

Council Minutes February 14, 2023

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Regular Session at 6:00 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 14th day of February, 2023 with the following members present:

Michael Boyter	Mayor
Amy Sabol	Mayor Pro Tem
Dan Cogan	Councilmembers
Nichelle D. Dawkins	
Rob Gagliardi	
Rich Steves	

constituting a quorum.

Councilmember Farco was absent from the meeting.

Staff present included:

Jimmy Stathatos	City Manager
Caryn Riggs	Assistant City Manager
Andrea Roy	Assistant City Manager
Bryn Meredith	City Attorney
Michael Wells	City Secretary
Blake Williams	Purchasing Manager
Jeff Williams	Police Chief

REGULAR SESSION

The Regular Session began at 6:00 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Boyter called the meeting to order.

INVOCATION

Dan Mendoza gave the invocation.

PLEDGE OF ALLEGIANCE

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

PRESENTATION

- **Presentation from Hilltop Securities on a potential debt issuance for infrastructure needs.**

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Nick Bulaich with Hilltop Securities stated the finance plan is to fund approximately \$4,630,000 in net spendable proceeds, including \$2,550,000 for street improvements, \$660,000 for park improvements, and \$1,420,000 for water and sewer infrastructure. The first two items would be paid out of the Interest and Sinking (INS) portion of the tax rate, with an annual debt service payment of approximately \$250,000 over 20 years and no anticipated increase to the INS portion. Mr. Bulaich stated the water and sewer infrastructure would be paid out of the Water and Sewer Utility Fund, which has enough coverage for an annual debt service payment of approximately \$110,000 over 20 years.

Mr. Bulaich presented an overview of the tax rate analysis for the bond issuance and the next steps in the debt issuance. There was discussion regarding the City's bond rating and debt load, as well as those in other cities. In response to questions from Council, Ms. Riggs stated the issuance is for infrastructure and green space needs on the Campus West property and that the Tax Increment Reinvestment Zone is not currently sustainable for debt. She confirmed that a negative impact to the tax rate with this debt issuance is not anticipated..

OPEN FORUM

Nobody signed up to speak during Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

City Manager Jimmy Stathatos presented an overview of items on the consent agenda. In response to questions from Council on Item #5, Mr. Stathatos stated the event had alcohol previously and staff is working with the City Attorney to update the ordinance that regulates the sale and consumption of alcoholic beverages in the City's parks. He confirmed that the sale of alcoholic beverages at the event would be outsourced, and the vendors would have to comply with Texas Alcoholic Beverage Commission regulations. There was discussion on alcoholic beverages being served and consumed at previous City events.

In response to questions from Council on Item #6 on why the City itself was not going to remove the medians, Assistant City Manager Andrea Roy stated it is due to the timing of the project and that the City would not have to pay \$120,000 unless the company spends that much on the removal.

Motioned by Councilmember Gagliardi, seconded by Councilmember Cogan, to approve the following items by consent: 1, 2, 3, 4, 5, 6, and 7.

Motion approved 6-0-0. Mayor Boyter declared the motion carried.

- 1. Consider approval of the following City Council minutes:
a) January 24, 2023 regular meeting**

This item was approved by consent.

- 2. Consider a resolution authorizing the City Manager or his designee to purchase the annual subscription for maintenance and support of the public safety record management software from Central Square Technologies in the amount of \$74,804.68.**

This item was approved by consent.

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3. Consider a resolution authorizing the City Manager or his designee to execute a professional services contract for auction services with Rene' Bates Auctioneers, Inc., through the Local Government Purchasing Cooperative (Buy Board).

This item was approved by consent.

4. Consider a resolution of the City Council of the City of Bedford, Texas amending the Council Rules of Order and Procedure, Section 12.3. Open Forum, changing the name of Open Forum to Public Comments.

This item was approved by consent.

5. Consider a resolution authorizing the sale and consumption of alcoholic beverages at Generations Park at Boys Ranch during the Holi Festival of Color on Saturday, March 11, 2023.

This item was approved by consent.

6. Consider a resolution of the City of Bedford, Texas authorizing the City Manager to execute an economic development program agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Policy and Program, with Centerpoint Properties for reimbursement of costs incurred associated with the removal of two medians in Reliance Parkway.

This item was approved by consent.

7. Consider a resolution of the City of Bedford, Texas authorizing the City Manager or his designee to negotiate and execute a professional services agreement with Westwood Professional Services, Inc. for the provision of design guidelines and construction documents for entry monuments and plantings in an estimated amount of \$60,000; and providing an effective date.

This item was approved by consent.

PERSONS TO BE HEARD

8. The following individuals have requested to speak to the Council tonight under Persons to be Heard:

- a) Brandon Williams, representing the HEB American Legion Post 379, 1245 N. Industrial Boulevard, Bedford – request to speak to Council regarding free mental health and wellness group sessions.

Brandon Williams, representing the HEB American Legion Post 379, 1245 N. Industrial Boulevard, stated there has been a lot of awareness about mental health with the impact of COVID-19 and discussed the various things Post 379 does in the community. He stated they have partnered with Gallant Few to offer eight weeks of mental health and wellness completely free at Post 379 starting in March, which would be open to all veterans, whether they are a member of the American Legion or not, as well as auxiliary family members.

- b) Kent Hopkins, representing the Clubhouse for Special Needs, 2701 Harwood Road, Bedford, Texas 76021 – requests to speak to Council regarding the demands being

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placed on the buyer delaying their application to buy land on Bedford Road.

Kent Hopkins, representing the Clubhouse for Special Needs, 2701 Harwood Road, Bedford – Mr. Hopkins discussed the history of their property on Bedford Road and the impact of COVID-19 on their business, which forced them to cancel their plans to build a new facility and to sell the property. He stated a potential buyer, Elite Homes, wants to build 66 luxury townhomes and were told by Planning and Zoning that up to 25 percent of the land was needed for a retention pond because the drainage to the street was not sufficient to handle the capacity from the townhomes. Elite Homes agreed to give up five or six townhomes at the southeast corner of the property for the pond; however, if they were forced to remove further townhomes, they would have to drop out of the deal. Mr. Hopkins stated The Clubhouse only has enough reserves to make mortgage payments until the end of April and would then be in danger of foreclosure on the property and the Clubhouse folding. He asked that the City Engineer examine and consider accepting the offer for the drainage.

Assistant City Manager Andrea Roy stated preliminary plans for the development were submitted but that the formal application is not complete, and that staff is currently waiting until a completed formal application is received. She stated it was her understanding that the proposal could move forward to the Planning and Zoning Commission, who would be notified by staff that it does not follow the City's codes.

There was discussion regarding a denial by the City Engineer for a waiver on the storm water detention, including that there is no storm drain on Bedford Road, as well as drainage in general. There was further discussion on the need for communication between all parties involved with the development.

NEW BUSINESS

- 9. Consider a resolution authorizing the City Manager or his designee to execute a contract and all necessary documents related to the purchase of various types of aquatics furniture including chaise lounges, tables, picnic tables, and other related furniture for The Center at Generations Park from GL Seaman & Company through purchasing cooperatives or interlocal agreements in an amount not to exceed \$395,000.**

Assistant City Manager Cary Riggs reported that after an audit of the bond funds, there is approximately \$4,600,000 of funding left for the project, \$3,000,000 of which is committed.

Projects Manager Gary Johnson presented information regarding this item, which is for the outdoor furniture for The Center at Generations Park. There was discussion on the project remaining under budget and the anticipated attendance at the outdoor water park. Mr. Johnson stated the reason for the high cost of the furniture is that it is made to withstand the elements. In response to questions from Council, he stated the reason for the furniture not being fully adjustable is that such furniture is not as durable.

Motioned by Councilmember Gagliardi, seconded by Mayor Pro Tem Sabol, to approve a resolution authorizing the City Manager or his designee to execute a contract and all necessary documents related to the purchase of various types of aquatics furniture including chaise lounges, tables, picnic tables, and other related furniture for The Center at Generations Park from GL Seaman & Company through purchasing cooperatives or interlocal agreements in an amount not to exceed \$395,000.

Motion approved 6-0-0. Mayor Boyter declared the motion carried.

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10. Mayor/Council Member Reports

Councilmember Dawkins reported that she was asked to serve on the United Way Tarrant County Northeast Steering Committee and will share some of their initiatives. She reported that she attended the Texas Municipal League Region 8 meeting, where there was discussion on geoaccounting and investments cities should consider for infrastructure.

11. City Manager/Staff Reports

City Manager Jimmy Stathatos reported that the membership total for The Center at Generations Park is currently 1,723 monthly units, 1,200 of which are residents, representing over 5,000 people. He stated the savings discussed with the YMCA managing The Center was based on having 2,300 membership units.

There was discussion on the results of the FlashVote for citizen input on use of American Rescue Plan Act funds.

a. Development Update

Assistant City Manager Andrea Roy presented an update on various development projects. She presented information on the Campus West Mixed Use Project, including the current proposed site plan, necessary infrastructure capital improvements, and the project's timeline and status. She presented information on the Bedford Commons project, including engineering milestones, the connectivity with other City projects such as the Performing Arts Center, transforming the drainage into a water feature, the Tax Increment Reinvestment Zone boundary expansion, and meetings Old Town Development has had with prospects. She discussed various other development projects such as Rock Island Auction, the Bedford Forum Center, remodeling of the Starbucks to include remedying the parking lot issue, and a significant remodel of Grubbs Nissan. Ms. Roy stated that Community Development Manager Wes Morrison would present updates to the Planning and Zoning Commission members regarding items on which they have made recommendations, which would also be included in the weekly City Manager Update.

EXECUTIVE SESSION

- a) **Pursuant to Section 551.072, to deliberate the purchase, exchange, lease, or value of real property, relative to the real property located at 3009 Glenwood Court, also described as Lot 3, Block 2 of the CANTERBURY ADDITION, in the City of Bedford.**

Council convened into Executive Session pursuant to Section 551.072, to deliberate the purchase, exchange, lease, or value of real property deliberate the purchase, exchange, lease, or value of real property, relative to the real property located at 3009 Glenwood Court, also described as Lot 3, Block 2 of the CANTERBURY ADDITION, in the City of Bedford, at 7:10 p.m.

Council reconvened from Executive Session at 7:22 p.m.

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

Consider a resolution authorizing the City Manager to (1) execute a real estate listing agreement with Richard Scott Killian for the marketing and sale of Lot 3, Block 2, Canterbury Addition, an addition to the City of Bedford, Tarrant County, Texas (known locally as 3009 Glenwood Ct.), and improvements on the same; (2) negotiate and execute

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a real estate sales contract for the sale of the same; and, providing an effective date.

Motioned by Councilmember Gagliardi, seconded by Councilmember Dawkins, to approve a resolution authorizing the City Manager to (1) execute a real estate listing agreement with Richard Scott Killian for the marketing and sale of Lot 3, Block 2, Canterbury Addition, an addition to the City of Bedford, Tarrant County, Texas (known locally as 3009 Glenwood Ct.), and improvements on the same; (2) negotiate and execute a real estate sales contract for the sale of the same; and, providing an effective date.

Motion approved 6-0-0. Mayor Boyter declared the motion carried.

ADJOURNMENT

Mayor Boyter adjourned the meeting at 7:24 p.m.

ATTEST:

Michael Boyter, Mayor

Michael Wells, City Secretary