

Council Minutes August 15, 2017

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Special Session at 6:00 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 15th day of August, 2017 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Dave Gebhart	
Amy Sabol	
Roy W. Turner	

constituting a quorum.

Councilmember Fisher was absent from the meeting. Councilmember Sartor arrived at 6:28 p.m. Councilmember Turner left at 6:30 p.m.

Staff present included:

Brian Bosshardt	City Manager
Michael Wells	City Secretary
Amanda Jacobs	Assistant City Secretary
Paula McPartlin	Interim Admin. Services Director
Eric Valdez	Community Services Manager

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order at 6:00 p.m.

COUNCIL CHAMBER SPECIAL SESSION

- **Consider a resolution ordering a bond election to be held in the City of Bedford, Texas, for the issuance of \$70,000,000 General Obligation Bonds for constructing, improving, renovating, and equipping park and recreation facilities (including ball field improvements, aquatic center improvements, multi-purpose event facilities improvements and other related improvements) including the acquisition of land therefor; making provisions for the conduct of the election and resolving other matters incident and related to such election.**

Mayor Griffin stated that the purpose of the meeting was for Council to approve wording that would be on the ballot for the November Bond Election. Phase Next is important in moving forward and improving infrastructure and improving amenities. City Manager Brian Bosshardt stated that Mark Hatchel with Kimley-Horn was there to discuss minor adjustments to the plan based on prior discussions with Council.

Mr. Hatchel stated that this project is a work in progress. The architects have started working on the details of the multi-generation center. Now there will be nine tennis courts to accommodate tournaments, the plans show what a larger Splash facility will look like, and a skate park is shown near the pavilion. His team has heard the desires of the Council and will continue to work on the plans.

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Mr. Bosshardt stated that in 2019, there will be a dramatic drop in the City's debt owed. If Council does approve the wording for the ballot and the voters approve the bond, there will be a slight rise in 2019. The City is required to publish the interest rate and the current rate to be published is 4.25 percent; however, staff is confident that the rate will be lower. There will be cost recovery through programming fees at the new facility. The proposed tax rate for FY 2017/18 is \$0.52 per \$100 valuation and the average homeowner in Bedford will realize an \$80.67 increase per month on their property tax bill. Of that amount, \$12.18 per month is going to pay for bonds/debt service. He stated Public Safety represents 50 percent of where a monthly property tax payment goes each month. If the bond passes, the average property tax bill will increase to \$91.62 per month, with debt service increasing to \$16.97 per month, with Public Safety remaining at 50 percent of the total allocation of the monthly tax payment. Some estimates are being made as staff looks at the data.

There was discussion on opportunities and potential at the Boys Ranch for revenue with the infrastructure improvements; the project being rushed; getting the project right; the additional impact to the budget separate from the bond; issues with Council and residents not knowing what the recreational facility will look like or what the fees would be; and ensuring that things are not missed.

In response to questions from Council, Mr. Hatchel stated that the current presentation is subject to change. The architect is working on the project now and meetings will be held with staff to discuss unveiling the plan to the public in early September. There may be some tradeoffs regarding the size and number of features in the center and those items should be available to present to the Parks and Recreation Board in September. A 3-D Animated Flyover will be available with views from the exterior and interior. An updated version of the plan, a floorplan, an elevation, and the video flyover will be available as educational tools for the public. The facility will be two-level, will not be a pure rectangle, and the idea is to make it very attractive and to be a show piece on that property. The facility will be tailor-made to Bedford's needs and the facility will draw people to the City. The intent is to get everything that is needed and wanted and they understand that arts are important in Bedford and that indoor and outdoor aquatics are wanted. With a detailed plan and layout of the center, staffing assumptions can be made using real data on cost of utilities and how they are paid, which will be part of the plan provided by Councilman-Hunsaker. Conservative user forecasting data will be provided before November and there is flexibility in the plan.

City Manager Brian Bosshardt stated that staff intends to hold a work session to discuss the public education campaign.

In response to questions from Council, Mr. Hatchel stated that the performance hall should be a separate facility. They got push back about having a combination performance/banquet hall and they know it is important to not disrupt or displace OnStage. It has been suggested to allocate a portion of the funds to renovate the facility and a performance hall could be included, but it is not feasible to do everything. The contract with Kimley-Horn includes programming, plan view, and what the facility will look like.

There was discussion on concerns of a performance hall not being part of the plan; the project moving too fast; waiting until May for the election; Council knowing exactly what the project entails; the importance of the arts; having the ballot language written to allow for a multitude of things; apprehension about the speed of the project; promoting a large capital expense given the City's financial situation; the necessity of other projects; having a facility similar to neighboring facilities; whether a new facility would revitalize or reinvigorate the City; ensuring what is done is good for the City in the long-run and considering long-term effects; improving policies that are implemented to attract and keep business, and to invigorate new home building to replace older homes in the City; and thinking outside the box by innovating how the City does things.

In response to questions from Council, Mr. Hatchel stated that the goal is to have the fly-through, building elevations, and floor plan ready for a meeting with staff on September 7, 2017, and the

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fly-through video will create a lot of excitement. The project is moving fast, but that waiting until May will make no difference. Because of the trends in construction costs; waiting will only cause the project to cost more. The changes in the project presented to Council came from staff, public, and Council input. Kimley-Horn has created successful projects on short timelines and the Bedford project has been in progress since 2010. The special event open space would be a good space to organize outside events. The direction received from Council regarding Splash was to redo the facility with a new entrance better oriented to the parking. He stated there will be money for the arts. As plans are refined, a visualization will be created with a plan of the activity center and a lot of information will be made available regarding the financials, pricing, staffing. Once the construction documents are done, there will be another opportunity to look at them. It will take two to three years to construct the center and a couple of years to design and bid the outdoor facility. He stated it is a process and there is plenty of time to make it great. The consequences of delaying are increased costs. The three monument signs will be placed in the design and the current location of the signs will change. If the project was delayed until May, there would need to be an extension to the contract and Kimley-Horn has already attended more meetings than the current contract calls for. Regarding costs, a man-day is \$1,500 - \$2,000 per day. He stated the project has been delayed six years since the first master plan was approved and that the project has good momentum and citizen support.

There was discussion on concerns about the project timeline and items being missed to making the project great; the budgetary impact of the new facility; dog agility events; concerns about asking the voters to approve funding for projects that have not yet been planned or approved; the inability for the City to have the lowest tax rate; having the ability to provide economic incentives to lure better businesses into those facilities; the need to be able to generate a tax base to create a forward thinking model; the need to draw the type of people who want to invest in the community, including the requirement for a certain standard and quality of life; making bold decisions to invest in the future of the community; taking risks and thinking bigger; the importance of the Boys Ranch and the need for the project to be right; utilizing the tools and assets of Kimley-Horn to educate and inform the public; and the future of the City.

In response to questions from Council, Mr. Hatchel stated that they have given the building remodel plans for the Old Bedford School to their architect and there are plans to look at the site and the building about feasibility. A report will be brought to Council in the future.

Motioned by Councilmember Boyter, seconded by Mayor Griffin, to approve resolution ordering a bond election to be held in the City of Bedford, Texas, for the issuance of \$70,000,000 General Obligation Bonds for constructing, improving, renovating, and equipping park and recreation facilities (including ball field improvements, aquatic center improvements, multi-purpose event facilities improvements and other related improvements) including the acquisition of land therefor; making provisions for the conduct of the election and resolving other matters incident and related to such election.

Motion approved 3-2-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Sartor and Councilmember Boyter

Voting in opposition to the motion: Councilmember Gebhart and Councilmember Sabol

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 551.072, to deliberate the purchase, exchange, lease or value of real property – Tracts 6B, 4A03A, 4A04 and 4A05 of the TW Williams Survey, and Block 2, Lot 1, Texas Amer Bankshares Addition.**

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Council convened into Executive Session Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property – Tracts 6B, 4A03A, 4A04 and 4A05 of the TW Williams Survey, and Block 2, Lot 1, Texas Amer Bankshares Addition at approximately 8:10 p.m.

Council reconvened from Executive Session at 8:20 p.m.

- **Take any action necessary as a result of the Executive Session**

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

ADJOURNMENT

Mayor Griffin adjourned the meeting at 8:20 pm

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary