

Council Minutes January 12, 2013

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 8:30 a.m. at the Law Enforcement Center, 2121 L. Don Dodson, Bedford, Texas, on the 12th day of January, 2013 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Jim Davisson	
Sherri Olsen	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Tom Hoover	Deputy Director of Public Works
John Kubala	Director of Public Works
Mirenda McQuagge-Walden	Managing Director of Community Services
Bill Syblon	Development Director

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the Work Session to order at 8:33 a.m.

WORK SESSION 8:30 a.m.

- **Council strategic planning session to include discussion regarding the Council's visions, goals and related topics.**

CIP Planning

City Manager Beverly Griffith requested direction from Council on some Bedford 2005 projects that the City has not yet moved forward on.

Dora Street: This project is the complete reconstruction of the street from Phyllis Street to Pipeline Road. The design has already been completed by Baird, Hampton and Brown and the opinion of probable cost is \$1.4M. The problems with the street include the piling of the material under the center of the street causing the crown to be higher than the curb and cracks. The original recommendation for cost was \$1.77M so there is a savings of approximately \$200,000. The financial impact to issuing bonds would be a third of a penny or less on the tax rate for a 20-year bond. The construction would be concrete and all curbs, gutters and driveways would be

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replaced. This type of construction with a good sub-grade preparation should last approximately 50 years, as opposed to 10-15 years with asphalt. In regards to the cost difference between concrete and asphalt, asphalt has a lot more maintenance issues. The reason it is elevated above other projects is that it was part of a bond package approved by the voters and the condition of the sub-grade and street itself. There are two inspectors on staff to look after contractors. There was general discussion on Bedford 2000 and the initial 4B projects from the 1990's.

Bedford Trails Extension: This project is in the amount of \$295,000. A majority of it is to take the trail from Meadow Park to the Boys Ranch, with any remaining funds for trails at Monterrey Park and Carousel Park. Due to ADA requirements, there is only one path. The City would have to get a waiver from Oncor as it is on their easement. In regards to lights on the trail, they are not allowed by Oncor. Water fountains are allowed by Oncor and a landscape plan would need to be submitted to them. There was discussion on the configuration of the trail. The trail is part of the Parks Master Plan.

Animal Control Building Expansion: This project was to increase the size of the building by 1,200 square feet to allow for lab expansion, adoption rooms and additional storage as well as an outdoor covered kennel space. The recommended was \$239,450. There was discussion on a joint facility with surrounding cities. There is not room to expand the facility with the current footprint. The biggest issue is with kennels filling up and having to get animals out through fostering, animal rescue groups or euthanasia. There was further discussion on joint options and marketing possibilities.

There was discussion on other Bedford 2005 projects. Council was of the consensus for staff to explore opportunities for joint operations with other cities to include the courts, animal control and dispatch.

Sulfur Branch: There is a need for channel improvements from Highway 183 to Bedford Road, bridge crossings at Circle Lane and Briar Drive and erosion control at Brook Hollow Park. The original bonds were not enough for channel improvements as they did not include money to acquire easements. Staff will bring projects to Council as needs arise. Council was of the consensus for staff to look at the impact on the storm water rate if the projects were done all at once and if they were done over five years.

Northwest Pressure Plane: This project is in the amount of \$2.5M. There is an area in the northwest portion of the City that experiences low pressure during the summer months due to being at a higher elevation. This would be corrected through a combination of water line improvements and a booster pump station. The design has been completed by Kimley-Horn. This project affects 1,400 houses and 4,000 people. After improvements, the psi would increase to about 50. There was discussion on state requirements for psi and whether 49psi was good enough.

FM 157 Water and Sewer Line Improvements: This project would be from Harwood Road to Bedford Road. There are no water or sewer lines south of Burger Box until the existing development at Goodwill. This has made that property difficult to develop. There are approximately 20 vacant parcels of land. FM157 is in Euless; when it was expanded, the City declined to move utilities as it did not want the expansion. It is unknown until the design is done whether there is a need for additional easements.

Automated Meter Reading: The City currently contracts for this service. An initial cost benefit analysis showed that the project would not pay for itself. Staff asked Council if they were interested in the numbers being run again. A new system would be fully automated in that we there would not be meter readings. There would be the possibility of day-to-day or hour-by-

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hour analysis. Customer service would be improved and revenues would go up as readings would be timelier and accurate. The biggest cost is for the meters themselves. There was discussion on phasing in the project and doing it as a bond. The estimated cost is \$5M. Council was of the consensus for staff to look at this project.

Boys Ranch Master Plan: The design of the first phase was completed. Construction would include all of the channel improvements, to reshape and dredge the lakes, completion of the trail around the lake, a new fishing pier and other amenities. There would be ledge stone around the edge of the lake and more extensive landscaping at each bridge. The opinion of probable cost for the construction of phase one is \$3.2M. All four phases would be \$15.8M. There was discussion on maintenance, the design of the other phases as well as selling the other phases to the rest of the community.

Council was of the consensus to move forward on the following projects:

- Dora Street in the amount of \$1.4M in general obligation bonds - approximately \$0.37 on the tax rate
- Bedford Linear Trail Expansion in the amount of \$295,000 in general obligation bonds – approximately \$0.08 on the tax rate
- Northwest Pressure Plane in the amount of \$2.55M – approximately 2%-3% increase in storm water rates
- FM157 improvements in the amount of \$275,000
- Boys Ranch Phase One in the amount of \$3.54M – Council was of the consensus fund this project through a bond election.

Council was of the consensus to hold off on any action regarding the Animal Control building expansion.

Boards and Commissions

Council agreed to hold a joint meeting with the Planning and Zoning Commission on January 24. They further agreed on holding joint meetings with other Boards and Commissions to welcome them and discuss the Council's vision and direction as well to see how they operate. There was discussion on having a separate meeting with the Cultural Commission and not having one with the Teen Court Advisory Board due to their membership from other cities. There was discussion on the role of the Council liaison to the Boards and Commissions to include acting as a conduit between the Board/Commission and the Council, as a stabilizer and as an encourager.

Code Enforcement

Deputy City Manager David Miller stated that Council had approved \$85,000 in the last budget for Code Enforcement in order to increase their coverage on the streets and their ability to provide stronger customer service. It has come out recently that the company that handles apartment inspections for the City will no longer be handling those inspections. Mr. Miller stated that the \$17,000 budgeted for those inspections combined with the \$85,000 to hire an additional officer, whose responsibility would be apartment inspections, with the remaining part of their time providing additional coverage on the streets; and hiring a clerical staff person to channel code complaints from the enforcement hotline, the website and phone calls to the appropriate officer. They would be further responsible for following up with the complainant within two business days on the fact their complaint was received and what actions are being taken to resolve the issue. Once action is taken, they would further contact the complainant. In addition, staff has come across interactive software that works off of any smart device to create a City app. The app would give the GPS coordinates of the code complaint and forward it to Code Enforcement. It has the ability to categorize complaints and send out mass emails when the issue is resolved. It

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comes at virtually no cost and it would be swapped out with WebQA. There is also software that would allow for field reporting and for staff to pull up reports to see if a person is a habitual offender. Discussion on funding for this software would come at a future date during discussions on other software updates. The cost to hire the additional personnel is \$87,000; the additional \$15,000 would be put into a fund for cleanups. There was discussion on the need for the additional clerical position; the disposition of court fees for code violations; performance measures; prompting for Code Enforcement follow-up; funds from citations; the redesign of permit forms; property rights; City medians; at what point citations are issued; prioritizing Code Enforcement including health and safety and trash pickup; and educating the public.

Councilmember Davisson left at 12:52 p.m.

Council was of the consensus with adding performance measures as part of the new Code Enforcement staff and software.

Status of Projects

There was discussion on the 183 Overlay District. In regards to the Central Bedford Development Zone, Ms. Griffin handed out the draft of the final report and asked for comments from Council by January 28. Council requested that the draft also be given to the Stakeholder Committee. A draft of the Food Truck Ordinance was handed out to Council for their comments.

Managing Director of Community Services Mirenda McQuagge-Walden updated Council on the status of the dog park. The School District approved an amendment to the Meadow Park lease for the dog park and trails. They are working with Oncor on agreements to allow for both the current trails and any future trails. She stated that the Parks and Recreation Board is interested in getting the site nailed down.

Council was of the consensus to send a letter to Representative Kenny Marchant on keeping municipal bonds tax exempt. Information was sent to State Representative Jonathan Stickland regarding changes to the TABC to allow restaurants to get a beer-only license without the City having to have an election.

There was discussion on the Fence ordinance and amendments to Masonry Wall ordinance. It was stated that a temporary fence has been put up in the gaps in the wall around the StoneCourt HOA. The amendments to the Masonry Wall ordinance will be going to the Planning and Zoning Commission.

Research projects for staff include the following: cost analysis on the automated meter reading; combining services with other cities; additional marketing opportunities for the Animal Shelter; performance measures for Code Enforcement staff and software; and examining the benefits of doing Sulfur Branch all at once or spreading it out. Council requested that the Marketing Specialist make a presentation to Council in six to eight months.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 1:21 p.m.

Jim Griffin, Mayor

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ATTEST:

Michael Wells, City Secretary