

**Council Minutes January 22, 2015**

**STATE OF TEXAS           §**

**COUNTY OF TARRANT   §**

**CITY OF BEDFORD       §**

**The City Council of the City of Bedford, Texas, met in Work Session at 7:00 p.m. at the TXI Conference Room, 1805 L. Don Dodson, Bedford, Texas, on the 22nd day of January, 2015 with the following members present:**

Jim Griffin	Mayor
Michael Boyter	Council Members
Ray Champney	
Jim Davisson	
Steve Farco	
Roger Fisher	
Roy W. Turner	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Wendy Hartnett	Special Events Manager
Meg Jakubik	Assistant to the City Manager
Tom Hoover	Director of Public Works
Mirenda McQuagge-Walden	Managing Director
Bill Syblon	Development Director

**CALL TO ORDER/GENERAL COMMENTS**

Mayor Griffin called the meeting to order at 7:13 p.m.

- **Discussion and receive Council direction regarding the following topics:**
  - **Meadow Park Proposal**

Managing Director Mirenda McQuagge-Walden discussed a proposal from Suns Field Development for the existing softball fields at Meadow Park. Bradley Padia with Suns Field Development introduced Steve Padia, also with the company, and Steve Hutchison with American Sports Turf Systems. It was stated that this would be a joint venture to improve the baseball facilities at Meadow Park to attract young athletes to a Christ-centered training ground. Phase 1 of the project includes fencing, netting, enlarging the size of the infield and planting trees. There will not be a lot of hardscape and instead money would be put towards landscaping. It would flow with the Dog Park and the field would be large enough for high school players. Several oak trees would be planted on Meadow Park Drive to replace what was removed. To protect the Dog Park, a higher fence would be installed in center field and there will be warning signs. With increased sponsorships and income, they will do the other phases of the project. The initial investment for Phase 1 is \$100,000. This would involve leveling and seeding one field, which they want to have done by May. Their projected income in the first year is \$66,800. The next phase would involve replacing the lights and in the future, synthetic turf would be installed in the infield due to water restrictions and that it requires less maintenance.

Councilmember Farco left the meeting at 7:26 p.m.

There was discussion regarding the process of leveling and seeding, including enhancing what is already there. In answer to questions from Council, it was stated that the synthetic turf could be rolled up and reused; that the cost to install turf on one infield is \$100,000; that the program would bring in coaches to see the players; that it would be run like a business such as Texas Star; that they would be set up like a business or 501(c)(3); and that there is a possibility of grants through Major League Baseball. There was discussion on sponsorships and water restrictions, including that the maintenance and watering schedule should remain the same for the first year and that they would pay for electricity. It was stated that the School District supports this proposal. Council was of the consensus for staff to pursue a 380 Agreement for the project. There was discussion on liability issues, including insurance for athletic events and teams.

○ **4thFest Planning**

Special Events Manager Wendy Hartnett stated that the cost recovery for 4thFest has remained static at approximately 30 percent over the previous six years. Staff is looking at two different options to help with cost recovery: eliminating the shuttles from Pennington Field to reduce costs and adding beer sales to increase revenue. She discussed cost recovery for the shuttles including that 2011 was the last year that Pennington was staffed by Teen Court and that 2012 was the first year for onsite parking at the Boys Ranch. Expenses include the shuttles, themselves, the contribution to Teen Court, and the "cattle shoot." It was calculated that 321 cars parked at Pennington the previous year. Potential parking options include keeping onsite parking and trying to maximize it at 550 cars, reducing the price for parking at the Library and Old Bedford School, opening the BluesFest location with minimal staff, and continue free handicap parking. It was calculated that approximately 5,000 people used City parking for the event. There was discussion on the Restaurant Association giving away coupons for people riding the shuttle. Ms. Hartnett discussed safety and operational concerns regarding the shuttle, including interference with pedestrian traffic. Forest Ridge Drive would be closed from Harwood Road to Bedford Road for pedestrian traffic only except for the apartments. There was discussion on the flow of vehicles from the Library. It was stated that parking an additional 300 cars at \$15.00 a car would increase revenue by \$4,500. There was discussion on offering pedal taxis, golf carts, using the parents of Boy Scouts, and it being cheaper for families to park onsite. Council was of the consensus to eliminate the shuttles.

In regards to beer sales, Ms. Hartnett stated that the recommendation is that staff serves it themselves. There would be one booth manned by four people and only beer would be sold from 4:00 p.m. to 9:30 p.m. The kid's tent will be fenced-off and staffed. Texas Alcoholic Beverage Commission (TABC) certifications and permits will be obtained, and there will be liability insurance through a third party. Advertising will place an emphasis on no outside alcoholic beverages. Staff has had multiple conversations with TABC and has had positive experiences selling beer and wine at "Taste and Tunes" and other events. The setup exceeds TABC requirements including that the area would be completely fenced off, exits will be manned and beer would not be allowed outside the perimeter. Any outside beer would not be allowed within the perimeter. It was calculated that 70 cases of beer would be sold. Ms. Hartnett discussed the flow of profit by doing it in-house or with a third party. She stated that each beer would be sold for \$5.00 and that the booth would be by the food court to help increase revenue for the food vendors. There was discussion on having multiple locations to sell beer; not having a fence; allowing people to bring in their own beer; TABC certification including that it absolves the employer of liability; that this request would require formal approval by Council; and utilizing a third party. Council was of the consensus to move forward on having beer sales at 4thFest, including having multiple locations and not having fencing.

○ **2015 Capital Improvement Program**

Public Works Director Tom Hoover discussed capital projects for the current budget year, which are broken into funded and unfunded projects.

Funded Water projects include the Highway 157 Waterline, which has already been designed; Commerce and Tibbets, which has already been designed; Eagle Drive from Blue Jay Court to Brown Trail, which has already been designed and is mainly associated with the Northwest Pressure Plane improvements; and Bedford Road from Brown Trail to the existing water tower, which was listed as "A1" on the Water Master Plan. The total cost of the projects is approximately \$1.5M in construction costs and would be paid out of the Utility Maintenance Fund. Funded Wastewater projects include the Highway 157 Sewer line to be paid out of the Utility Maintenance Fund; and Sulfur Branch projects including the Boys Ranch Activity Center sewer rehab, CCTV, and the Spring Valley Drive sewer rehab, which have all been designed and would be paid from CO bonds and the Texas Water Development Board loan. The total cost of the projects is approximately \$1M. Funded Street projects include curb ramp compliance; crack sealing; concrete panels and street repairs; concrete sidewalk repairs; asphalt street repairs on Schumac Drive and Carolyn Drive; lane striping; the design of Bedford Road from Somerset Terrace to Brown Trail, which could be done in-house; the conceptual design of Harwood Road; and Gregory Drive, which was added to the 4B budget since Bedford Road is being pushed back. The total cost of the projects is approximately \$1.6M. Mr. Hoover discussed the issues with Gregory Drive and why it was added to the 4B budget.

Unfunded Water projects include two on Brown Trail in the southwest portion of the City, which were listed as "A2" and "A3" in the Water Master Plan; and replacing the water mains on Gregory Drive. The total cost of the projects is approximately \$1.8M, though the engineering for the Brown Trail projects could be done in-house. Unfunded Wastewater projects include the last section of the Sulfur Branch projects, which has already been engineered. The total cost of the projects is \$1M. In regards to the Hurricane Creek and Bear Creek sewer rehabs, the City would not get credit for these projects for the Sanitary Sewer Overflow Initiative and that staff is recommending these projects be pushed back to later years. Unfunded Streets projects include Brasher Lane/Midway, which has already been engineered; Parkwood Drive; and Forest Ridge Drive. The total cost of the projects is approximately \$5M. Unfunded Drainage projects include the Sulfur Branch channel improvements, which have been designed and were approved as part of the Bedford 2005 bonds, but not issued; and erosion control at Brookhollow Park. There was discussion on lag time between bond elections and issuing bonds; that these projects would be paid through increases to the stormwater rate, with a worst case scenario of \$0.35 a month per customer; and the ability to sell bonds affecting the City's credit rating.

City Manager Beverly Griffith stated that the total amount of unfunded projects is approximately \$9.8M. The recommendation is the Water projects on Brown Trail from Bedford Road to Gold Hawk Lane, Gregory Street, and the Wastewater project on 19.1W Kelmont Addition sewer rehab be paid through the Utility Maintenance Fund. Further, it is recommended that the Drainage projects be funded by issuing the General Obligation bonds already approved by the voters. It is recommended that Brasher Lane/Midway Court, as well as the design costs for Parkwood Lane and Forest Ridge Drive, be paid through 4B, possibly with Certificates of Obligation with a sales tax pledge, which would have an annual debt service impact of \$128,000. There was discussion on the conceptual design for Harwood Road; Parkwood Drive, including it being part of Bedford Commons, splitting the costs with a developer, and drainage; latitude in the Stormwater budget; that an analysis from the City's financial advisor indicates a refunding opportunity that would equal \$650,000 in net savings; and water and sewer rates. Council was of the consensus to approve the funding recommendations from staff.

o **Monument Signs**

Ms. McQuagge-Walden stated that she met with Jim Tharp and that the designs for the monument signs are ready. Geotechnical work was performed and it was discovered that the ground at Highway 121 and Harwood Road is not that good; therefore, all of the signs would have deep foundations. She asked Council their thoughts on the color of the shield, which would be made of raw aluminum. There was discussion on durability and maintenance; that the silver would stay nicer over time, followed by the white and then the blue; the "B" on the tower at Central Drive and that it is covered with a foam fiber material; that only the sign at Fire Station 3 would have an electronic component; and the durability of the acrylic, which Council directed staff to verify. In answer to questions from Council, Ms. McQuagge-Walden stated that the cost of the signs was approximately \$45,000 each for the larger signs and \$21,000 each for the smaller signs. A full-digital component would add approximately \$25,000. There was discussion on the number of signs, including two tall signs at Central Drive, two tall signs at Harwood Road, and a small digital sign at Fire Station 3; that there would be a small amount needed to demolish the current signs and some electric work; that the costs of all signs was approximately \$225,000; and the next step being for Council to choose a color and for the bids to be prepared. A majority of Council chose the third rendering unless the durability of the acrylic made the first rendering more favorable. Ms. McQuagge-Walden stated that NTE would be contributing a total of \$25,000 and the letters would be backlit.

o **Discussion regarding the Sign Ordinance and the Overlay District.\*\*\*Item requested by Councilmember Fisher**

Councilmember Fisher requested this item be placed on the agenda for discussion. He stated that viewing the City positively was as big a responsibility for Council as the budget and keeping people safe. Citizens deserve a City aesthetic that is pleasing to the eye. He stated that the Council moved towards this five years ago and Code Compliance has done a good job on "for lease" and "for sale" signs. They are a big nuisance and distraction, and damage the view of residents, visitor and businesses. He stated that the goal should be to not put businesses in peril while enhancing the City's aesthetic look. He displayed pictures of signs taken around the City and discussed the following: real estate and broker signs, including businesses getting less size and representation than the broker; putting signs in the ground; dilapidated signs; removing poles once signs are taken down; signage overload including what constitutes frontage; and windows being used as signs. There was discussion on changing the Sign Ordinance and giving the pictures to Code Compliance and Development to determine what is within in the limits of the Code. Councilmember Fisher further discussed neon and LED signs, particularly at night; that by not acting earlier, Council invited these types of things; and being tougher on what the City allows. There was discussion on balancing public desire and being business friendly.

Councilmember Farco returned to the meeting at 9:46 p.m.

There was discussion on businesses that only have pavement; taking down broker signs if 80 percent of a shopping center is leased; and what to do about messages regarding the City, including installing nice signs and making provisions for sports sign-ups. Councilmember Fisher displayed a map of the City showing the locations of portable and temporary signs for 2014. There was discussion that the City of Euless does not allow portable signs; enforcement; examining the Sign Ordinance; grandfathering and sunset provisions; if there was consensus that there is a problem; extending the Master Highway Corridor Overlay District to all commercial corridors; urban renewal; getting businesses to take ownership and embrace these changes; urban blight; being forward thinking; reviving streets and neighborhoods; and gaining compliance. City Manager Beverly Griffith suggested to Council that staff dissect ordinances from other cities and go through and discuss changes to Bedford's ordinance section by section.

**ADJOURNMENT**

Mayor Griffin adjourned the Work Session at 10:12 p.m.

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Jim Griffin, Mayor

ATTEST:

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Michael Wells, City Secretary