

Council Minutes June 10, 2014

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 6:00 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 10th day of June, 2014 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Ray Champney	
Jim Davisson	
Steve Farco	
Roger Fisher	

constituting a quorum.

Councilmember Turner 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
Chuck Carlisle	Risk and Contractual Services Manager
Natalie Foster	Marketing Specialist
Roger Gibson	Police Chief
Eric Griffin	Deputy Police Chief
Mirenda McQuagge-Walden	Managing Director
Bill Syblon	Development Director

WORK SESSION

Mayor Griffin called the Work Session to order at 6:00 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: 1 and 2.

Deputy Police Chief Eric Griffin presented information regarding Item #2, which is to replace the control panels in the jail. They were installed in 1999, parts are no longer made for the panels, and staff is starting to experience problems. Bids were solicited from different companies, with the low bid coming from the company that originally installed the panels. The other bids came in at \$69,000 and \$99,000 respectively. The issue is that the indicator would show some of the jail doors open when they were actually locked shut. In answer to questions from Council, Deputy Chief Griffin stated that it is a possibility that the indicator would show doors to be locked when they were actually open; that Immigrations and Customs Enforcement (ICE) performs yearly inspections of the safety and security systems of the jail; and that there are two control panels, a main one and one for where the ICE inmates are held. In answer to a question from Council, Risk and Contractual Services Manager Chuck Carlisle stated that the item would be paid for out of the Facility Maintenance Fund.

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- **Discussion regarding modifications to the Council meeting schedule as a result of the recently passed Charter Amendments.** **This item requested by Mayor Griffin.

Mayor Griffin requested this item be on the agenda for discussion. The Council now has the ability to adjust Council meeting dates as they are no longer required to hold two meetings a month. City Manager Beverly Griffith stated several staff members take vacation during July and recommended cancelling the July 8 meeting and holding the regular July 22 meeting. This will be helpful for staff to finalize the budget, and agenda items have either been moved to the second meeting in June or until a later date. She recommended that in November the difference be split between the two regular meeting dates and to hold one meeting on November 18. For December, she recommended cancelling the December 23 meeting and having one meeting on December 9. There was discussion on moving the July meeting to either July 15 or July 29; and whether staff is able to forecast the November and December meetings so far in advance. Council was of the consensus to cancel and move the meeting dates as presented by the City Manager and to tentatively set the July meeting to July 29 upon verification that no legal notices have been advertised for July 22.

- **Receive an update on Economic Development.**

Development Director Bill Syblon presented an update on Economic Development. He discussed staff's recent experience at ICSC and showed slides of the materials used to market the community to brokers, retailers, developers and business owners. He discussed the widening of the highway and the new redevelopment opportunities, and displayed aerials of the available hard corners on the highway that are prime for redevelopment. Productive discussions were held with such companies as McAllister's, Chick-fil-A, Fish Daddy's, Family Dollar, Costco and Corner Bakery, as well as with HEB ISD and the Pappa's Group. Examples of recent redevelopment activity include Applebee's, Twisted Root, Chili's, Mexican Inn and Cisco Jack's. He discussed partnerships with HEB ISD on their new tech center, with Texas Health Resources on their new cancer center and the expansion to their ICU, and with Mac Churchill, who took over and renovated the former Park Place property. Upcoming projects include the Movie Tavern and Adam Smith's Harley Davidson, which is expanding their dealership by 85,000 square feet and will have a cutting edge three story building with a mezzanine and an area on the roof for activities. Hwy 55 will be going into the former Le Peep space at the corner of Central Drive and Harwood Road. They have 100 locations nationwide, with the first two in Texas being in Bedford and North Richland Hills. O'Reilly Auto Parts will be going into the Bedford Meadows Shopping Center, where an outbuilding will be torn down. The Tom Thumb Fuel Station at Harwood Road and Highway 121 is moving forward. Calvert Family Motors will be moving into a former office building off of Brown Trail and Bedford Road. Residential development consists of small infill projects. At Harwood Road and Central Drive, 40 single-family units are going in, built by Megatel Homes. Avalon Place, consisting of 22 single-family homes, is going in on Bedford Road, and Sanders Place, consisting of 13 single-family homes, is going in on Murphy Drive. He stated that the residential market remains hot in the City. In regards to corporate moves and facilities, the national sales headquarters for TXI moved into the former library building and, as a result of a recent merger, even more sales will be going through the City. Polycoat Products recently moved two affiliate businesses to their Bedford site. For 2013, sales tax revenue has remained steady; 17 new single-family permits and a total of 800 single-family permits have been issued; 270 total commercial and 106 new business certificates of occupancy have been issued; and retail vacancy has seen improvements and office occupancy has remained steady.

In answer to questions from Council, Mr. Syblon stated that the sign for the builder at Central Drive and Cheek-Sparger was recently put up and the project is moving forward; that it is hoped the Movie Tavern will be open by the end of the year; that staff is seeing interest in development on both sides of the highway; and that in speaking with TXI, it is anticipated that the sales from their merger will be folded into the Bedford office.

Mayor Griffin adjourned the Work Session at 6:37 p.m.

REGULAR SESSION 6:30 P.M.

The Regular Session began at 6:38 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order. He presented an update on the property at 3737 Cummings Drive. He stated that the tenant has come into compliance as far as vehicle storage and the City continues work with Daystar on cleanup. Permits have been pulled for the demolition of two buildings on the property. In regards to the property at 533 Bedford Road, work has been done to remove the pile and the City is continuing to work the legal process to gain control of the property.

Marketing Specialist Natalie Foster presented information on upcoming events. There will be a karaoke night at the Library on Saturday, June 14 from 6:00 p.m. to 8:00 p.m. There will be a Father's Day event at Splash on June 15 from 12:00 p.m. to 6:00 p.m., where dads get a dollar off admission when accompanied by a child. There will be a parent's night out at the Old Bedford School on June 20 from 6:00 p.m. to 10:00 p.m. for children five to 11 and the registration is \$20.00 per child.

INVOCATION (Pastor Robert White, Cornerstone North Church)

Pastor Robert White of Cornerstone North 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 Davisson, to approve the following items by consent: 1 and 2.

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 27, 2014 special and regular meeting
 - b) May 29, 2014 joint work session

This item was approved by consent.

NEW BUSINESS

2. Consider a resolution authorizing the City Manager to purchase two replacement electronic door control panels from Montgomery Technology Systems, LLC in the amount of \$24,995 for the Detention Facility.

This item was approved by consent.

3. Discussion and action regarding the appointment of the Mayor Pro Tem and Board and Commission Liaisons.

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Existing liaisons remained appointed to Boards and Commissions as listed below without notation and newly appointed positions and liaisons are underlined.

Animal Shelter Advisory Board: Councilmember Fisher (Nominated by Councilmember Davisson and seconded by Councilmember Champney)
Beautification Commission: Councilmember Turner
Community Affairs Commission: Councilmember Boyter
Cultural Commission: Councilmember Champney (Nominated by Councilmember Farco and seconded by Councilmember Fisher)
Library Board: Councilmember Davisson
NCTCOG/RTC: Councilmember Boyter
Parks and Recreation Board: Councilmember Davisson
Senior Citizen Advisory Board: Councilmember Turner
Teen Court Advisory Board: Councilmember Farco (Nominated by Councilmember Champney and seconded by Councilmember Boyter)
Trinity River Authority: Councilmember Boyter
Audit Committee: Mayor Griffin, Councilmember Fisher (Nominated by Councilmember Boyter and seconded by Councilmember Champney), Councilmember Turner
Industrial Development Authority: Mayor Griffin, Councilmember Davisson, Councilmember Champney
Economic Development Foundation: Mayor Griffin
Street Improvement Economic Development Corporation: Councilmember Fisher (Nominated by Councilmember Farco and seconded by Councilmember Boyter), Councilmember Turner, Councilmember Farco (Nominated by Councilmember Davisson and seconded by Councilmember Boyter) Councilmember Davisson
Investment Committee: Councilmember Turner
Health Facilities Development Corporation: Councilmember Turner, Councilmember Champney, Councilmember Boyter

Councilmember Davisson nominated Councilmember Boyter to serve as Mayor Pro Tem. The nomination was seconded by Councilmember Farco.

Motioned by Councilmember Davisson, seconded by Councilmember Farco, to approve the Council Liaisons and the Mayor Pro Tem as listed.

There was discussion on Councilmember Champney attending the Hotel/Motel Association meetings.

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

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

✓ Animal Shelter Advisory Board - Councilmember Boyter

No report was given.

✓ Beautification Commission - Councilmember Turner

No report was given.

✓ Community Affairs Commission - Councilmember Boyter

Councilmember Boyter thanked Commission Members Mark Massey, Gary Morlock, Roy Savage, David Franklin and Sal Caruso, who were in attendance. He stated that the Commission is hosting a Mayor's Roundtable on June 12 at 7:00 p.m. at the Library to discuss the results of the citizen survey.

✓ Library Board - Councilmember Davisson

No report was given.

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

Councilmember Davisson reported that Wells Fargo donated \$1,000 to the Bark Park. The Bedford Meadows Animal Hospital has been given the opportunity to hold vaccination clinics on July 19 and November 8 from 9:00 a.m. to 1:00 p.m. He stated that the memorial trees at the Boys Ranch will be moved. The plaques will be kept and replaced by bricks in a memorial garden.

✓ **Senior Citizen Advisory Board - Councilmember Turner**

No report was given.

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

Councilmember Champney reported that the Board did not reach a quorum for their last meeting and it has been rescheduled for August.

5. Council member Reports

No other reports were given.

6. City Manager/Staff Reports

No report was given.

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 551.071, consultation with City Attorney regarding pending or contemplated litigation – Jonathan David Tsuchiya vs. The State of Texas et al.
- c) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Lot 3A, First State Addition; Lot Ar1A Plaza Center Addition; and Block A, Lot 4B1 Bedford Plaza Addition.

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; Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – Jonathan David Tsuchiya vs. The State of Texas et al.; and Section 551.087, deliberation regarding economic development negotiations relative to Lot 3A, First State Addition; Lot Ar1A Plaza Center Addition; and Block A, Lot 4B1 Bedford Plaza Addition at 6:57 p.m.

7. Adjourn into Regular Session

Council reconvened from Executive Session at approximately 7:26 p.m.

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

No action was necessary as a result of the Executive Session.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 7:27 p.m.

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Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary