

Council Minutes March 24, 2015

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 24th day of March, 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:

| | |
|-------------------------|-------------------------------|
| Roger Gibson | Interim City Manager |
| Stan Lowry | City Attorney |
| Michael Wells | City Secretary |
| Natalie Foster | Marketing Specialist |
| Les Hawkins | Deputy Police Chief |
| Tom Hoover | Public Works Director |
| Meg Jakubik | Assistant to the City Manager |
| Jerry Laverty | Environmental Supervisor |
| Jill McAdams | Human Resources Director |
| Mirenda McQuagge-Walden | Managing Director |
| Kenny Overstreet | Field Operations Manager |
| Maria Redburn | Library Director |
| Emilio Sanchez | Planning Manager |
| Bill Syblon | Development Director |
| James Tindell | Fire Chief |

COUNCIL CHAMBER WORK SESSION

Mayor Griffin called the Work Session to order at 5:30 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: 4 and 9.

Managing Director Mirenda McQuagge-Walden presented information regarding Item #9, which is to enter into a tower and ground lease agreement with New Cingular Wireless (AT&T). There has been a lease in place since 1989, which had provisions for several renewals. In May 2014, it was determined that the current lease could not go through the renewal process again and negotiations were started with AT&T to modernize the language, continue the lease and modify the rental structure. Currently, AT&T is paying \$37,950, which will increase to \$48,000 a year. The lease runs through January 1, 2020 and there is the option at that time for three additional five-year terms, with an increase of 10 percent each time. In answer to questions from Council, Ms. McQuagge-Walden stated that AT&T has a building

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on the ground and antennas on the tower; that per AT&T, the lease rate is high; that the annual rent for the tower at Fire Station 1 is \$2,500 a month and that the one being discussed is higher because of the longevity of the lease; that the lease amount is in-line with what other cities charge; that other providers can lease the tower; and that their equipment cannot interfere with the equipment of other carriers and the City, and the City's operations trump all other operations. In answer to questions regarding the tower at Central Drive and Highway 183, she stated that the tower was part of a 380 agreement, AT&T is committed to changing out the B logo in the third quarter of the fiscal year at a cost of at least \$40,000, and that a bad batch of plastic was utilized.

- **Presentation on recent Human Resources Department activities.**

Human Resources Director Jill McAdams presented information on Human Resources Department activities. She stated that the Department is responsible for overseeing approximately 350 full and part-time employees. They are a full-service Department responsible for payroll, benefits, compensation, training and development, and policy development, administration and interpretation. The Department has three full-time employees. Key projects they have worked on is training two new employees; the New World Systems software conversion, which began in February and will go live in August; health and dental insurance renewal, which will go out to bid in May; researching biometric timekeeping to be included as part of the upcoming budget supplemental requests; Emerging Leaders Class II, which will graduate in June; supervisor training in April, tied into the City's PRIDE core values; and the ICMA /TMRS conversion.

In regards to the ICMA/TMRS conversion, she stated that Council approved dissolving ICMA in February and a plan was put together to communicate to employees about the transition. In meeting with the City Attorney, it was decided not to allow any entity to solicit to employees due to legal liability issues. Employees have the option to roll their money into a traditional IRA, which was added to the portfolio, or roll into the 457 plan, which was modified to allow employees to take loans against it. Employees also have the option to roll their money into a Roth IRA, but that would be after taxes. The 457 plan was amended to allow employees to move their money out at a later date. Employees also can withdraw their money or roll it into a qualified account. A total of 19 meetings will be held with employees. In answer to a question from Council, Ms. McAdams stated that employees with potential issues with Social Security benefits have options, so as not to suffer adverse consequences. She stated in order to ensure that employees make good, educated decisions on what to do with their money, Certified Financial Educators through Armor Wealth Management will host six meetings in April, as well as a workshop on Social Security. With their certification, they can only educate, not make recommendations. In answer to questions from Council, Ms. McAdams stated that Armor does offer investments but will not push any of them onto employees; that no endorsements or recommendations have been made on behalf of the City; that a staff member from Human Resources will be present at each session to ensure there is no solicitation; that the topics will cover how to make decisions and what to look for in a broker; and that other cities have variations of leadership development. Interim City Manager Roger Gibson discussed the research Ms. McAdams did to bring in a company and that they will only focus on education; that the employees appreciate Council moving into TMRS; and that the Police Department has been at full strength for the last month.

Ms. McAdams stated that other accomplishments include the comprehensive rewrite of 169 job descriptions; an overhaul of the employee performance evaluation system that centers on the PRIDE core values; and the first annual employee in-service training day. In answer to questions from Council, Ms. McAdams stated that she has received mostly positive feedback from the ICMA presentations; that regarding the biometric timesheets, staff is looking at GPS and at a system that has an app on cell phones, a hand scan, and on the desktop; and that Armor is not being paid for their services.

- **Presentation on the 2015 Mosquito Surveillance and Response Program.**

Public Works Director Tom Hoover stated that in 2013, the City entered into an agreement with Tarrant County to provide a Mosquito Surveillance and Response Program. Public Works staff has been active and proactive, and the Program meets or exceeds recommendations from the Environmental Protection

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Agency (EPA). The previous year, 235 samples were sent to the County, 44 of which came back positive for West Nile Virus (WNV).

Environmental Supervisor Jerry Laverty stated that the priority of Public Works is the citizens, the employees and the City. They have invested in buying different types of traps to capture different types of mosquitoes and participated in off-season trapping, which was difficult due to freezing temperatures. All testing is done by the Tarrant County Public Health Department and samples are gathered weekly. The County emails results of testing, including counts and if any are positive for WNV or St. Louis Encephalitis. The samples can tell if there is a breeding site around the City and staff will move traps around positive sites to find where counts start increasing. The presence of male mosquitoes also indicates a breeding site. All information is relayed to the Centers for Disease Control (CDC). In the past, information was skewed due to the movement of traps and there were issues with trap sites overlapping with other cities, which have been rectified. Staff takes a proactive approach and has already started cleaning locations and using backpack blowers on storm drains. They provide home inspections for residents, presentations for homeowner associations, nursing homes, community groups and schools, and will host programs for citizens at the Senior Center and Library. Staff will also treat City event sites. He stated that Texas is known for only doing adulticide; however, Bedford mostly uses larvicide. Public Works has already started their surveillance program and is using Google Maps to look for pools and wooded areas. They look at implementing cost-effective strategies. There was discussion regarding Chickungunya; the City serving as a host for presentations from cities that connect directly to Bedford; and notifying residents from cities that border Bedford about informational meetings. In answer to questions from Council, Mr. Laverty stated that staff physically walks every creek to look for larva pools; that if neighboring cities do not use larvicide, it reduces the effectiveness of Bedford's efforts; that he tries and works with his counterparts in other cities; that Chickungunya was introduced into the country the previous year and unlike WNV, can keep replicating; that there are approximately 70 types of mosquitoes in Texas; that mosquitoes have four stages to their life cycles, and can be killed at those stages with different products; that staff will be asking Council for more resources and that they are getting prices for treating parks and creeks; that there are misperceptions on the part of the public and that spraying is used to try and calm the residents; that spraying only kills mosquitoes in flight and gives a false sense of security; and that there are private property issues, especially with apartment complexes. In regards to something being done in the interim basis, Mr. Hoover stated that staff will look at purchasing equipment instead of renting, having more licensed applicators, and tweaking the current budget if needed.

- **Presentation of the 2014 Annual Report on the Texas Commission on Environmental Quality Sanitary Sewer Outflow Initiative Program.**

Field Operations Manager Kenny Overstreet presented information regarding the 2014 Annual Report of the Sanitary Sewer Outflow Initiative Program (SSOI), which was completed the previous month. In December of 2013, the City completed the first five-year commitment to the Texas Commission on Environmental Quality (TCEQ). At that time, the City entered into a contract with Gary Burton Engineering, Inc. to design and renew sewer lines. In January of 2014, the City entered into a two-year extension with TCEQ. The City worked with Gary Burton Engineering to evaluate several system outfalls. Projects they came up with include the Boys Ranch sanitary sewer, which is currently under construction; the 19.1 10-inch outfall sewer at Spring Valley being done as pipe bursting; the contract to clean and video inspect the Harwood Terrace, Rollingwood and Bell Manor subdivisions to look for possible infiltration; and the design for the 19.1W 12-inch sanitary sewer outfall in Kelmont Park. The City is required to clean 20 percent of the sanitary sewer system, inspect 20 percent of the manholes, video inspect 14,000 feet of sewer lines and provide public education on disposing grease and cooking oil. Staff actually cleaned 32 percent, or 270,697 feet, of sewer lines; inspected 27 percent, or 750, manholes, including repairing 14; and video inspected 28,737 feet of sewer lines. Staff also put articles regarding fats and grease in the Bedford Connection; collected cooking oil year round; worked with apartment complexes including providing grease funnels and fat trapper bags; and provided information at City festivals, the Community Affairs Commission block party, homeowner association meetings, and the Tarrant County College Community and High School Showcase. In answer to questions from Council, Mr. Overstreet stated that staff has purchased more educational materials and has started

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educating at the school level; that they will be doing something at the City Expo; that the average daily sewer flow has been reduced from 4.6M gallons a day in 2012 to 4.1M gallons a day in 2014, which, at \$2.11 per 1,000 gallons for treatment costs, equates to \$354,000 in savings a year.

Mayor Griffin adjourned the Work Session at 6:42 p.m.

REGULAR SESSION 6:30 P.M.

The Regular Session began at 6:50 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION

Reverend Jim Van Rite of Martin United Methodist Church gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

ANNOUNCEMENTS/UPCOMING EVENTS

Marketing Specialist Natalie Foster reminded everybody about ArtsFest on Saturday at the Boys Ranch from 10:00 a.m. to 4:00 p.m. There will be food trucks, craft beers, wine and art. On Thursday, April 2, the Community Affairs Commission will host a Business Roundtable at the Library, starting with breakfast at 7:30 a.m. From 8:00 a.m. to 9:00 p.m., local business owners and managers will get updates on economic development, the Bedford Commons and shopbedfordfirst.com. Also on Thursday, April 2, there is the Twilight Thursdays Taste and Tunes event from 6:00 p.m. to 9:00 p.m. at the Old Bedford School featuring live music from "Razzmajazz," art vendors, beer and wine for sale, and a booth from the Old Bedford School 100 Year Committee. Tailgating and unleashed pets are welcome. The City Expo and Pet Fair will be on Saturday, April 11 at the Boys Ranch with pets available for adoption and booths from every City department to answer questions.

Mayor Griffin reported that he and his wife attended the last two Monday night dances at the Senior Center, and the attendees were excited about Council's encouragement and support. There were over 60 people in attendance each night. They will have an Easter Dance on Monday, April 6 from 7:00 p.m. to 9:30 p.m. at \$6.00 per person, which will feature a pot luck dinner, a photographer, and music from "Pete and Patty."

OPEN FORUM

Gary Morlock, 2910 Wayside Drive, Bedford – Mr. Morlock signed up to speak on Item #7. His homeowners association is made up of 90 townhomes with rear entry garages and eight different alleys. There were concerns about the recycle cart rollout with having 10 to 15 carts at the end of each alley, including some being in a school zone. He had approached Councilmember Champney regarding this issue at the February 24 Work Session, who recommended he speak with Jerri Harwell, Republic Services. Ms. Harwell drove through the neighborhood to see what the challenges were of hauling and storing the carts. She told Mr. Morlock to speak with the City regarding issues with the school zone. He spoke with Assistant to the City Manager Meg Jakubik, who stated that it would not be a problem to put carts in the school zone. He wanted to thank Councilmember Champney, Ms. Harwell and Ms. Jakubik. He stated that there are still some miscellaneous concerns but the major concern has been alleviated.

CONSIDER APPROVAL OF ITEMS BY CONSENT

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Motioned by Councilmember Champney, seconded by Councilmember Turner, to approve the following items by consent: 4 and 9.

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

COUNCIL RECOGNITION

1. Employee Service Recognition.

The following employees received recognition for dedicated service and commitment to the City of Bedford:

Jorden Keefer, Fire Department - 5 years of service
Kenneth Overstreet, Public Service - 5 years of service
Teresa McGill, Police Department - 10 years of service
Barbara Johnson, Community Services - 25 years of service

2. Proclamation declaring April 2015 as Child Abuse Prevention Month in the City of Bedford.

Mayor Griffin read a proclamation declaring April 2015 as Child Abuse Prevention Month in the City of Bedford. David Wheelwright, Alliance For Children Board President, was present to accept the proclamation.

3. Proclamation recognizing the month of April as National Safe Digging Month.

Mayor Griffin read a proclamation recognizing the month of April as National Safe Digging Month. Mr. Laverty accepted the proclamation.

APPROVAL OF THE MINUTES

4. Consider approval of the following City Council minutes:

- a) **March 10, 2015 regular meeting**
- b) **March 12, 2015 special meeting**

This item was approved by consent.

PERSONS TO BE HEARD

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

- a) **Ed Henderson, 2513 Meadow View, Bedford, Texas 76021 – Requested to speak to the Council regarding EV Public Charging Stations.**

Ed Henderson, 2513 Meadow View, Bedford – Mr. Henderson stated he would like the Council to consider having Electrical Vehicle (EV) stations, which can service both electric vehicles and plug-in hybrids. In the long term with the Bedford Commons, it would be forthright to consider having a requirement for EV stations at any development, which would bring people with those types of vehicles into the community. In the short-term, with minimal costs to the City, a 120V 16A dedicated circuit could be installed at existing infrastructure, such as the light pole at the west end of the Library parking lot or the west parking lot behind the Boys Ranch Activity Center, which have no foot traffic. As green technology is developed, there may be the desire to install 220V J1772 plugs. The City could reach out to a company called Blink for installation, which could install them at their cost, for the revenue with the City only providing the locations. He discussed municipalities that had charging stations provided by Blink or by the city, and stated these stations could increase flow of people into the area. In answer to questions from Council, Mr. Henderson stated that the electrical connections are a uniform standard. There was discussion on the number of electric vehicles, plug-in hybrids and home stations in the City.

Mr. Henderson stated that most municipalities are going with the 120V 16A plug; that costs to the City would be negligible; that Blink, and another company NRG eVgo, provide the charge stations and are nationwide companies; that there are between 500 and 600 charge stations in the area; and that the charging station at the McDonald's on Central Drive is provided by Blink. There was discussion on Blink giving a presentation to Council.

NEW BUSINESS

- 6. Public hearing to consider an ordinance to rezone a 5.649 acre tract of land located in the J. Doss Survey, Abstract No. 441 and the B.B.B. & C. Railroad Survey, Abstract No. 204, City of Bedford, Tarrant County, Texas, from Heavy Commercial (H)/Master Highway Corridor (MHC) to Planned Unit Development (PUD), for the Glade Parks South Development Standards. The property is generally located north of Cheek-Sparger Road and west of State Highway 121. (Z-267)**

Development Director Bill Syblon presented information regarding this item, which is for the Glade Parks project in the City of Euless north of Cheek-Sparger along Highway 121. Of the roughly 250 acres in that project, six acres are in Bedford. Euless has requested that that the area, for continuity of development, adopts the standards of the Glade Parks project. There is also a more global interlocal agreement between the two cities in the works. The development standards in the Planned Unit Development (PUD) in every regard meets or exceeds those of the Master Highway Corridor District (MHC). The PUD standards are geared more towards larger developments, with the minimum lot size being 22,500 square feet. Standards that exceed those of the MHC include all utility services being buried; landscaping, permeable pavers, pedestrian facilities, and foundation planting strips; more parking spaces and the encouragement of shared parking between businesses; and lighting. This item was approved by the Planning and Zoning Commission at their February 12 meeting.

Mayor Griffin opened the public hearing at 7:36 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:36 p.m.

In answer to a question from Council, Mr. Syblon stated that any significant change to the site plan would have to come back to Council.

Motioned by Councilmember Champney, seconded by Councilmember Farco, to approve an ordinance to rezone a 5.649 acre tract of land located in the J. Doss Survey, Abstract No. 441 and the B.B.B. & C. Railroad Survey, Abstract No. 204, City of Bedford, Tarrant County, Texas, from Heavy Commercial (H)/Master Highway Corridor (MHC) to Planned Unit Development (PUD), for the Glade Parks South Development Standards. The property is generally located north of Cheek-Sparger Road and west of State Highway 121. (Z-267)

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

- 7. Consider an ordinance amending Ordinance No. 08-2906 awarding the contract to Allied Waste Services of Fort Worth, LLC, successor-in-interest to Allied Waste Systems, Inc., for Recycling Services to include Article IV. Section W. "Modification of Rates"; Article V. (A)(4); and Article V. (A)(8); and granting an extension of the contract for an additional two year term commencing on January 1, 2019.**

Assistant to the City Manager Meg Jakubik presented information regarding this item. She stated that the previous August, Republic Services presented a proposal for a pilot program for recycle carts based on the Citizen Satisfaction Survey. The pilot program used two different service routes and ran from October to December. A survey performed after the program showed that respondents were supportive of carts. She stated that Ms. Harwell with Republic Services apprised Council of a cost increase in going

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to the carts, as well as requesting a two-year extension to their contract to have a full five years for the depreciation of the carts. She stated that Council requested additional information on price increases for various services to the residents for the last five years. As part of the negotiations with Republic, they agreed to suspend the every two year price increase on recycling, while the 3.75 percent increase is still in place for solid waste, along with a two-year extension to the contract.

In answer to questions from Council, Ms. Harwell stated that she has not yet met with homeowner associations but did agree to reach out to their presidents as part of Republic's education piece; that they will do a lot of education, especially with the associations as they will be the most vocal regarding the change; they received 811 responses out of 2,600 on their survey from the pilot program, 97 percent of which were in favor of moving to carts; and that they will work with apartment and townhouse complexes about finding sites on the property to deposit recycling; that they not opposed to putting out literature regarding regulations for cart locations and times when the carts are delivered; that there is not enough space to place a sticker on the inside of the lid but there will be information on the cart about what can be recycled; and that they will be at the City Expo and will provide information regarding the carts and regulations. In answer to questions from Council, Ms. Jakubik stated that the current contract goes through 2019 and this item would extend it to by two years; that since the City is currently in a contract, it is not in a position to rebid for recycling services; that this item is to enhance the current product line; that under the current contract, a price increase in recycling was scheduled for 2017, but Republic agreed to take it off the table; and that if approved, the price of recycling would be \$3.78 per month for residents and \$3.21 per month for seniors for the life of the contract. In answer to questions from Council, Ms. Harwell stated that it cost \$70,000 for the pilot program and it will cost \$700,000 for the carts and \$140,000 for equipment on the trucks; that Republic will not recoup their costs with the agreed to rate increase; that they have an obligation to be a good partner; that the residential line of business will lose money while the commercial and industrial lines make the money; that they hope commodity prices come back in the future; that they agreed to go into this program and it would not be right to back out; that this would be an additional partnership with the City; that the benefit to the residents is the convenience and ease of the carts in that Republic delivers and maintains them; and that she does not know of any recycle program that allows people to opt out, except maybe in rural open market areas and that it is typically part of the solid waste franchise. There was discussion on the disparity between the Citizen Satisfaction and pilot program surveys; the Customer Service Department receiving predominantly positive phone calls; and that 545 people out of 2,850 completed the Citizen Satisfaction Survey and, of those, 69 percent were in support of replacing the recycling bins with carts. Ms. Harwell stated that they did not ask in the pilot program survey about paying more for carts because they wanted opinions about the carts and it was unknown what the dollar amount was going to be.

There was discussion regarding rate increases, including the current rate of \$2.03 per month being scheduled to increase to \$2.11 per month; an increase of \$1.67 per month to go to carts; that the resident rate would be \$3.78 per month and the senior rate would be \$3.21 per month; that there would be an 81 percent increase on this line item; the Council objectively increasing costs to taxpayers; Republic going 15 years without a rate increase; and the consequences of not raising rates in previous years. There was discussion on a current rate comparison of area cities showing that Bedford's total for solid waste and recycling with carts would be \$11.48 per month, compared to Colleyville at \$12.99 per month, Euless at \$11.33 per month, Grapevine at \$12.76 per month, Hurst at \$11.31 per month, North Richland Hills at \$12.87 per month, and Southlake at \$13.30 per month. There was discussion on not burdening the taxpayers; the value of the recycling program; landfills; potential ordinance amendments and the same rules applying for the screening and storage of the carts; and that Code Compliance gave a pass to the neighborhoods of the pilot program. In answer to questions from Council, Ms. Harwell stated that there is a senior backdoor service at increased cost for a total of \$15.33 per month for solid waste and \$4.84 for recycling. There was discussion on the impact on Code Compliance and reminding residents of the regulations, including providing information when the carts are delivered.

Motioned by Councilmember Turner, seconded by Councilmember Champney, to approve an ordinance amending Ordinance No. 08-2906 awarding the contract to Allied Waste Services of Fort Worth, LLC, successor-in-interest to Allied Waste Systems, Inc., for Recycling Services to include Article IV. Section

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W. "Modification of Rates"; Article V. (A)(4); and Article V. (A)(8); and granting an extension of the contract for an additional two year term commencing on January 1, 2019.

Motion approved 5-2-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Champney, Councilmember Farco, Councilmember Turner and Councilmember Fisher

Voting in opposition to the motion: Councilmember Boyter and Councilmember Davisson

- 8. Consider an ordinance amending Ordinance No. 08-2905 awarding the contract to Allied Waste Services of Fort Worth, LLC, successor-in-interest to Allied Waste Systems, Inc., for Solid Waste Collection Services to include Article IV. Section W. "Modification of Rates"; and granting an extension of the contract for an additional two year term commencing on January 1, 2019.**

Ms. Jakubik presented information regarding this item, which is to lengthen the solid waste contract with Republic Services by two years to mirror the increase to the recycling contract. It includes the continuation of the 3.75 percent increase every two years, including one in 2019.

Motioned by Councilmember Turner, seconded by Councilmember Champney, to approve an ordinance amending Ordinance No. 08-2905 awarding the contract to Allied Waste Services of Fort Worth, LLC, successor-in-interest to Allied Waste Systems, Inc., for Solid Waste Collection Services to include Article IV. Section W. "Modification of Rates"; and granting an extension of the contract for an additional two year term commencing on January 1, 2019.

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

- 9. Consider a resolution authorizing the Interim City Manager to enter into a Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC a Delaware limited liability company.**

This item was approved by consent.

- 10. Consider a resolution approving an 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 Norma's Cafe.**

This item was discussed during Executive Session.

Motioned by Councilmember Champney, seconded by Councilmember Turner, to approve a resolution approving an 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 Norma's Café subject to execution and approval of the agreement by May 1 by all parties or else the agreement is rescinded.

Motion approved 4-3-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Champney, Councilmember Farco and Councilmember Turner

Voting in opposition to the motion: Councilmember Boyter, Councilmember Davisson and Councilmember Fisher

- 11. Review and discussion on preliminary draft of strategic planning overview for the Cultural District and Bedford Commons. **This item requested by Councilmember Champney.**

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Councilmember Champney requested this item be placed on the agenda for discussion. He stated that what is being presented is something he put together and is not a City initiative, but may be something the City wants to consider from a standpoint of doing things that result in more efficiency and productivity. The purpose of the presentation is to look at consolidating development activities, identifying development timelines and potential cost efficiencies, identifying primary funding opportunities for future development and presenting possible scenarios to attract investment partners and developers. He stated that when he looked at various documents, a lot of things are in isolation and he asked if such things as new initiatives, redevelopment, and infrastructure maintenance and community renewal were isolated or interconnected. He discussed potential overlapping funding needs and looking at the big picture and not at things in isolation. He discussed unique efficiencies that can be had and linkages between the Cultural District, the Bedford Commons, streets, water and sewer. He further discussed funding sources, including economic development corporations, Chapter 380 incentives, tax abatements, Tax Increment Financing, Public Improvement Districts, bonds, and public private partnerships, which could have overlapping effects. He described aspects of both the Bedford Commons and the Cultural District and stated that if looked at side-by-side, there is a contiguous flow from one area to other and tying them together would build awareness, visibility and density. The City is in a good position in working with developers and investors since City owns a lot of land. He described the strengths, weaknesses, opportunities and threats of both the Bedford Commons and the Cultural District. He stated the Levitt Pavilion in Arlington attracts 125,000 visitors a year in an area smaller than the area of the Boys Ranch, Old Bedford School and Library. In combining the two entities, their strengths complement each other, their weaknesses offset each other, their opportunities are strengthened, and their threats are lessened. He stated that there is a symbiotic relationship between the two entities. He stated that the City needs to make sure that it develops plans that are specific, measurable, achievable, and responsible along with a timeline. The City needs to have a consolidated strategic plan, which takes into account all activities. The next steps are to review planned infrastructure activities, evaluate them in relation to new development activities, finalize the Bedford Commons and Cultural District strategic plans and develop a go-to-market plan. There was discussion on using this information at the next Council work session; confusion between the Bedford Commons and the Cultural District; the process of the Commons; signage for the Cultural District; the strategic plan from the Cultural Commission; and the main threat being not moving rapidly on development.

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

✓ Animal Shelter Advisory Board - Councilmember Fisher

No report was given.

✓ Beautification Commission - Councilmember Turner

Councilmember Turner reported that the Commission continues their annual spring work and that Chunk Your Junk/Clean Up Bedford Day is April 18.

✓ Community Affairs Commission - Councilmember Boyter

Councilmember Boyter reported on the Business Roundtable hosted by the Commission on April 2 from 8:00 a.m. to 9:00 p.m. He discussed the City Expo scheduled for Saturday, April 11 from 10:00 a.m. to 2:00 p.m.

✓ Cultural Commission - Councilmember Champney

Councilmember Champney reported that Josh Santillan from the Commission has put up a Facebook page on the storefront gallery and that the Commission will be meeting to review the strategic plan.

✓ Library Board - Councilmember Davisson

Councilmember Davisson reported that the Library Satisfaction Survey ends on March 31 can be done online on both City and Library websites.

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

Councilmember Davisson reported that the Board will hold a public hearing on April 1 at 6:00 p.m. at the Library to hear contributions from the public on the park system update.

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

Councilmember Farco reported that the annual Teen Court Banquet is April 16 at the Hurst Conference Center.

13. Council member Reports

Councilmember Fisher reported that WFAA news ran a politically motivated news story on March 12. He has a great amount of respect for the media and they usually do a good job; however, at the end of the story, it was reported that WFAA had reached out to every City Council member and received no response. He stated that he was never contacted once for comment. In speaking with his fellow Council members, he knows of only one that was contacted at 3:30 p.m. with a phone call that lasted three seconds. He stated that it is not fair and not right and he wanted to make sure the citizens knew that the men currently on Council and the people that have served on it before are people of integrity.

14. City Manager/Staff Reports

Interim City Manager Roger Gibson echoed previous comments regarding the City Expo.

EXECUTIVE SESSION

To convene in the conference room, if time permits, 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 with the City of Euless.**
- b) **Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1RB, Bedford Meadows Shopping Center.**
- c) **Pursuant to Section 551.074, personnel matters - City Manager search.**
- d) **Pursuant to Section 551.074, personnel matters - Council discussion on administrative and communications processes and procedures as related to the city manager search.**

****This item requested by Councilmember Champney.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations with the City of Euless; Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1RB, Bedford Meadows Shopping Center; Section 551.074, personnel matters - City Manager search; and Section 551.074, personnel matters - Council discussion on administrative and communications processes and procedures as related to the city manager search at 9:01p.m.

Council reconvened from Executive Session at 10:16 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.

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

Item # 10 was voted on during the Regular Session.

ADJOURNMENT

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Mayor Griffin adjourned the meeting at 10:19 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary