

Council Minutes June 13, 2017

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 13th day of June, 2017 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Roger Fisher	
Dave Gebhart	
Amy Sabol	
Rusty Sartor	
Roy W. Turner	

constituting a quorum.

Staff present included:

Brian Bosshardt	City Manager
Cliff Blackwell	Acting Assistant City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Chuck Carlisle	Fleet and Facility Services Manager
Sarah Featherstone	Librarian
Meg Jakubik	Strategic Services Manager
Kenny Overstreet	Public Works Director
Maria Redburn	Library Director

COUNCIL CHAMBER WORK SESSION

Mayor Griffin called the Work Session to order at 5:30 p.m.

- **Presentation by staff to promote the Library's Summer Activities Calendar. **This item requested by Councilmember Boyter**

Librarian Sarah Featherstone presented information regarding the Library's summer activities. She discussed the "HEB Reads!" program, which is their Summer Reading Club and is done in collaboration with the cities of Hurst and Euless, and the school district. The programming numbers have been increased and the attendance for the Thursday Clubhouse has been so high that they have started to require tickets. The HEB Reads! kickoff party was held on May 6, 2017, with 4,500 attendees, bounce houses, book giveaways, free meals from In-and-Out Burger and crafts. She thanked the Public Works, Fire, Police and Parks Departments for their assistance. She discussed the grant-funded STEM-tastic program, which has been held every Monday night since March, and will be held through August. Youth programs are held almost every day of the week during the summer, and includes story times, science experiments, the Thursday Clubhouse programs, movies, crafts, and games. Teen programs include the second Saturday's monthly afterhours programs, as well as other programs, including calligraphy, henna tattoos, caricatures and Japanese manga. Adult programs include the Great American Eclipse event in July, featuring

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a solar system ambassador from NASA, as well as crafts and computer classes. Outreach initiatives include Harston Woods, Shady Oaks Elementary School, Boys Ranch Activity Center campers, and the YMCA summer camps. Overall, there are 175 programs in June and July, for an average of 19.4 programs per week. She stated they strive to provide something for everybody, including the educational and entertainment needs of all Bedford residents.

Councilmember Boyter discussed the information provided by Ms. Featherstone, increasing the promotion of the Library, whether residents comprehend how great the Library is, and the great work done by staff and volunteers. Through the seven months ended in April, there were 131,000 visits to the Library, 336,000 items were circulated, 679 programs with 16,704 people in attendance, and 3,900 volunteer hours. There are approximately 43,000 registered patrons. Councilmember Boyter presented Ms. Featherstone with a PlayStation 4 for the teen programming.

Mayor Griffin adjourned the Work Session at 5:41 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 551.072, to deliberate the purchase, exchange, lease or value of real property - regarding Abstract 1607 Tract 11e01 William Wallace Survey.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, lease or value of real property - regarding Abstract 1607 Tract 11e01 William Wallace Survey at 5:43 p.m.

Council reconvened from Executive Session at 5:46 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

The Regular Session began at 6:30 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION

Councilmember Gebhart gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledges of Allegiance to the flags of the United States and Texas were given.

ANNOUNCEMENTS/UPCOMING EVENTS

Public Information Officer Natalie Foster announced that fathers, accompanied with a child, would receive \$1.00 off their price of admission to Splash on Sunday from 12:00 p.m. to 6:00 p.m. She announced that 4thFest will be held on Tuesday, July 4, 2017 at the Boys Ranch Park from 4:00

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p.m. to 10:00 p.m. Admission is free and there will be children's activities, a car show, live music, an annual salute to our soldiers, food, and fireworks to conclude the night. Parking is available on site for \$20.00 and at the Library for \$15.00. She reminded animal owners to submit pictures of their dogs by June 30, 2017 to be featured in the 2018 dog calendar.

OPEN FORUM

Tom Culbert, 1925 Charleston Drive, Bedford – Mr. Culbert signed up to speak on Item #12. He spoke about Senior Center dance, and asked about the amount of money being lost on the dances and the reason the number of dances were reduced. It was stated by Council that staff was working on gathering more accurate information on the amount of money being lost and conducting a survey to receive input from seniors about what programs they want. Mr. Culbert stated that a decision was made to hold dances every Monday in June but that at the last dance, he did not know the name of the band. He stated there is no advertising within or outside the Center and he felt that there are forces trying to run off the dances. He discussed advertising for bingo and that the City Magazine promotes the Center as offering programs and services designed to promote optimal health and wellness as well as opportunities for socialization. He stated that bingo was not socially active or good for one's health. There was discussion on improving advertising for the Center, providing multiple outlets for seniors to enjoy all kinds of activities, and staff working on the dances.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Fisher, seconded by Councilmember Turner, to approve the following items by consent: 1, 4 and 5.

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

1. **Consider approval of the following City Council minutes:**
 - a) **May 16, 2017 special session**
 - b) **May 23, 2017 regular meeting**

This item was approved by consent.

2. **Consider a resolution authorizing the City Manager to enter into a professional services agreement with Halff Associates, Inc., in the amount of \$90,000, for the update and maintenance of the existing City Geographic Information System (GIS) database and to provide hosting services for this database.**

This item was removed from the consent agenda.

Public Works Director Kenny Overstreet presented information regarding this item, which is to update water, sewer and stormwater line information, as well as street infrastructure and signs. Halff Associates would design dropdown menus for such items as size of the main and date of installation. Staff would still compile information in the field to be forwarded to Halff for the menus. Phase 1 of the project would complete the programming, dropdown boxes and layers, and if approved in the following year's budget, there would be funding to update GIS and the infrastructure. He stated that having this information would help with requests from developers and businesses. The information would be hosted by Halff on the web, allowing the public to view items including zoning districts, Planned Unit Development (PUD) maps and light, minor infrastructure information. Having GIS hosted on the web would allow employees to examine information in the field, which would assist with such issues as identifying valves when dealing with water line breaks. He stated that having this information previously would have helped with

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researching for the SWIFT water projects. \$36,550 was approved in the current year's budget and staff is asking for that same amount plus approximately \$35,000 in a 2007 Certificate of Obligation funds in next year's budget.

In response to questions from Council, Mr. Overstreet confirmed that this project would increase efficiency and lead to cost savings. The reason for only doing 70 percent of the entire project with this item is to use the funds approved in the current budget. Phase 2 would cost approximately \$38,000 and would include data research, storm drains and drainage channel infrastructure, which involves more field research. Phase 1 would put the structure in place so Phase 2 could be accomplished. Mr. Atkinson with Halff stated that they have never increased their hosting fees unless a client has asked for a change in scope, and the \$90,000 cost would complete 70 percent of both phases.

Mr. Overstreet confirmed that GIS is a graphical database to allow employees to identify infrastructure, and the City has some of the information but it is not accurate or complete. He presented an overview of how the information for the GIS database will be gathered and how long that process would take; and current issues faced by staff in the field in not having an accurate or complete database. It would take approximately two years to gather all the information for the database. GIS is a common program used by cities and Bedford is one of the last to adopt it. \$36,550 would be paid from this year's budget, with \$53,450 being paid from next year's budget. He discussed the benefits of the GIS database in case of a disaster and stated that both public safety and Economic Development operate off a small platform of the current system. Other departments could later participate and include their data. He stated staff and Halff will work in conjunction in populating the system. The amount of training on the system will be based on the level that an employee needs, such as editing or administrative. He discussed plans to tie a work order system into GIS and uploading information such as leaks and sewer stoppages, as well as their road evaluation system, to assist in managing the City's infrastructure.

Eric Atkinson with Halff stated the bulk of the Phase 1 effort is to digitize plans, and bringing in the as-builts and map books currently maintained by field crews, which then provides the framework within which staff would operate. Regarding freely hosting GIS information on the web, he stated that Homeland Security advises against putting water and sewer lines in the public domain, and that information should be behind a firewall. The free hosting is limited to 10 megabytes of data and features cannot have more than 100 vertices. Halff is a business partner with Esri, the GIS vendor, and is in line with what they offer for their free services. Regarding return on investment, Halff is approximately a third of the cost of going with the Esri solution in their cloud. For the \$6,000 yearly cost, Halff provides data backups, the licensing required for the server, and hardware, including multiple servers. They promise a 99 percent uptime and, as the City owns the data, they would provide the City a file geodatabase. When the entire project is complete, he projected that there would be approximately 200 to 300 gigabytes of data, most which are plan sheets attached to GIS datasets. Esri has a local government data module, which identifies everything a local government would use in a public works infrastructure and Halff will work with the City to identify the information that is needed by Bedford.

Mr. Overstreet stated the money for GIS has been in the budget for the last eight to ten years, and has been used to rent equipment to gather GIS information, upgrade software, and to hire a consulting firm for a pilot program to gather valve information. He discussed information being transferred between the City and Halff, and the current system that is mainly utilized, and will continue to be utilized by Development. He stated this item is strictly for Public Works but employees from other departments will be able to access the information.

There was discussion on having one system available for everybody to access to. It was stated new data is being added to existing data, a hosted front-end is being provided, and the new

system will allow for multiple accounts to be added. There was discussion on the cost for a system that would include all departments. Mr. Atkinson stated that what was being presented is a hybrid system, and part of the project is to exchange data between Public Works and Development to be made available on a web platform. There was discussion on spending money prior to it be approved in the budget. Mr. Overstreet stated that he wanted to use the funding approved in the current budget to complete Phase 1 and, if the additional funds were not approved in the following year's budget, funding would still be available in a CO bond to continue the work. There was discussion on allocating this year's funding to the following year and staff presenting a more robust plan that includes more departments; and not approving items piecemeal. Mr. Overstreet discussed the process of gathering the data for the system. Mr. Atkinson stated the \$36,000 in the current budget would allow Halff to build up the web maps, define the layers, determine what information is to be collected, and how to store it. The bulk of the \$90,000 is the labor cost to examine the plans and to get the system in the right place. There was discussion on moving forward on the first part of the project as the money has already been approved in the budget, and staff and Halff presenting a more consolidated, complete package; and the possibility of the project costing more in the long-run if everything is not approved together. Mr. Atkinson stated that everybody would have access to the system and discussed what was meant by "hybrid system" including who is creating and maintaining the information being exchanged between staff and Halff for the web map interface and the City's internal mapping. There was discussion on increased fees for additional web-based applications. City Manager Brian Bosshardt stated that was being asked for is to input Public Works data and once completed, for staff and the public to have access to it. This type of GIS database is standard in other cities but Bedford does not currently have access to it. There was discussion on adding other applications onto the project; focusing on what was presented by staff; Council seeing a presentation during budget that pays for the entire portion for Public Works portion and ascertaining the needs of other departments; and tabling the item to get the totals for the entire Public Works project.

Motioned by Councilmember Boyter, seconded by Councilmember Gebhart, to table a resolution authorizing the City Manager to enter into a professional services agreement with Halff Associates, Inc., in the amount of \$90,000, for the update and maintenance of the existing City Geographic Information System (GIS) database and to provide hosting services for this database.

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

3. Consider a resolution authorizing the City Manager to enter into an agreement with Harrison Walker and Harper 1887 for the replacement of the Service Center materials storage bin canopy utilizing The Interlocal Purchasing System (TIPS), a National Purchasing Cooperative, in the amount of \$73,620.

This item was removed from the consent agenda.

Mr. Overstreet presented information regarding this item. The current canopy is approximately 26 years old has been moved multiple times over the years for expansion projects. The structural stability of the cover is weakening, as the I-beams holding up the canopy have been hit over the years. There are holes in the tin roof allowing water to penetrate. The cover is a requirement to be in compliance with the City's stormwater permit; if it were not in place, debris and runoff would be allowed to enter the creeks. The current cover is approximately 13 feet tall; the one being proposed is 20 feet tall in the front and 18 feet tall in the back, which would prevent the loader bucket from hitting top. The item was approved in the current budget in the amount of \$75,000 but by using a contractor through the TIPS program, it came in at \$73,620.

In response to questions from Council, Mr. Overstreet stated the item is to help stay in compliance with the Texas Commission on Environmental Quality. The poles being struck over the years has

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caused structural damage, and it is now a safety issue. The item was not put out for bid but staff went through the TIPS program. Regarding a timeframe for the canopy to be constructed, Fleet and Facility Services Manager Chuck Carlisle stated that Harrison Walker and Harper has a fabrication unit in-house, which will speed up the process, and estimated it will take approximately eight to ten weeks to complete. He stated that TIPS works generally the same as a buyboard. The structural part of a project like the canopy is pre-bid and the amount of materials needed is calculated using the square footage of the project. There was discussion on protecting the I-beams from damage, including encasing them in concrete or installing bollards, which would be the easier solution.

Motioned by Councilmember Gebhart, seconded by Councilmember Turner, to approve a resolution authorizing the City Manager to enter into an agreement with Harrison Walker and Harper 1887 for the replacement of the Service Center materials storage bin canopy utilizing The Interlocal Purchasing System (TIPS), a National Purchasing Cooperative, in the amount of \$73,620.

Motion approved 6-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Sartor, Councilmember Gebhart, Councilmember Sabol, Councilmember Boyter and Councilmember Turner.

Voting in opposition to the motion: Councilmember Fisher

4. Consider a resolution repealing Resolution No. 95-31 and authorizing the City Manager to enter into separate agreements for services received from groups or organizations for maintenance of City rights-of-way.

This item was approved by consent.

5. Consider a resolution of the City Council of Bedford, Texas, designating the City Manager as the Authorized Official for grants submitted to the Office of the Governor, Criminal Justice Division and the Office of Justice Programs (OJP), Bureau of Justice.

This item was approved by consent.

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

- a) Dorothy McWhorter, 1600 Martha Drive, Bedford, Texas 76022 - Request to speak to the Council regarding water meters.**

Dorothy McWhorter, 1600 Martha Drive, Bedford - Ms. McWhorter welcomed the new City Manager. She asked for a status report on the installation of cutoffs on water meters that will allow homeowners to cut off the water without taking off the meter box lid. Mr. Overstreet stated that at a previous meeting, there were proposals to either remove the lock from the meter box or participate in a cost-sharing deal with the homeowners to install private cutoffs on the behind the outside of the meter boxes. Based on the discussion at the meeting, it was his understanding that the meter boxes would be locked and the City was not going to entertain cost sharing, but would assist homeowners in tracing their lines to pinpoint where their private cutoffs were located. Ms. McWhorter stated her private shutoff valve is located four feet down and would require two plumbers to install an apparatus to bring the up the valve, at a minimum cost of \$600. It was stated by Council that staff did inquire with the vendor about attaching something to the water meter, at

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the homeowner's expense, so they could turn off the water without opening the lid, but it was not advisable to do so with the water meter contract for liability issues. She was advised to check with her plumber about adding a shutoff valve on her side of the meter.

In response to a question from Ms. McWhorter, Council confirmed that a homeowner had to either shut off the water at their private cutoff or to call the City to do so. She asked for statistics on the number of times the City responded to emergency requests to shut off water in the past year; the average response time during normal working hours; and whether the City used a system for Public Works to enter the time a call was received and when they arrived at the destination. It was explained by Council that they were unsure of the answers as the questions were not presented beforehand. Mr. Bosshardt explained that response time is not currently being tracked and is not a standard performance measure for Public Works. Ms. McWhorter stated the City is installing water meters that homeowners do not have access to and no figures to support how long it takes Public Works to respond. Mr. Overstreet stated that the current work order system records the date, and the times jobs were started and ended, but not travel time. He estimated the average response time during the day to be approximately 10 to 15 minutes. It was explained by Council that there were no proposed changes to the ordinance and the current meters are supposed to be locked and inaccessible. There was discussion on the contractor who reads the water meters. In response to a question from Ms. McWhorter regarding which households would receive a new self-reading meter, Mr. Overstreet explained that since October 2015, the City has been installing new smart meters, that have not been hooked up with an endpoint to be able to communicate. Those meters will not be removed, and will only have an endpoint attached. Every old turban-based meter will be changed to smart meters.

Ms. McWhorter asked if the water volume charge of \$3.74 on her water bill include the new meters. Mr. Overstreet stated the charge includes the cost of the water produced by the City's wells, water purchased from the Trinity River Authority, operations and maintenance, and the first \$30M from the SWIFT loan. There was discussion on Ms. McWhorter's question on whether a homeowner ends up paying more for their water meter since the water rate and meter cost could not be separated out under the water volume charge. Regarding a question from Ms. McWhorter on the water base charge, Acting Assistant City Manager Cliff Blackwell stated there is no account for the base charge and that what is being discussed is the cost of services, including operations and maintenance, debt, and depreciation, which is approximately \$21M. This cost is entered into a rate model that determines the rates needed, based on the size of the meters and the volume of usage over a three-year average. The amount of revenue generated from the accumulated total of base and volume charges is used to offset the total costs. There are no separate base or water accounts, just one Water and Sewer Fund, which is designed to pay for itself. In response to a question from Ms. McWhorter, Mr. Overstreet stated that there is a line item in the Fund for the replacement of broken water meters. In response to a question from Ms. McWhorter on the breakdown of the water base charge, Mr. Blackwell stated that it varies by the size of the meter. In the rate making process, there is one component based on the revenue requirements and another component that looks at consumption history based on a five-year rolling average. That average, based on 15,000 accounts, gives the City the revenue number needed to match the first component. The base charge accounts for approximately \$5M to \$6M for water and \$3.5M for sewer, which is only half what is needed to pay for services. The same mathematical formula is applied to volume with the rolling averages, and if the City finds itself short, the rate consultant applies percentage increases to close the gap. The base amount includes debt and fixed charges because the City needs a minimum amount of revenue to pay for those obligations. There was discussion on why the cost of the water meter could not be a straight fee for the time it takes to pay off the cost of the meter, to which Mr. Blackwell responded that if the City paid \$15M in cash for the meters, with the obligation that the customer base would reimburse the City, then that would have been a good concept. It would be shown as a separate charge on the bill, which would fall off at some point in time. Instead, the City is using debt with money that is borrowed for several

SWIFT-related projects, \$14.5M of which is being used for the water meter program. He stated it does not make sense to separate out the debt for the water meters when the other projects being funded through debt are not also separated out on the water bill. Further, the debt on the water bills has an amortization out 18 years. Ms. McWhorter asked when the City reduces the charge in the water base. She stated when a consumer is billed for something and it not shown on the bill, the first thought is the creation of a slush fund, and she feels that since this was not broken down, a slush fund is being created. When an expense cannot be identified, doubt is created.

COUNCIL RECOGNITION

7. Recognition of the City of Bedford's 21st Consecutive Distinguished Budget Presentation Award.

Mayor Griffin presented Strategic Services Manger Meg Jakubik with the Distinguished Budget Presentation Award from the Government Finance Officers Association of the United States and Canada.

NEW BUSINESS

8. Public hearing and consider an ordinance to rezone Lot 1AR2, Block 12, Oak Ridge Estates, located at 2909 Crystal Springs Street, Bedford, Texas from Heavy Commercial (H) to Planned Unit Development (PUD), specific to Section 4.15 of the City of Bedford Zoning Ordinance, allowing for Mark Weatherford to subdivide the 1 lot into 25 lots to build a mix of attached residential homes. The property is generally located south of Susan Drive and west of Crystal Springs Street. (PZ-PUD-2017-50017)

Planning Manager Emilio Sanchez presented information regarding this item, which is to rezone 2909 Crystal Springs Street from Heavy Commercial to Planned Unit Development, allowing Mark Weatherford to subdivide the property, currently platted as one lot, into 25 individual lots, broken down to triplexes and duplexes. The site is currently a vacant commercial lot and the Comprehensive Land Use Plan designates the area as commercial; therefore, an amendment to the Plan would be needed in the future. The Planning and Zoning Commission recommended approval of this item by a vote of 5-2-0 at their May 11, 2017 meeting. The applicant has proposed a Planned Unit Development (PUD) for the site, using the MD-4 standard for base zoning. He presented development standards for the PUD, which would be adopted as part of the ordinance.

Mayor Griffin opened the public hearing at 8:31 p.m.

Mark Weatherford, 3811 Pine Tree Court, Dallas - Mr. Weatherford stated he would like to build 25 townhomes at the corner of Crystal Springs Street and Susan Drive. They would be approximately 1,700 to 2,400 square feet in size and priced between \$275,000 and \$350,000. He has comps in the Hurst, Euless, Bedford and North Richland Hills area that confirms the pricing. He stated Bedford has only about one month of supply of houses and is one of the best housing markets in the Metroplex. The buildings would have open floor plans, granite countertops, foam insulation, and be of the farmhouse, craftsman style, with eight to ten homes having the master bedroom downstairs. They are designed to have a variety of colors and materials for a fresh, clean and bright look. Projected buyers include single women and some single men, empty nesters and some newlyweds. There will be landscaping with grass and shrubs, and 20 trees will be planted throughout the development. Backyards and all common areas will be maintained by the homeowner's association (HOA), and there will be strict enforcement and assessment language in the HOA documents. This is the seventh such development they have done in the

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last four years. The estimated total buildout taxable value is \$8M, which is higher than surrounding properties.

Patricia Nolan, 75 Morrow Drive, Bedford – Ms. Nolan stated she has concerns about the development. She subscribes to the crime report that is available to all Bedford citizens, and a crime report from January 1, 2016 to May 29, 2017 shows there to be time 188 offenses during that time within one quarter mile of Crystal Springs Street. She listed some of the offenses found in the report. She did not think the location was a good place for a housing development as there our issues at Crystal Springs and advised Council not to approve the item.

Mayor Griffin closed the public hearing at 8:37 p.m.

In response to questions from Council, Mr. Sanchez stated he is aware of zoning changes from commercial to residential that have occurred in the past. He discussed the Sanders Court and Avalon Court developments, which both were PUDs but had residential as the underlying zoning. He stated the amount of vacant land available for development is approximately three to four percent. Regarding the definition of “multifamily”, he stated it is not specifically called out in the Zoning Ordinance. A duplex is two living two units separated by one common wall, while a triplex is three living units separated by two common walls, with property lines running down the middle of the common walls. There was discussion on the definition of multifamily by the National Association of Realtors being multiple separate housing units for residential inhabitants contained within one building or several buildings within one complex. Mr. Sanchez stated that each portion of the duplex would be its own individual home under a shared roof. Regarding conflicts with the Comprehensive Land Use Plan, he stated the map shows the location to be currently zoned commercial, so if Council were to approve the zoning change, there would be a conflict that could be amended at a future date. In response to questions from Council, Mr. Weatherford stated he sees the properties as townhouses and that duplexes are the next best thing to single-family residences. He does not consider a duplex to be multifamily. He stated the units will be owner-occupied and will not be leased. There was discussion regarding concerns on the abundance of multifamily units in the City; residents voicing their dissatisfaction with multifamily during the recent election; the North Central Texas Council of Governments showing Bedford to be 43.9 percent renter occupied, and is higher than other cities in the area, other than Euless; the City of Hurst having demographic data showing income levels being dramatically different for those living in multifamily; and concerns about changing a commercial property to residential and having fewer options to generate sales tax.

In response to questions from Council, Mr. Sanchez stated that the applicant meets the minimum standards for parking per unit with the garages in their concept plan. There were discussions about on-street parking and where visitors would park during the Commission meeting, including parking along Crystal Springs Street and having “no parking” on one side of the street if the development created parking issues. The driveways are very short and there is not enough room for a vehicle to park without impeding pedestrian traffic. There was discussion on the requirement to have a masonry fence between commercial and residential properties, which could be added as a stipulation to the PUD. In response to questions from Council, Mr. Weatherford confirmed that he was looking at maximizing the return on his investment and the more people he could put on a parcel, the more money he would make. He looked at a plan for single-family houses but it was not feasible. There was discussion on increasing the percentage of masonry on the units; the property being very difficult to develop; development helping with the crime problems in the area; adding a masonry fence along the backside of the property; and concerns regarding parking. Mr. Weatherford stated there are three guest parking spots on Susan Drive. Some of the units could pull the garage further south to create additional parking spaces and additional parking could be added to the open area if needed. There was discussion on the HOA enforcing painting and upkeep. There was discussion on the “Cape Cod” style of the housing units fitting in Bedford;

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people paying for homes that face a storage building or a motel; and concerns with the enforcement by the HOA. Mr. Sanchez stated the property has been on the market for approximately 20 years and there have been inquiries including a multifamily group looking at tax credit project on the site. There was discussion on concerns about the marketability of the homes at the prices discussed by Mr. Weatherford; the houses being owner occupied; how to prevent an owner from renting out their unit; the City being too liberal in switching commercial properties to residential; opportunities for the property in the future; multifamily not being well received by residents; and the possibility of the properties being rented out in the future. Mr. Weatherford stated that he will establish the HOA and run it until it is handed over to the homeowners. There was discussion on the HOA disappearing without the right kind of homeowners; duplexes and triplexes becoming rentals; the City standing behind the footprint and layout that is established; waiting to see what happens on the property; the appropriateness of the proposed development for the area; the City benefiting from developments in other cities; the property being vacant for 20 years not being a predictor for the future; people coming to the City to take advantage of surrounding development; and seeking long term benefits over short term gains. Mr. Weatherford stated that the property does not front Highway 121 and it would be difficult to get a retailer to go there. There was discussion on the City being more aggressive in luring businesses to the City; the brokerage company that is marketing the property; the property not fronting Highway 121; online shopping changing retail businesses; finding new ways to find sustainability of the City's revenue model; sales tax revenue being down 31 percent; the Council being more vigilant for its vision of the City and the model needing to be created to generate the revenue for long-term sustainability; the number of the proposed houses that have driveways; and changing the concept to single-detached homes with 90 percent masonry versus 10 percent siding. Councilmember Gebhart called the question.

Motioned by Councilmember Turner, seconded by Mayor Griffin, to approve an ordinance to rezone Lot 1AR2, Block 12, Oak Ridge Estates, located at 2909 Crystal Springs Street, Bedford, Texas from Heavy Commercial (H) to Planned Unit Development (PUD), specific to Section 4.15 of the City of Bedford Zoning Ordinance, allowing for Mark Weatherford to subdivide the 1 lot into 25 lots to build a mix of attached residential homes. The property is generally located south of Susan Drive and west of Crystal Springs Street. (PZ-PUD-2017-50017)

Motion failed 2-5-0. Mayor Griffin declared the motion failed.

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

Voting in opposition to the motion: Councilmember Sartor, Councilmember Gebhart, Councilmember Sabol, Councilmember Boyter and Councilmember Fisher.

Motioned by Councilmember Fisher, seconded by Councilmember Boyter, to deny an ordinance to rezone Lot 1AR2, Block 12, Oak Ridge Estates, located at 2909 Crystal Springs Street, Bedford, Texas from Heavy Commercial (H) to Planned Unit Development (PUD), specific to Section 4.15 of the City of Bedford Zoning Ordinance, allowing for Mark Weatherford to subdivide the 1 lot into 25 lots to build a mix of attached residential homes. The property is generally located south of Susan Drive and west of Crystal Springs Street. (PZ-PUD-2017-50017)

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

Voting in favor of the motion: Councilmember Sartor, Councilmember Gebhart, Councilmember Sabol, Councilmember Boyter and Councilmember Fisher.

Voting in opposition to the motion: Mayor Griffin and Councilmember Turner

9. Public hearing and consider an ordinance to rezone Lot 2R, Block A, Midcities Family Care Addition, located at 3008 State Highway 121, Bedford, Texas, from Service

Commercial (S) to Service Commercial/Specific Use Permit/Automobile Parking Lot and Area (S/SUP), specific to Section 3.2.C(5)c of the City of Bedford Zoning Ordinance, allowing for Mid Cities Realty Services Inc. to construct an additional parking area. The property is general located east of S. H. 121 and north of Harwood Road. (PZ-SUP-2017-50026)

Mr. Sanchez presented information regarding this item, which is request for a Specific Use Permit for 3008 State Highway 121 for Mid Cities Realty Services to construct an auxiliary parking lot on a vacant lot. This is to benefit the Midcities Family Medical Center with additional parking. The location is in the Master Highway Corridor Overlay District and the site plan meets the standards for landscaping and setbacks. The Planning and Zoning Commission unanimously recommended approval of this item at their May 11, 2017 meeting.

Mayor Griffin opened the public hearing at 9:20 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 9:20 p.m.

There was discussion on the drainage on the property. In response to questions from Council, Jerry Murawski, ARS Engineers, 12801 North Central Expressway, Dallas, stated there is no storm sewer system in the area and the only drainage facility is the bar ditch along the highway. Presently, there is a lot of water going to the back of the property, where it should not be going. The proposed design is for the water to be collected and moved to the front driveway, which will substantially relieve a chronic problem. There was discussion on the retaining wall and the difference in grade.

Motioned by Councilmember Gebhart, seconded by Councilmember Turner, to approve an ordinance to rezone Lot 2R, Block A, Midcities Family Care Addition, located at 3008 State Highway 121, Bedford, Texas, from Service Commercial (S) to Service Commercial/Specific Use Permit/Automobile Parking Lot and Area (S/SUP), specific to Section 3.2.C(5)c of the City of Bedford Zoning Ordinance, allowing for Mid Cities Realty Services Inc. to construct an additional parking area. The property is general located east of S. H. 121 and north of Harwood Road. (PZ-SUP-2017-50026)

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

10. Consider a resolution authorizing the City Manager to enter into an agreement with Lantek for the purchase and installation of audio visual equipment for the Library in the amount of \$37,585.

Ms. Redburn presented information regarding this item. The current equipment was purchased in November 2010 and has been failing in a piecemeal fashion. There is a need for an overhaul of the north and south meeting rooms, which have been used over 2,000 times since 2011. The Library Foundation has donated \$20,000, while \$17,585 will come out of the Library budget. There was discussion on flexible conduits that allow for traversal and the easy replacement of wiring in a wall or system. In response to questions from Council, Jim Cole with Lantek stated there would be additional cost for them to install the conduits and it would be more economical for Facility Maintenance to do the work. There was discussion on the Library finding money in their budget for projects; and issues and costs involved with installing a wireless microphone solution. Ms. Redburn stated that there will be two wall plates left after the project, one for HDMI and one for the microphone. Facilities will take care of patching and painting after the other wall plates are

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removed and Lantek will remove all the old wiring. There was discussion on wireless presentation devices and in which network it would reside.

Motioned by Councilmember Turner, seconded by Councilmember Sartor, to approve a resolution authorizing the City Manager to enter into an agreement with Lantek for the purchase and installation of audio visual equipment for the Library in the amount of \$37,585.

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

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

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
Beautification Commission: Councilmember Turner
Community Affairs Commission: Councilmember Boyter
Cultural Commission: Councilmember Sabol
Library Board: Councilmember Boyter
Parks and Recreation Board: Councilmember Sartor
Teen Court Advisory Board: Councilmember Gebhart
Trinity River Authority: Councilmember Turner
Audit Committee: Mayor Griffin, Councilmember Fisher, Councilmember Turner
Industrial Development Authority: Mayor Griffin, Councilmember Gebhart, Councilmember Sabol
Economic Development Foundation: Mayor Griffin
Street Improvement Economic Development Corporation: Councilmember Fisher, Councilmember Turner, Councilmember Boyter, Councilmember Sartor
Investment Committee: Councilmember Turner
Health Facilities Development Corporation: Councilmember Turner, Councilmember Sabol, Councilmember Fisher
Senior Center: Councilmember Turner

Council was of the consensus to reappoint Councilmember Fisher as Mayor Pro Tem.

Motioned by Michael Boyter, seconded by Roy Turner, to approve the Council Liaisons and Mayor Pro Tem as amended.

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

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

✓ Animal Shelter Advisory Board

No report was given.

✓ Beautification Commission

No report was given.

✓ Community Affairs Commission

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Councilmember Boyter reported that the Commission is coming off a fantastic month, with a block party and a business roundtable. They have compiled their data from the business roundtable and there were 50 attendees between business proprietors and staff. They are working on resident and business of the year awards.

✓ Cultural Commission

Mayor Griffin reported that the Commission hosted art events, including one the previous weekend, and there are art schools, training and painting projects at Central Arts of Bedford.

✓ Library Advisory Board

Councilmember Boyter thanked Ms. Redburn and Ms. Featherstone for the earlier presentation. He stated they have a fantastic number of events taking place during the summer. He thanked the Library foundation for the \$20,000 donation for the a/v equipment. There is still an opportunity to register for the HEBReads! program and they encourage people to read 20 minutes a day.

✓ Parks and Recreation Board

Councilmember Sartor reported that two parks, including Stormie Jones, are undergoing renovations that should be completed by the following week.

✓ Teen Court Advisory Board

Councilmember Gebhart reported that the Board met earlier in the month and reviewed the results of the gala. They were a little short of recouping total costs but gave out \$4,000 in scholarships, which is the primary point of the event. The Board will go on hiatus until September.

✓ Senior Center Liaison

Councilmember Turner reported that the Center is conducting a survey, which would assess how often seniors would like to have the dance. He stated that profit was a factor but not the basis of the decision on the dances, and they will continue until a full evaluation of the survey is completed.

13. Council Member Reports

Councilmember Turner reported that Bedford was selected the 16th best place in Texas to raise a family.

14. City Manager/Staff Reports

No report was given.

15. 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 approximately 10:00 p.m.

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Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary