the mix, they do not want to take away from what currently exists; however, there are parcels that are undeveloped and buildings that are vacant. Standards could be set to redevelop the area and make it cohesive to the other parts of Central Bedford. There is an existing floor area of approximately 213,000 square feet, with 73,000 square feet of vacant property and an extra demand of 100,000 square feet that could be captured. The total potential floor area is 386,000 square feet.

In regards to guiding principles for development standards, Mr. Raye discussed unique entry features including towers, a street wall and other concepts. In regards to an implementation strategy, steps include developing a marketing strategy, developing a regulating plan, updating the Parks and Recreation Master Plan, setting up entry features, and street wayfinding and improvements. He gave the definitions of zoning code, overlay district, development standards and regulation plan. He presented an implementation schedule, which could take place over five to seven years.

There was discussion on the vision binding the Council to any action and Council's involvement in the implementation schedule. Councilmember Davisson wanted it on record his concerns about building in a great deal of density and opposition he has seen regarding adding more apartments. There was discussion regarding the items on the implementation schedule going through Council; doing nothing or going through the planning process; and the vision as a commitment to move forward. In answer to a question from Council regarding Task 2-3 on the implementation schedule, Mr. Syblon stated that staff would work with consultants to come up with a preliminary design and standards. Then there would be a work session with either Council alone or jointly with the Planning and Zoning Commission, which

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would then be followed by taking it through the official process. There was further discussion regarding densities including what happens if density drives the developer and the constituents are not interested; the Council's role in explaining to people pluses and minuses; and citizen involvement in the process.

Motioned by Councilmember Brown, seconded by Councilmember Champney, to approve a resolution adopting the Kimley-Horn Central Bedford Development Zone Vision.

Motion approved 5-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Champney, Councilmember Nolan, Councilmember Turner and Councilmember Brown.

Voting in opposition to the motion: Councilmember Davisson

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

✓ Beautification Commission – Councilmember Turner

Councilmember Turner reported that the Commission is working hard at pulling weeds and planting new plants at the Boys Ranch. Earlier in the spring, they cleaned the monument sign outside of the park. They are still glowing in the success of the Clean Up Bedford Day and Chunk Your Junk Day.

✓ Community Affairs Commission - Councilmember Boyter

No report was given.

✓ Cultural Commission - Councilmember Nolan

Councilmember Nolan reported on the Arts Talk event that was held the previous night. It was to get in touch with the City's artists, and it was a great and well attended event. There were many opportunities for people to talk about what is needed and how to do it.

✓ Library Board – Councilmember Brown

Councilmember Brown reported that the Board will meet next Wednesday at 7:00 p.m.

✓ Parks & Recreation Board - Councilmember Davisson

Councilmember Davisson reported that the Board met last week. They had a great grand opening for the Bark Park with at least 100 dogs bringing their owners. There was an issue in that a six-foot fence was approved by the Board and the vendor put in a four-foot fence. The Board has asked staff to speak to the vendor regarding options.

Ms. Griffith stated that the contractor has agreed to install a six-foot fence at no extra cost.

✓ Senior Citizen Advisory Board - Councilmember Turner

No report was given.

6. Council member reports

Councilmember Champney reported from a recent meeting of the Tarrant Regional Transportation Coalition that the North Texas Tollway Authority is getting aggressive regarding people not paying tolls. There is \$133,000 in unpaid tolls in the City. They are giving people a window of opportunity to pay online. If people do not pay, they may get their cars impounded or not be able to register their cars.

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Mayor Griffin reported on that City Council bed at the Community Garden, which was planted by himself, Councilmember Nolan and Councilmember Turner. They have provided 14 lbs to 16 lbs of food to 6Stones the past two weeks.

7. City Manager/Staff Reports

Ms. Griffith reported that there are two more Twilight Thursday's coming up including June 13 with the Killdares and June 20 with Vocal Trash. Bedford Splash is a regional host for the Guinness World Record attempt for the world's largest swim lesson to be held on June 18. People need to register by June 17 and be in the pool by 10:00 a.m. on June 18.

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

Item #3 was discussed during Executive Session.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 7:49 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary