

Council Minutes May 13, 2014

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 4:30 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 13th day of May, 2014 with the following members present:

Jim Griffin
Chris Brown
Michael Boyter
Ray Champney
Jim Davisson
Patricia Nolan
Roy W. Turner

Mayor
Council Members

constituting a quorum.

Staff present included:

Beverly Griffith
David Miller
Stan Lowry
Michael Wells
Cliff Blackwell
Roger Gibson
Les Hawkins
Mirenda McQuagge-Walden
Maria Redburn

City Manager
Deputy City Manager
City Attorney
City Secretary
Administrative Services Director
Police Chief
Deputy Police Chief
Managing Director
Library Director

WORK SESSION

Mayor Griffin called the Work Session to order at 4:30 p.m.

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

Council discussed placing the following items on consent: 7, 9, 10, 11, 12, 13 and 14.

Managing Director Mirenda McQuagge-Walden presented information regarding Item #11, which is to approve a contract with 2L Construction LLC in the amount of \$153,522 for the Meadow Park Trail extension. The item was competitively bid and the low bidder was 2L Construction. The company has not done work with the City in the past; however, Tom Hoover with Baird, Hampton & Brown, reviewed the bids and the company's references were checked. In answer to questions from Council, Ms. McQuagge-Walden stated that this item was approved by the voters in the amount of \$295,000, so there are savings of \$141,478.

Library Director Maria Redburn presented information regarding Items #13 and #14. The first item is for a contract with Tech Logic for the self-checkout software, license renewal and an extended hardware warranty agreement in the amount of \$9,228. This item was originally budgeted at \$10,000. The software is required, and the warranty covers the ten RFID checkout pads and the security gates. The second is for an agreement with Tech Logic for a full-service program agreement in the amount of \$18,950, at a savings of \$9,700. The original plan had four preventative maintenance visits a year, and she is confident that the two visits in this agreement will catch everything. All the labor costs are covered

and money will be put aside when the equipment starts wearing out. In answer to questions from Council, Ms. Redburn stated that both items are annual costs; that currently if a major component breaks down, it is covered by the agreement; that this year, major components failed in the amount of \$3,800, which the City would have had to pay for without the agreement; that Tech Logic charges \$200 per hour for labor with a \$600 minimum; that the City pays for wearable parts; that it would cost more if the City waited to get in on the service plans; and that the City may end up on the losing end if they only paid for the preventative maintenance and the software.

- **Presentation on NTE Landscaping Plan for Bedford intersections.**

Deputy City Manager David Miller stated that Council had a discussion four years ago regarding landscaping and the Council wanted Xeriscape-type landscaping, which is low maintenance but looks pretty. A representative from Bluebonnet Construction will be presenting the landscape plan including vegetation, bushes and trees. Kody Sweesy with Bluebonnet's Landscape Division stated that he has worked with staff on different designs. The amount of money that went to each city was determined by linear feet in the corridor, with Bedford getting \$533,000 or 25 percent of the budget. The City has five intersections in the corridor: Brown Trail, Bedford Road, Forest Ridge Drive, Central Drive and Murphy Drive. He displayed pictures of various shrubs, grasses and trees chosen by the City. He stated that the original designs at the corners would have required a lot of maintenance and costs. At Brown Trail, there is not a lot of square footage in the medians and they would be run over; therefore, the recommendation is hardscape with organics at the corners. Bluebonnet is committed to putting 1,023 trees throughout the corridor and there is an opportunity to place some at this location. In regards to Murphy Drive, the City of Euless is putting all of their money into the island at Westpark Way with ornamental plants and a water feature. The City has different options on the look of this intersection. Mr. Miller stated that the area is not irrigated so a line would have to be run from the line at the Holiday Inn, for which staff is receiving cost estimates. The actual cost of installing the drip-line irrigation would be handled by Bluebonnet. The question for Council is whether the City wants the intersection to look like the one in Euless. Mr. Sweesy discussed running a border of stamped concrete around the medians. At Bedford Road, there is no center median but all four corners would be populated, and there will be hardscape inside and underneath the overpasses. There would be hardscape on the center islands with landscape on the fronts and backs. Forest Ridge Drive does have center medians and would be heavily ornamented. Decisions would have to be made regarding the location of sidewalks. Central Drive would be the most heavily populated and where a lot of the budget would be used. The islands would be heavily populated with stamped concrete and ornamental landscape. He displayed examples of aggregate divided with edging, which can be contained with stamped concrete that adds an aesthetic element. He discussed mow strips, which were removed from the plan, crushed aggregate, river rock and drip-line irrigation. He stated that Bedford can have some trees but that it would obstruct businesses. He displayed Westpark Way in Euless. He asked Council if they liked what was presented and what they would like to do at Murphy Drive.

There was discussion on mirroring Euless at Murphy Drive; Bluebonnet putting in the irrigation in the island and running a horizontal drill; that Bluebonnet would maintain the center median for 12 months; putting the City in contact with the company handling the maintenance to receive estimates; receiving recommendations from the experts; and making sure that whatever goes in is sustainable. Mr. Miller stated that in meeting with the Parks Department, the plants that were selected are low maintenance but have color effects to enhance the intersections. Staff is receiving estimates from the landscape contractor to continue maintenance, preparing bids for a separate contract, and comparing that to doing maintenance in-house. There was discussion on putting a lot of the Bluebonnet trees at the highway split. In answer to questions from Council, Mr. Sweesy stated that there would be color at every intersection at the corners but not at all center medians; that in lieu of using big trees, the intersections were populated; that additional trees can be worked on a case-by-case basis; that the interior of the corridor itself will have a lot of mature trees with low maintenance; that the funding has Murphy Drive being heavily populated; that they are using stamped concrete instead of pavers due to maintenance; that businesses being responsible for maintaining corners depends on where they fall in the corridor; and irrigating and maintaining the corners to the City's standards. A majority of Council was comfortable with landscaping Murphy Drive similar to Euless. Mr. Miller stated that staff will come back

with a proposal to irrigate that intersection.

- **Discussion regarding the purpose and performance of the Code Enforcement and Building Inspections departments within the City.** **This item requested by Councilmembers Boyter and Davisson.

This item was moved to the end of the Regular Session.

Councilmember Boyter and Councilmember Davisson requested this item be placed on the agenda for discussion. Councilmember Boyter discussed the speakers at the previous meeting, there being a perception problem, and the presentation regarding Code Compliance at the March 25 meeting. He apologized for not responding to residents and stated that work needs to be done regarding the sense of disconnection and communication, including educating and communicating what the City is doing. Staff needs a clear direction from Council regarding expectations and priorities. He discussed the survey, where the City is at, and pushing things to a better place. He stated it cannot be done alone and everybody wants a better, cleaner community to live in. He stated the purpose of this discussion is not to point fingers and that there needs to be a better job done regarding codes, including identifying that there is a problem. He wants to harp on opportunities and that this is all about the future. He stated that there needs to be a clear direction to staff and departments regarding Council's priorities and directions. The City has been afraid to face its fears and talk about the negative, and there needs to be serious conversations on where it could have approached things differently.

There was a discussion between Council and City Manager Beverly Griffith regarding the March 25 status report on City codes. In October of 2012, \$86,000 was added to the General Fund balance. There was reorganization and reallocation of the Code Compliance Department through the reclassification of a PSO and adding a position for office support. An opportunity was created to have a Police corporal serve as supervisor of the Department. \$30,000 was set aside for property abatement, which has been used in small amounts and that it is anticipated the full amount will be used. Revisions were made to some ordinances, including vehicular signage, parking requirements, trees and shrubbery above the street, trash containers screened from view and notices not being removed. The first phase of reorganization was in May of 2013, with the intent that Code is a good fit under the Police Department as they have the same mindset of identifying problems, gaining compliance, and are very structured. The move of Building Inspections under the Fire Department was for the synergy between the Fire Marshall and Inspections, and there would be opportunities for cross-training. The benefit of the second phase was to increase boots on the ground. The purpose of Code is defined through the Texas Department of Health Services and their primary priority is any health and safety issues, with items that are aesthetic being a lower priority. There was discussion on the Code supervisor moving to Building Inspections, including that they would pick up the gap as the City no longer has contracts with companies for multi-family and commercial inspections. The contract for multi-family inspections was \$17,500 a year and the one for commercial inspections was between \$45,000 and \$50,000 per year. By ordinance, multi-family inspections are done twice a year and the company turned in written reports. Commercial inspections are done on an as-needed basis. There was discussion on the need for more personnel for multi-family inspections and that this year, there have been inspections on 22 complexes with 45 follow-ups and that coordinating efforts with the Fire Marshal's office is getting good results but requires more follow-up inspections. The purpose of Building Inspections is to respond to new construction and permits. There was discussion on the certificate of occupancy process including that it is a separate process and is used to determine that a building is ready to occupy. Building Inspections is fully staffed with the Building Official and two inspectors. There was discussion on a Police corporal to supervising Code including that it helps with structure and accountability, and that it is helpful to have a uniformed officer in the field when dealing with out-of-the-ordinary violations.

There was discussion between Council, Ms. Griffith, Police Chief Roger Gibson and Deputy Police Chief Les Hawkins on Code actions and accomplishments. Code now has four officers and a supervisor, which is all that has been authorized. The Code tech position has reduced the amount of busy work, looked for new opportunities to maintain information as well as follow-ups and contact with citizens, which helps keep officers in the field. There are two new Code officers and they have all been issued cell phones and tablets, which allow them to access PublicStuff, send emails, and take photos in the

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field. The City has been broken up into four districts and officers with specific expertise are put into areas such as commercial. There was discussion on positive results, improvements, revitalizations, and 71 violations in the Brown Trail/Bell area. There was discussion on the Neighborhood Revitalization Program, which is done once a week and involves two Code officers and one Animal Control officer walking neighborhoods to address code or animal violations. There was discussion on the protocol for granting extensions, including that extensions of more than 30 days need supervisor approval; that the supervisor is aware of daily and weekly activities; and that they hold staff meetings every Tuesday morning. There was discussion on records filing improvements, including standardized letters to homeowners that have consistent information; and that a letter has been created for habitual offenders that states there may be enforcement action with no grace period. There was discussion on follow-up procedures; the way the current records management system captures follow-ups; the creation of dispatch logs, whereby anytime a Code Compliance officer checks out on a call and clears, the technician logs it on an Excel spreadsheet for tracking purposes; and ensuring that officers are safe in the field and that their activity is tracked. There was discussion on notification procedures for repeat violators and that a repeat violator is defined by the "three strikes" rule.

There was discussion on dealing with high grass and weeds more proactively, including that the 50 percent rule has been removed and that they are staying on top of property owners to get vacant lots on a mowing schedule. There was discussion on certificates of occupancy, which is a permit that requires going through Building Inspections and the Fire Marshal to ensure the building meets the proper codes, and other items such as proper zoning and parking. They are issued to specific owners for a specific purpose, and can be revoked or terminated. There was discussion on nine massage parlors that had their COs revoked as they were operating outside of the requirement of the State licensing bureau. There was discussion on the Code tech position including communicating with residents, making contacts with walk-ins, and serving as a liaison between the Department and residents. There was discussion on the priority of Code being health and safety with the ultimate goal being quality of life and neighborhood revitalization. There was discussion on documenting complaints; that most violations are discovered through self-initiation by Code officers; and that when a complaint is received, the officer from that district responds to see if there is a violation and, if so, the homeowner is given a seven day notice to comply. There was discussion on follow-up including with the complainant, and that staff is getting better with PublicStuff and tracking items. When someone makes a complaint on PublicStuff, staff lets them know that their complaint has been assigned to an officer.

There was discussion on the property at 3737 Cummings, including an agreement that allows 11 recreational vehicles and four boats on the property; that the agreement did not stipulate annual inspections; and that it survived the recent ownership change. The property was inspected on March 19 and was given a 14-day notice, and there was discussion on the result of that inspection. There was discussion on the effect on the agreement after Daystar bought the property, including that the agreement still stands in writing and the new owner resumes responsibility for compliance. There was discussion about other issues that could be addressed with that agreement in place. There were issues with too many RVs and one building that qualified as being dilapidated. Letters were sent to Daystar and the previous property owner. In walking the property, two additional buildings were identified as needing repairs or demolition. One building has been demolished and the debris partially removed. There was discussion that the purpose of the agreement was to clarify the number of vehicles allowed on the property, that the Council approved the agreement in 2007, that it was entered into December of 2007 with an extension until the end of 2008, and that there were previous violations that led to the agreement. There was discussion on current City ordinances regarding storing RVs and boats including that there is nothing to prohibit storing them as long as they have a six-foot screening fence, that they are on a paved surface and the property has the proper zoning. There was discussion on the next inspection of the property being scheduled for the following day; that 11 boats need to be removed; that the property is zoned residential; that the owner typically would not be allowed to park so many vehicles because they are not behind a six-foot screening fence; that there are no such agreements with other property owners in the City; and the City not having any obligations as for as the agreement. There was discussion on what it would take to terminate the agreement; the agreement saying that the property owner could not exceed the amount of vehicles in the agreement; whether there was a time when the owner was trying to remove the vehicles; a follow-up letter sent to the owner in September of 2008; that

it was never the intent for every vehicle to be removed from the property; that the owner did ultimately come into compliance; that they complied with the request in a letter from January of 2009 but that there was no documentation; that the City has never filed a lawsuit for breach of contract; and the property owner not complying with the standards of the agreement. There was discussion on staff having clear direction from Council; how this issue has been handled; reinvesting staff's energies into finding solutions; developing a form on the City's expectations for the property owner to come into compliance; and the City's leverage. There was discussion on the language of the agreement, the City's obligation to inspect the property, and that the property has not been inspected consistently since December of 2009. There was discussion on giving regular updates to the community; enhancing the City's website; letters sent to property owners and how staff knows they were received; and how often Code officers visit their districts, including that they geared to focus on specific issues and covering their entire area depending on the number of calls and follow-ups. There was discussion on an agreement regarding 3737 Cumming that was first made in 1999 and that there was no follow-up with the property owner in the following eight or nine years; there being a disconnect and a lack of leadership; the property at 533 Bedford Road; reading the comments on the citizen survey; and it being communicated on the Better It app that citizens can request to keep their information confidential.

- **Presentation of the results of the Citizen Satisfaction Survey conducted by the University of North Texas Survey Research Center.**

Ms. McQuagge-Walden stated that the City embarked on this project in October of 2013, with data collection starting in January. 2,850 households were randomly sampled as part of the survey. Veronica Krovnall of the UNT Survey Research Center presented the results of the survey. She stated that the primary objectives were to determine the quality of life in the City, citizen support of policy matters, satisfaction with City services and the effectiveness of communication with residents. UNT utilized address-based sampling because with the proliferation of cell phones, the younger population would be eliminated. They received 183 responses by phone, 171 by the internet and 191 by mail. The margin of error was 4.19 percent. She displayed information on the responses by district. She stated that the distribution by age was pretty typical. Tools for interpretation of the data include comparison across services, differences in responses by demographic groups, and measuring staff and Council knowledge of the community. She displayed the results of the survey in categories including quality of life; the percentage of respondents planning on staying in Bedford and who would recommend the City as a good place to live; support for certain policy matters; trash collection; sewers; Animal Control; recycling; storm water drainage; water pressure; Code Compliance; water quality; street maintenance; other City services including libraries, parks and recreation facilities; dead animals in the roadway; stray animals; drainage/flooding; junk vehicles; litter; vehicles parked in yards or on grass; substandard/deteriorating housing; potholes; lack of sidewalks or sidewalks in disrepair; properties with junk; fences in disrepair; police visibility and services; the percentage of people who feel safe in their neighborhood; fire services; the percentage of people who have called emergency services; the percentage of people aware of City program and if there is enough information regarding programs and services; and the sources of news regarding the City. The conclusions are that residents have high ratings for quality of life and would recommend the City as a good place to live; that a majority were aware of the Bedford Alert System but a smaller percentage were aware of the Better It app; that residents gave high ratings for trash collection, sewer services, Animal Control and recycling collection; that residents gave lower ratings for code compliance problems including junk or debris in yards and driveways, and fences in disrepair; and that a majority of residents feel safe living in the City.

In answer to questions from Council, Ms. Krovnall stated that they report statistical significance; that the benchmark findings may be a better guide; and that the best way to use the report is internally to see if there are areas for improvement and suggested that Council look at the comments in the back of the report that fall into those categories. There was discussion on looking at individual districts in comparison with the totality of the number; aligning the areas with the goals of the Council and the City; holding a work session with staff to talk through the survey to see how it would be applied, making the information work for the City and enhancing what they have; and the meaning of the average numbers in the Executive Summary. In answer to questions from Council, she stated that in the selection sampling, the company runs through its database for viable addresses for a true random sample and

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that they will always encounter a percentage of undeliverable addresses; and that for question #24, the goal was to get the respondent's most recent contact with the City because otherwise, the data would be diluted. There was discussion on putting the survey on the City's website and to looking at the notes at the end of the survey.

A complete copy of the Citizen Satisfaction Survey is available in the City Secretary's Office.

- **Presentation regarding the timeline, status and impact of claims on the premium and various insurance options for the FY 2014/2015 employee health insurance renewal process.**

Human Resources Director Jill McAdams introduced Ryan Keating with Benefits Seminar Plus. The previous July, Council requested that the recommendations for health insurance be brought to them at an earlier date and for staff to look at other options other than the high deductible health plan. The City's premium is a little over \$2M spread over various funds. When the City goes out for bid, insurance companies require a census of plan participants, including their age, zip code, date of hire and dependent coverage. The quoting process also includes looking at cost share and how it is broken down; the history of claims, carriers and premiums; marketing; and creating competition. She discussed how premiums are developed and that it includes profits, administration, reinsurance, claims and reserves/margins. She discussed mature versus immature plan years, the effect of the City changing carriers and altering plan designs over the previous 15 years, and the current high deductible plan with health savings accounts. The premium includes trends, which are medical inflations that consist of age-related medical issues, designer drugs, new technology, and state and federal mandates. She displayed the last 12 months of utilization, which shows claims are running close to premium, and showed an example of what the broker does for the City. Nationally, the trend is around 7.5 percent, with the effective trend at 10.5 percent. Administration, profit and reserves are estimated to be at 15 percent, and reinsurance is estimated to be at 10 percent. This year, the City is looking at an overall increase of 22.9 percent in the Plan. In working with the broker the previous year, the increase was reduced from 15 percent to four percent. In regards to the timeline, the request for proposal was released on April 16, with bids due back on May 7. The first meeting to review the bids will be May 22. There will be final negotiations on May 29 before recommendations are brought to the City Manager's Officer in early June, with the presentation to Council on June 24. She displayed a snapshot of how premiums have done the previous years and that there has been an average medical cost increase of three percent. Highlights of the current plan include employees contributing less to premium costs than other cities but that their deductibles are considerably higher; 15 percent of plan participants driving approximately 80 percent of the utilization; the employee wellness clinic; incentives for getting physicals; the employee wellness plan; and a new weight loss program. She discussed different plan designs including PPOs, multi-layered deductible plans, accountable care organizations, EPOs, high performance networks, advocacy programs, self-insurance, and pharmacy discount programs. She stated the end result is to get the best coverage for the insurance dollar.

There was discussion on self-insurance; the effects of changing carriers along with claims driving increases; and that the cost per participant is approximately \$437 per member per month. In answer to questions from Council, Ms. McAdams stated that there are a total of 529 members on the plan; and that in regards to the employee clinic, it is used as an urgent care option, primary care utilization numbers are down, and the amount of the contract with the clinic is approximately \$6,300 per month. Mr. Keating stated that the 15 percent of members driving 80 percent of the utilization ratio is not normal and that the average for an entity the size of the City is a 40 percent ratio. Ms. McAdams stated that in regards to the wellness program, they are starting to see employees exercise, lose weight, and take a more proactive approach; and that there is a 94 percent success rate for getting physicals. There was discussion on quantifying the wellness program for reducing costs; looking at risk management; Cigna being on the forefront of wellness programs; that the advocacy program would be a supplemental program; and the impact of the Affordable Care Act, including the addition of a 3.5 percent tax.

Mayor Griffin adjourned the Work Session at 6:30 p.m.

EXECUTIVE SESSION

To convene 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 regarding 533 Bedford Road.
- b) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Bedford Forum Addition, Block 4 Lot CR.

Council convened into Executive Session pursuant to Texas Government Code Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 533 Bedford Road; and Section 551.087, deliberation regarding economic development negotiations relative to Bedford Forum Addition, Block 4 Lot CR at 6:33 p.m.

Council reconvened from Executive Session at approximately 6:56 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 6:58 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION (Dr. Jerry Chism, Martin United Methodist Church)

Dr. Jerry Chism of Martin United Methodist Church gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

OPEN FORUM

Nobody chose to speak during Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Champney, seconded by Councilmember Brown, to approve the following items by consent: 7, 9, 10, 11, 12, 13 and 14.

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

COUNCIL RECOGNITION

1. Proclamation recognizing the Sketch-A-School Art Contest Winners.

Mayor Griffin read a proclamation recognizing the Sketch-A-School Art Contest Winners. The following students were recognized: Journey Nguyen, South Euless Elementary – First Place; Kadrian Stines, Meadow Creek Elementary – Second Place; Milan Sanders, South Euless Elementary – Third Place; Daniel Baez, Hurst Hills Elementary – Most Creative; Kendall Coleman, River Trails Elementary – Most Original; and Gabriel Wittmayer, Harrison Lane Elementary – Honorable Mention. The following People’s Choice Winners were recognized: Makenna Folks, Hurst Hills Elementary – First Place (tie);

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Alanise Izquierda, Hurst Hills Elementary – First Place (tie); Kasen Shiflet, Harrison Lane Elementary – Second Place; Jenna Lacey, River Trails Elementary – Third Place; Journey Nguyen, South Euless Elementary – Fourth Place; Milan Sanders, South Euless Elementary – Honorable Mention; and Benicea Galvez, Hurst Hills Elementary – Honorable Mention.

2. Proclamation declaring May 14, 2014 as Emerging Leaders Day in the City of Bedford.

Mayor Griffin read a proclamation declaring May 14, 2014 as Emerging Leaders Day in the City of Bedford. The following members of Class I of the Emerging Leaders Program were recognized: Chris Clark, Facilities Maintenance Tech II; Gary Clopton, Information Services Tech II; Jeff Gibson, Police Sergeant; Meg Jakubik, Assistant to the City Manager; Paula McPartlin, Accounting Manager; Kenny Overstreet, Public Works Field Operations Manager; Kyle Petrick, Fleet Mechanic I; Noel Scott, Police Sergeant; and Eric Valdez, Recreation Manager. The City was presented with the Innovation Award from the Texas Human Resources Association for the Emerging Leaders Program.

3. Proclamation recognizing the week of May 11 - 17, 2014 as Police Week and May 15, 2014 as Peace Officers Memorial Day.

Mayor Griffin read a proclamation recognizing the week of May 11 - 17, 2014 as Police Week and May 15, 2014 as Peace Officers Memorial Day. Police Chief Roger Gibson was present to accept the proclamation.

4. Proclamation recognizing the week of May 18 - 24, 2014 as Emergency Medical Services Week.

Mayor Griffin read a proclamation recognizing the week of May 18 - 24, 2014 as Emergency Medical Services Week. Deputy Chief Bobby Sewell and Dr. Roy Yamada were present to accept the proclamation.

5. Proclamation recognizing the week of May 18 - 24, 2014 as National Public Works Week.

Mayor Griffin read a proclamation recognizing the week of May 18 - 24, 2014 as National Public Works Week. Field Operations Manager Kenny Overstreet was present to accept the proclamation.

6. Proclamation declaring May 24, 2014 as Poppy Day in the City of Bedford.

Mayor Griffin read a proclamation declaring May 24, 2014 as Poppy Day in the City of Bedford. Judy Davidson, Executive Board Member on the American Legion Auxiliary, was present to accept the proclamation.

APPROVAL OF THE MINUTES

7. Consider approval of the following City Council minutes: a) April 22, 2014 regular meeting

This item was approved by consent.

PERSONS TO BE HEARD

8. The following individual has requested to speak to the Council tonight under Persons to be Heard:

- a) Salvatore Caruso, 148 Ravenswood Drive, Bedford, Texas 76022 – Requested to speak to the Council regarding a proposal to change the Charter to have 3 Council Members elected from the South, and 3 from the North, with the Mayor voted at large.**

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Salvatore Caruso, 148 Ravenswood Drive, Bedford – Mr. Caruso wanted everyone to know that he is here for the passion of Bedford and wants to unite it further so people from both sides of Highway 183 feel they are part of the City. He stated that people say the south is not really represented or taken care of. He has seen deterioration of the south along Pipeline Road and Brown Trail. In light of recent events, such as Stonegate Pools and the south not being included in Clean Up Bedford Day in the past, it seems the priority is always the north. He stated that all four signs for the recent City-wide elections were in the north and there were no signs in the south for Bluesfest. In speaking with the Mayor, there will be a proposal for a monument sign at Firehouse 3 on Bedford Road in next year's budget. His proposal is to have three Council members elected from the south, three from the north, and the Mayor to be elected at-large, in order to have proportional representation. This would involve people in the community who then feel they can go to their council member directly. He discussed 3737 Cummings Road, creating less apathy and the turnout for the previous election, and people getting together in the north that put members on the Council. He stated that there is a 20-year vision for the City and asked about a five-year vision for revitalization in the south, including taking down Stonegate Pools and the neighboring apartment complex to put some sort of development in that area. Other cities such as Euless, Hurst and Arlington have been working on their southern sections, and that it will take the will and urgency to do something in the south of Bedford. There is a need to take some eyes and look at the south to revitalize it and make the community more involved. There are many that feel the south has been ignored. He stated that the City of Galveston has a population of 47,762 and has a council of six districts and a mayor, so it can be done.

There was discussion on statistics including the number of registered voters and the number of people who voted in the previous year's election from each zip code; the Council representing the entire City; the number of street and sewer projects in the south including Dora Street; the number of CPR houses in the south; Stonegate Pools; streets and landscaping; funding for the purchase of apartment complexes; the Central Bedford Development Zone having a lot of City-owned property as opposed to having to purchase property; the number and location of election signs; the number of people versus the number of voters; speaking to the voters; having no signage for the Mayor's Roundtable in the south; the inclusion of the south in Clean Up Bedford Day; there being a perception problem and a disconnection between the north and the south; the deterioration of the City as a whole; the number of homeless children who attend HEB schools and it being a community-wide problem; bond issuances for the Boys Ranch and increased taxes; the south feeling more a part of the community; having a reason for people to come to the south; dividing the City leading to the downfall of Bedford; getting the City where it should be; Pipeline Road needing more clean-up than Harwood and Central; the proposal centralizing power in the Mayor; not being able to change the Charter for two more years due to the recent Charter election; doing some of the things that Mr. Caruso discussed and following up again in two years; economic development of central Bedford and cultural districts improving all sections of the City; the survey and there appearing to be a great satisfaction of what is going on in the City; and getting outside investors to come and help build the community.

NEW BUSINESS

9. Consider a resolution authorizing the City Manager to purchase hardware and system software, as recommended by New World Systems, in the amount of \$59,881 from cooperative contract vendors with the Texas Department of Information Resources (DIR) for the implementation of the new Logos.NET software application.

This item was approved by consent.

10. Consider a resolution authorizing the City Manager to enter into a project agreement with the Texas Parks & Wildlife Department for the \$100,000 Local Outdoor Park Grant to assist with construction of the Boys Ranch Master Plan.

This item was approved by consent.

- 11. Consider a resolution authorizing the City Manager to enter into a contract with 2L Construction LLC for the Meadow Park Trail Extension Project in the amount of \$153,522.**

This item was approved by consent.

- 12. Consider a resolution of the City of Bedford, Texas, denying the rate increase requested by Atmos Energy Corp., Mid-Tex Division under the Company's 2014 annual rate review mechanism filing in all cities exercising original jurisdiction.**

This item was approved by consent.

- 13. Consider a resolution authorizing the City Manager to enter into agreements with Tech Logic for a Self Checkout Software License Renewal and Extended Hardware Warranty Agreement in the amount of \$9,228.**

This item was approved by consent.

- 14. Consider a resolution authorizing the City Manager to enter into an agreement with Tech Logic for a Full Service Program Agreement in the amount of \$18,950.**

This item was approved by consent.

- 15. Report on most recent meeting of the following Boards and Commissions:**

- ✓ **Animal Shelter Advisory Board - Councilmember Boyter**

Councilmember Boyter reported that the Board had a very productive meeting the previous week and is working on getting more animals adopted.

- ✓ **Beautification Commission - Councilmember Turner**

Councilmember Turner reported that the Commission continues to do their usual spring clean-up.

- ✓ **Community Affairs Commission - Councilmember Boyter**

Councilmember Boyter reported that the Commission will be hosting an HOA Roundtable in the Library's meeting room at 7:00 p.m. on May 14, where a local insurance agent will give a presentation on HOA insurance considerations. Other topics of interest to HOAs will be highlighted and participants will have opportunities to discuss topics of interest and network. There will be a Mayor's Roundtable on June 12 at 7:00 p.m.

- ✓ **Cultural Commission - Councilmember Nolan**

Councilmember Nolan reported that the Arts Talk was held the previous evening to update the community on where that group is going. The weather did not allow a great crowd but there were a lot of new people in attendance. The Commission continues to go down the path of creating something great for the City.

- ✓ **Library Board - Councilmember Davisson**

No report was given.

- ✓ **Parks & Recreation Board - Councilmember Davisson**

Councilmember Davisson reported that the Board met and is looking at spending money on the Dog Park. The fence for the large dogs will be increased to eight feet, and there will be two sun screens and

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tables. A treadmill and elliptical machine were approved for the Boys Ranch Activity Center as well as a wrap for Recreation's new vehicle.

✓ Senior Citizen Advisory Board - Councilmember Turner

Councilmember Turner reported that there is an art show currently going on at the Senior Center and showed an example of the art being displayed.

✓ Teen Court Advisory Board - Councilmember Champney

No report was given.

16. Council member reports

a) Councilman Brown – Farewell Remarks

Councilmember Brown stated that this is his last Council meeting and that serving on it has meant a lot to him. He was elected when he was 19, so this has been a large part of his adult life thus far and he is really going to miss it. He thanked his wife Magen, and stated that he was excited for their life together and for what the future holds. He recognized his father and stated that it gave him a great sense of comfort when his father would attend Councilmember Brown's first few Council meetings. He recognized his mother and thanked her for giving him the confidence to run for Council. He said it was an honor to sit on Council, to have his name on a ballot, for somebody to vote for him, and is thankful for the chance. He thanked those that helped him along the way such as giving him confidence to do it, giving him money for his campaign, block-walking, making phone calls and voting for him. He stated that Council members come and go but the one constant is the employees and that the lion's share of the credit should go to them. He thanked City Attorney Stan Lowry for opening some doors for him in deciding to go to, and during, law school. He gave special thanks to the senior staff, starting with Ms. Griffith. He stated that he has never been treated with anything but respect and that even though he was a teenager, she never made him feel other than another Council member. He stated that the thing he will miss the most is the relationship with this and previous Councils and that he sees them as life-long friends. He congratulated Roger Fisher and Steve Farco on their recent elections to Council. He thanked everybody that gave him a chance.

17. City Manager/Staff Reports

No report was given.

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

This item was moved before the Board and Commission reports.

Motioned by Councilmember Boyter, seconded by Councilmember Davisson, to approve a contract with 1Priority in the amount of \$6,258; with Terracon in the amount of \$7,555; and with JR's Demolition in the amount of \$60,650 for site cleanup relative to 533 Bedford Road.

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

Mayor Griffin stated that the City continues to aggressively pursue all legal avenues to gain control of the property, and they will be moving immediately on removing the debris pile and asbestos.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 10:12 p.m.

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Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary