

**Council Minutes February 11, 2020**

**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 7:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 11th day of February, 2020 with the following members present:**

Amy Sabol	Mayor Pro-Tem
Tom Burnett	Councilmembers
Dan Cogan	
Ruth Culver	
Roger Fisher	
Rusty Sartor	

constituting a quorum.

Mayor Boyter was absent from the meeting.

Staff present included:

Cliff Blackwell	Interim City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Natalie Foster	Public Information Officer
Wendy Hartnett	Special Events Manager
Meg Jakubik	Strategic Services Manager
Kenny Overstreet	Public Works Director
Maria Redburn	Library Director
Cissy Sylo	Capital Projects Director

**COUNCIL CHAMBER WORK SESSION**

Mayor Pro Tem Sabol called the Work Session to order at 5:30 p.m.

- **Update on Boys Ranch Park - Phase Next: 50% Design Development - OWT (Multi-generational Building)**

Capital Projects Director Cissy Sylo stated the 50% design development plans were submitted by Oxley Williams Tharp (OWT) on January 20, 2020 and were reviewed by the Boys Ranch Park Development Review Committee (DRC). The plans consist of the first floor, overall fitness floor, building sections, roof, windows, aquatics, mechanical/electrical/plumbing, wall sections and furniture. The DRC made minor technical comments, asked questions and for clarifications, and discussed the 100% design development plans. Ms. Sylo displayed examples of the plans and discussed how they are always evolving. Changes to the 50% design development plans include the following: the West Wing was enlarged slightly; the Community Hall was enlarged slightly and the sizes of the rooms were offset; the West Wing activity rooms were increased in size; the restrooms in the West Wing were relocated; doors and glass walls were added to the

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West Wing; the aquatics, mechanical and storage area was reconfigured; the Child Watch area was modified; the main awning was rotated to align to the main drive; the vestibule area from the event entrance was decreased to increase the number of activity rooms; the outdoor aquatic concessions were moved ten feet; and a storage room was added near the Community Hall.

There was discussion on how the changes to the West Wing affected the senior lounge area, as well as the naming of the area. Ms. Sylo presented additional Phase Next updates, including the following: the Phase Next Communication Plan; public meetings; the first addendum to the geotechnical agreement; an analysis of the Senior Center; preliminary programming of the multi-generational building; a quilting/ceramics survey; the asbestos survey; internal meetings on outstanding items in the 30% construction plans; budgetary items; branding; landscaping; issues with Atmos Gas; and Fire Department training at the facilities. There was discussion on communications with a member of the Senior Center who expressed concerns about the Center at Council meetings.

Ms. Sylo presented information on the remaining timeline for the project, including the Harwood 12" water line project and the milestones for the construction plans. There was discussion on the construction manager at-risk reviewing the plans, the project's budget, parking, Fire and Police Department training in the buildings set to be demolished, and the timeline for groundbreaking.

- **Presentation by the Trinity Arts Guild regarding relocation.**

Gail Cooksey, 2816 Cottonwood Lane, Colleyville, Pamela Oldham, 311 Yorkshire Drive, Euless, and Kimmy Ham, 1756 Northridge Drive, Hurst, representing the Trinity Arts Guild (TAG), presented an overview of the organization. Ms. Cooksey stated TAG is an independent non-profit founded in 1961 focused on the visual arts, and they have approximately 100 members. She discussed the purpose of TAG and how they assist artists through classes, workshops, galleries, promotions, and competitions. She stated TAG subleases space from the Arts Council Northeast, and the building is scheduled for demolition as part of Phase Next. She discussed the work TAG did on the building when they moved in 40 years ago.

Ms. Cooksey stated TAG needs both a temporary and permanent solution to having a home, and asked Council for assistance in doing so. She stated TAG ideally needs 2,000 square feet of space for a full-time occupancy, with sinks, restrooms and parking for events. She discussed how TAG benefits the community, including traveling arts displays, providing a venue for professional and amateur artists, workshops, juried shows, and educational opportunities. She presented an overview of their sponsors. In response to questions from Council, Ms. Oldham stated they have discussed temporary locations with a couple of places but have not found a permanent location; however, they had discussions holding classes at Central Arts of Bedford facilities. Ms. Cooksey stated TAG has received interest from the City of Hurst and other locations but wanted to first exhaust all possibilities with Bedford. She stated their members skew on the older side, though they offer youth activities. There was discussion on an opportunity with Arts Council Northeast and retail spaces.

- **Discussion regarding the Street Improvement plan currently in place. \*\*This item requested by Mayor Boyter**

Public Works Director Kenny Overstreet presented an update on street projects for the last three fiscal years. He stated \$1,729,352 and \$1,943,870 was spent in Fiscal Years 2017/18 and

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2018/19 respectively, while \$2,440,348 was budgeted for Fiscal Year 2019/20. He presented an overview of the street projects completed, or scheduled to be completed, during those fiscal years and the impact on the pavement condition index (PCI) of those streets. There was discussion regarding the PCI rating system, the Fugro street assessment, and the City's five-year street improvement plan. Mr. Overstreet stated in the fifth year of the plan, a determination would be made whether to continue paying cash for projects or sell bonds to do rebuilds of some streets. There was discussion on the appearance of major thoroughfares, including the impact on economic development and residential complaints, and potential temporary solutions; street projects being done in conjunction with water and sewer projects; the impact on Forest Ridge Drive and Harwood Road with the Phase Next construction; the half-cent sales tax that funds the Street Improvement Economic Development Corporation (SIEDC); and the impact of the Bedford Commons project on any plans for Forest Ridge Drive and L. Don Dodson Drive. There was discussion regarding Meadow Lane, including its PCI rating and condition; repairs made around a manhole; the street not being included on the street improvement plan; the maintenance schedule and funding for streets; staff putting together information for Council on the liability for bonds to repair critical streets; and the impact of budget constraints with the new revenue cap. Mr. Overstreet stated the SIEDC discussed borrowing money or paying for street projects with available cash, and decided to come back in the fifth year of the street improvement plan to decide whether to continue to pay cash or sell bonds.

Mayor Pro Tem Sabol adjourned the Work Session at 6:40 p.m.

### **EXECUTIVE SESSION**

- a) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Abstract 1607 Tract 11e01 William Wallace Survey.
- b) Pursuant to Section 551.087, receive an update on economic development negotiations related to Plaza Center Addition Lot AR 1A and Bedford Plaza Addition 1989 H Block A Lot 4B 1.
- c) Pursuant to Section 551.087, update regarding ongoing economic development discussions/projects. \*\*This item requested by Mayor Boyter.
- d) Pursuant to Section 551.074, personnel matters - City Manager search.
- e) Pursuant to Section 551.074, personnel matters - Interim City Manager contract.

Council convened into Executive Session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Abstract 1607 Tract 11e01 William Wallace Survey; Section 551.087, receive an update on economic development negotiations related to Plaza Center Addition Lot AR 1A and Bedford Plaza Addition 1989 H Block A Lot 4B 1; Section 551.087, update regarding ongoing economic development discussions/projects; Section 551.074, personnel matters - City Manager search; and Section 551.074, personnel matters - Interim City Manager contract, at 6:42 p.m.

Council reconvened from Executive Session at approximately 7:25 p.m. Any necessary action to be taken as a result of the Executive Session will be during the Regular Session.

### **REGULAR SESSION**

The Regular Session began at 7:32 p.m.

### **CALL TO ORDER/GENERAL COMMENTS**

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Mayor Pro Tem Sabol called the meeting to order. She stated Mayor Boyter was unable to attend the meeting due to a family emergency and asked everybody to keep him in their thoughts and prayers.

### **INVOCATION (Bishop Nosa Onaiwu, Arise and Shine International Ministries)**

Bishop Nosa Onaiwu with Arise and Shine International Ministries 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 reported on upcoming events and programs, including the Boys Ranch Activity Center's Spring Break Camp from March 9 -13, 2020; the Library of Things Program; and the Grow Your Own Vegetables Class on March 30, 2020 at the Public Works Service Center.

### **OPEN FORUM**

Nobody chose to speak during Open Forum.

### **CONSIDER APPROVAL OF ITEMS BY CONSENT**

Motioned by Councilmember Burnett, seconded by Councilmember Culver, to approve the following item by consent: 1

Motion approved 6-0-0. Mayor Pro Tem Sabol declared the motion carried.

- 1. Consider approval of the following City Council minutes:  
a) January 28, 2020 regular meeting**

This item was approved by consent.

### **COUNCIL RECOGNITION**

- 2. Proclamation declaring February 2020 as Library Lover's Month in the City of Bedford.**

Mayor Pro Tem Sabol read a proclamation declaring February 2020 as Library Lover's Month in the City of Bedford. Library Director Maria Redburn accepted the proclamation.

### **PERSONS TO BE HEARD**

- 3. The following individuals have requested to speak to the Council tonight under Persons to be Heard:  
a) Josh Santillan, Cedric Santillan and Sergio Santos, 2816 Central Drive #140, Bedford, Texas 76021 - Request to speak to Council regarding the state of the arts in Bedford.**

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Josh Santillan and Cedric Santillan, 3210 Meadow Wood Lane, Bedford, representing Central Arts of Bedford, presented an overview of their organization. Josh Santillan stated they started placing art into empty storefronts to create interest in their shopping center and opened their own storefront in 2014. They have hosted over 350 events, classes and gallery shows. In 2019, the City of Hurst gave them a 3,000 square foot space in the Belaire Shopping Center. Also, in 2019, they were hired by Durkin Enterprises to activate six buildings in downtown Richardson. Mr. Santillan discussed the City's demographics compared to neighboring cities, the impact of the arts to economic growth and Gross Domestic Product. He further discussed areas of interest within 30 minutes or less of Bedford and Central Art's social media presence compared to their competitors per Facebook.

Josh Santillan stated Central Arts is a non-profit and has raised approximately \$50,000 through programming and donations, from which they pay \$16,000 for four employees and \$2,200 in rent and \$5,000 in utilities. He discussed awards they won and their project in Richardson. He stated a vacant space can be activated by adding art and creating an event in order to experience economic growth. He discussed their location in the Belaire Shopping Center and stated they do not pay rent, allowing them to offer lower prices for programming. He and Cedric Santillan presented information on events at Central Arts, including concerts, shows, pop-up events, and classes. Josh Santillan presented a proposal to take over the shopping center at 209 Central Drive and stated in conversations with Durkin, if the City would help support the arts in one of the shopping centers, they would be interested in buying it.

In response to questions from Council, Josh Santillan stated Hurst is paying the rent for their location in that city, and both Richardson and the developer are paying for the project there. There was discussion on economic incentives, rehabbing 209 Central Drive, and Central Arts and Durkin working with the Development Department on a proposal for 209 Central Drive. There was further discussion on the rent Central Arts pays in Bedford, Mr. Santillan's personal investment in maintaining Central Arts, keeping Central Arts in Bedford, and grant funding.

### **NEW BUSINESS**

- 4. Consider an ordinance amending Chapter 2. "Administration," Article IV. "Boards, Commissions, and Committees," Division 1. "Generally," Section 2-172. "Subcommittees, meetings," and Division 4. "Cultural Commission," Section 2-242. "Subcommittees" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; and declaring an effective date.**

Special Events Manager Wendy Hartnett presented information regarding this item, which is to allow the Cultural Commission to form their own subcommittees without coming to Council for approval. She stated it would allow more flexibility on projects and for members to meet in smaller groups.

Motioned by Councilmember Sabol, seconded by Councilmember Burnett, to approve an ordinance amending Chapter 2. "Administration," Article IV. "Boards, Commissions, and Committees," Division 1. "Generally," Section 2-172. "Subcommittees, meetings," and Division 4. "Cultural Commission," Section 2-242. "Subcommittees" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; and declaring an effective date.

Motion approved 6-0-0. Mayor Pro Tem Sabol declared the motion carried.

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- 5. Consider a resolution authorizing the Interim City Manager to enter into an agreement, utilizing the Tarrant County cooperative purchasing agreement, in the amount of \$61,315.36, with TexOp Construction, LP for asphalt milling on Forest Ridge Drive from SH 183 to Pipeline Road and Brown Trail from SH 183 to Bedford Road.**

Public Works Director Kenny Overstreet presented information regarding this item, which is to authorize a contract with TexOp construction to do the milling of asphalt on Forest Ridge Drive and Brown Trail. He stated Council approved a contract with Tarrant County to mill and overlay those streets at the previous meeting. In response to questions from Council, Mr. Overstreet stated they contract for milling once a year and confirmed Tarrant County does not have a milling machine suitable for this type of work. There was discussion on the cost of a milling machine.

Motioned by Councilmember Fisher, seconded by Councilmember Culver, to approve a resolution authorizing the Interim City Manager to enter into an agreement, utilizing the Tarrant County cooperative purchasing agreement, in the amount of \$61,315.36, with TexOp Construction, LP for asphalt milling on Forest Ridge Drive from SH 183 to Pipeline Road and Brown Trail from SH 183 to Bedford Road.

Motion approved 6-0-0. Mayor Pro Tem Sabol declared the motion carried.

- 6. Consider a resolution authorizing the Interim City Manager to reschedule and cancel regular Council meetings in 2020.**

Interim City Manager Cliff Blackwell presented information regarding this item. He stated Senate Bill 2 requires an election be called if the City exceeds the no new revenue rate, and to meet the standards of the Election Code, the decision to adopt such a tax rate needs to be made 78 days prior to the date of the election. In order to meet that deadline, the date of the second meeting in August needs to be moved back to Monday, August 24, 2020. He asked Council to consider cancelling the meeting on May 26, as it falls the day after Memorial Day, the meeting on November 24, as it falls during the Thanksgiving holiday, and the meeting on December 22, as it falls during the Christmas holiday.

Motioned by Councilmember Culver, seconded by Councilmember Cogan, to move the scheduled meeting in the latter part of August to Monday, August 24, and to cancel the meetings on May 26, November 24 and December 22.

Motion approved 5-1-0. Mayor Pro Tem Sabol declared the motion carried.

Voting in favor of the motion: Mayor Pro Tem Sabol, Councilmember Cogan, Councilmember Burnett, Councilmember Culver, and Councilmember Fisher  
Voting in opposition to the motion: Councilmember Sartor

## **7. Mayor/Council Member Reports**

### **a) Report on Phase Next branding**

Mayor Pro Tem Sabol reported the Council agreed at their work session the previous week to use Torch Creative for the branding for the Phase Next and Old Bedford School projects. Torch will work with herself and Councilmembers Fisher and Sartor on the initial phases of the design.

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Torch Creative plans to name and brand both facilities and the park, while taking into consideration the City's culture and history, as well as what goes on in the City.

### **b) Report on arts and entertainment facility at the Old Bedford School**

Mayor Pro Tem Sabol reported the Council decided the new building at the Old Bedford School would be a multi-purpose facility allowing for smaller classrooms, with a big hall that would accommodate theater, arts, dance, weddings, meetings and banquets. Herself, Mayor Boyter and Councilmember Culver would be working with Oxley Williams Tharp on the initial phases of that project. Once underway, the project would be brought back to the whole Council and public meetings would be held on the project.

Councilmember Fisher reported the Mayor's mother suffered a stroke and he is spending the time necessary with her. He asked everybody to keep the Mayor and his mother in their thoughts and prayers.

### **8. 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**

Councilmember Culver reported the Commission will host a business town hall at the former library building on February 24, 2020.

#### **✓ Cultural Commission**

No report was given.

#### **✓ Economic Development Foundation**

Councilmember Fisher reported there was discussion on changes to the booth and setup at the upcoming International Council of Shopping Centers conference at the last board meeting. The board decided the cities' development directors will report back to their respective councils and the public in lieu of a Foundation dinner every year.

#### **✓ Library Advisory Board**

No report was given.

#### **✓ Parks and Recreation Board**

Councilmember Sartor reported the Board discussed highlighting additional parks in Bedford during the Phase Next construction. He stated upcoming events at other parks include a fun run at the Bedford Trails linear park in late March, a puppy yoga event on June 20, 2020, and a

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movie night in one of the parks the same evening as National Night Out. He stated Cathy Schneider, a long-time member of the Board, praised Parks Superintendent Don Henderson for doing more in the past five years than at any other time during her tenure. Councilmember Sartor recognized Board Member Richard Steves who was in attendance. He provided an update on the Friends of the Bedford Parks Foundation, including the resignation of president Wendy Watson and accomplishments under her tenure. He thanked Ms. Watson for her leadership and her service to the project and community.

### ✓ **Teen Court Advisory Board**

No report was given.

### ✓ **Senior Center Representative**

No report was given.

## **9. City Manager/Staff Reports**

Interim City Manager Cliff Blackwell thanked Fire Chief Sean Fay and his staff for the recent Fire Department banquet, including the recognition of Lee Ferguson. He thanked Council for the donation of stuffed animals, which are being given away to children at the Library. He recognized Police Officer Onay Nunez for his bravery in helping rescue a person from a burning vehicle.

### • **Quarterly Financial Report**

Strategic Services Manager Meg Jakubik gave a financial report on the first quarter of the City's fiscal year. She presented information on the General Fund, including a comparison of actual, budgeted and projected revenue and expenditures, and a comparison of revenues and expenditures from Fiscal Year 2019 and 2020. She presented information on the Water and Sewer Fund, including three-year histories of revenue and expenditures. She presented information on other funds, including Tourism, Stormwater, and the Street Improvement Economic Development Corporation (SIEDC). There was discussion regarding the estimated savings with the automated meter readers and an upcoming contract for utility rate study services.

## **10. Take any action necessary as a result of the Executive Session.**

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

## **ADJOURNMENT**

Mayor Pro Tem Sabol adjourned the meeting at 8:52 p.m.

ATTEST:

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Michael Boyter, Mayor

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Michael Wells, City Secretary