

Council Minutes February 26, 2019

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 26th day of February, 2019 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Councilmembers
Dan Cogan	
Roger Fisher	
Amy Sabol	

constituting a quorum.

Councilmember Turner arrived at 5:35 p.m. Councilmember Sartor arrived at 6:06 p.m.

Staff present included:

Brian Bosshardt	City Manager
Cliff Blackwell	Assistant City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Sean Fay	Fire Chief
Natalie Foster	Public Information Officer
Wendy Hartnett	Interim Recreation Manager
Meg Jakubik	Strategic Services Manager
Maria Joyner	Finance Director
Kenny Overstreet	Public Works Director
Emilio Sanchez	Planning Manager
Bill Syblon	Development Director

WORK SESSION

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

• Annual Report on the Bedford Cultural Commission

Cultural Commission Chairperson Tom Jacobsen presented the annual report on the Commission. He gave an overview of the events over the previous year, including ArtsFest, a chalk walk, the Twilight Concerts, a collaboration with non-profits on the "War of the Worlds", and events at Central Arts of Bedford. He stated there was discussion on whether City staff can hold these events without the involvement of the Commission but felt that citizen involvement was important. He presented an overview of the Commission's purpose and goals, including developing and managing an arts incubator, and supporting and developing a performing arts center. He discussed the late Councilmember Ray Champney's vision for the City to become a cultural destination to attract citizens and businesses, as well as arts and cultural events as an economic engine. He stated the new members appointed to the Commission the previous year have made a major change in their organization and asked Council to appoint members fill

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openings prior to September. He proposed the to allow the Commission to manage some programming at the Old Bedford School (OBS); that events be tied in with the Library; that the Commission be given a stipend for public art; that they have a visible and collaborative role in the planning for Phase Next of the Boys Ranch Park; and that a historical focus be incorporated as part of their goals and objectives. He asked if arts and culture were still a priority in Bedford and stated that it should exist as a focus in everything the City does.

There was discussion on a meeting between the Council and the chairpersons of the Boards and Commissions; funding for the arts; potential projects for the Commission; their purpose and they fulfill it; Council giving direction to the Commission; the use of staff time; issues with seeking a cultural district designation from the state; finding more ways to collaborate with organizations; the City's tagline; the definition of the word art; placing public art into empty shopping centers; painting murals at the Avery Apartments; and investing in arts and culture leading to economic development and redevelopment.

- **Receive a report on recent Fire Department activities for Fiscal Year 2017 - 2018.**

Fire Chief Sean Fay gave a report on Fire Department activities for Fiscal Year 2017 – 2018. He presented information on the number of authorized personnel in the Department. He stated the total expenditures for the previous Fiscal Year was \$7,741,276, with personnel services being the largest component at 87.2 percent, followed by supplies, maintenance, contractual services, utilities, and debts/transfers. There were 8,882 calls for service, with 4,008 being for fire service and 4,874 being for Emergency Medical Service (EMS). There was an increase of 6.4 percent in fire service calls from the previous fiscal year, as well as a 9.1 percent increase in EMS calls. The average response time for EMS calls was 4:40. There was a total of 8,540 hours of training for the Department. Chief Fay presented information on the Fire Marshal's office, including inspections and investigations. He discussed the Department's community involvement and the Northeast Fire Department Association (NEFDA). Notable achievements include emergency management training, the attendance of the Pipes & Drums team at four events, a second driver verification program, and a badge pinning ceremony. He discussed the recent passing of Rio, the Department's long-time accelerant detection canine.

There was discussion on the calculation behind the value of property saved from fire calls. In response to questions from Council, Chief Fay stated the increase in EMS calls is affected by the City having a heavily medical-based business community. The Department's response times are similar to other NEFDA cities, and well within the national standards of six minutes. Within the Department's strategic plan, they are addressing areas of the City they are not able to respond to as quickly. He stated the amount of training is driven by Insurance Service Office ratings and best practices, and which vehicles respond depends on the nature of the call. There was discussion on arson investigations, annual fire code inspections, the new full-time equivalent positions added during the previous budget cycle, the possibility of adding another canine to the Department, and the Citizen's Fire Academy.

Mayor Griffin adjourned the Work Session at 6:34 p.m.

REGULAR SESSION

The Regular Session began at 6:34 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION

Councilmember Turner 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, including the annual Celebrate Dr. Seuss at the Library on March 3, 2019; the City Expo and Pet Fair at the Boys Ranch Activity Center on March 23, 2019; and ArtsFest at the Boys Ranch Activity Center on March 30, 2019.

OPEN FORUM

Tom Culbert - 925 Charleston Drive, Bedford – Mr. Culbert signed up to speak on Item #12. He stated at a meeting for the Boys Ranch Park project, there was a wall on water features but nothing about the Senior Center. He discussed the attendance at the recent Senior Center dances and stated he did not understand why one of the dances was removed.

CONSIDER APPROVAL OF ITEMS BY CONSENT

City Manager Brian Bosshardt gave an overview of the items on the consent agenda.

Motioned by Councilmember Turner, seconded by Councilmember Sartor, to approve the following items by consent: 1 and 2.

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

- 1. Consider approval of the following City Council minutes:
a) February 12, 2019 regular meeting**

This item was approved by consent.

- 2. Consider a resolution authorizing the City Manager to enter into an agreement with Stripe-A-Zone, Inc., utilizing the City of Grand Prairie's Pavement Marking Services contract, through the Master Interlocal Cooperative Purchasing Agreement, in the amount of \$230,000 for the 2019 Pavement Markings Services Program.**

This item was approved by consent.

COUNCIL RECOGNITION

- 3. Employee Service Recognition**

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

Rhonda Scott, Senior Center - 5 years of service

Mike Cottrell, Public Works - 25 years of service

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

- a) Josh Santillan and Sergio Santos, 2816 Central Drive #140, Bedford, Texas 76021 - Request to speak to Council regarding advancing cultural awareness.**

Josh Santillan and Sergio Santos, 2816 Central Drive #140, Bedford, Texas, representing Central Arts of Bedford, stated they have been in Bedford for three years and began as an offshoot of placing art in empty shopping centers. They stated the Bedford Meadows Shopping Center, where they are located, has increased from 20 percent occupancy to 90 percent occupancy. Ninety percent of attendees at their events are from outside of Bedford. Their goals are artist exhibition and development, affordable education to the community, and community outreach. They discussed events at Central Arts, including film nights, live music and cultural events. They further discussed public art; their new location in a shopping center in Hurst; growth that comes from putting art and artists in a location; the money spent at their events; synergy with neighboring businesses; and a collaboration with Arlington Museum of Art. They stated Central Arts only exists because of the Cultural Commission and the need to put art in the community. There was discussion on the impact of Central Arts to the success of the Bedford Meadows Shopping Center, the tracking and charging for their events, their history, and how they are funded. There was further discussion on arts and culture as an economic benefit, the future of Central Arts, the possibility of a free-standing arts center in Bedford, and the City investing in art and non-profits.

NEW BUSINESS

- 5. Public hearing and consider an ordinance to rezone Lot 2R, Block 4, Uptown Bus & Prof Center Addition, located at 813 Brown Trail, Suite #2, Bedford, Texas from Service Commercial (S) to Service Commercial/Specific Use Permit (S/SUP), specific to Section 3.2.C(2)a, Churches, Temples and Synagogues of the City of Bedford Zoning Ordinance, allowing for Stephen Carter and Abel Perez to operate Eden Blessing Tabernacle The Church of the New Beginnings. The property is generally located east of Uptown Boulevard and west of Brown Trail and south of Plaza Boulevard. (PZ-SUP-2018-50108)**

Planning Manager Emilio Sanchez presented information regarding this item, which is a specific use permit (SUP) to allow Steven Carter and Abel Perez to operate Eden Blessing Tabernacle The Church of the New Beginnings at 813 Brown Trail, Suite #2. The location is a 1,400 square foot suite in a multi-tenant business facility. The Planning and Zoning Commission recommended approval of this item by a vote of 5-0-0 at their meeting on February 14, 2019.

Mayor Griffin opened the public hearing at 7:25 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:25 p.m.

In response to questions from Council, Mr. Sanchez stated there were questions at the Planning and Zoning Commission meeting about the number of parishioners, parking spaces and the hours of operation. There is another church within the business and office center, but the hours of operation would be opposite of each other, and they would only be performing services inside. Mr. Sanchez further stated it is not a requirement of the SUP for the suite number to be

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identified on the site plan. In response to questions from Council, City Attorney Stan Lowry stated Council could direct staff to present an ordinance amendment requiring additional criteria for a SUP application and/or direct staff for more detail without an ordinance revision. There was discussion on adding stipulations for the SUP, the detail Council wants to see on zoning items in the future, rewriting the City's Codes, and the overall requirements for SUPs and those specifically related to churches.

Motioned by Councilmember Fisher, seconded by Councilmember Turner, to approve an ordinance to rezone Lot 2R, Block 4, Uptown Bus & Prof Center Addition, located at 813 Brown Trail, Suite #2, Bedford, Texas from Service Commercial (S) to Service Commercial/Specific Use Permit (S/SUP), specific to Section 3.2.C(2)a, Churches, Temples and Synagogues of the City of Bedford Zoning Ordinance, allowing for Stephen Carter and Abel Perez to operate Eden Blessing Tabernacle The Church of the New Beginnings. The property is generally located east of Uptown Boulevard and west of Brown Trail and south of Plaza Boulevard. (PZ-SUP-2018-50108)

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

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

Voting in opposition to the motion: Councilmember Cogan

6. Consider a resolution accepting the report from the independent auditor and the audited financial statements for the fiscal year ending September 30, 2018 and providing an effective date.

Finance Director Maria Joyner stated the audit adhered to state law and the City Charter, and the audit report was presented to the City's Audit Committee on January 9, 2019. Jennifer Ripka with the City's auditing firm Weaver and Tidwell, L.L.P., presented an overview of the Comprehensive Annual Financial Report (CAFR) and the independent auditor's report. She stated Weaver issued an unmodified, or clean, opinion, which is the highest level of assurance that can be placed on financial statements. She discussed the adoption of Governmental Accounting Standard Board Statement 75 requiring placement of the City's post-employment liabilities on the face of the financial statements. The City's fund balance at the end of the fiscal year was approximately \$82,800,000, \$13,600,000 of which was in the General Fund, most of which was unassigned. There was a change in the fund balance of approximately \$20,900,000 over the previous fiscal year. The net position in the City's enterprise funds ended at approximately \$42,600,000, an increase of approximately \$2,200,000 over the previous year.

There was discussion on aspects of the CAFR, including deferred inflows for governmental funds, allowance for uncollectables, capital assets, construction in progress, total capital assets, accumulated depreciation, long term liabilities, the City's retirement plan, pension liability, post-employment benefit liability, net position by component, the ratio of outstanding debt, operating indicators, and compensated absences. There was discussion regarding the impact of proposed state legislation on the rollback tax rate, and the senior tax ceiling property values and accounts.

Motioned by Councilmember Fisher, seconded by Councilmember Boyter, to approve a resolution accepting the report from the independent auditor and the audited financial statements for the fiscal year ending September 30, 2018 and providing an effective date.

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

7. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Bedford, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2019", including the adoption of an ordinance authorizing the issuance of such certificates of obligation.

Assistant City Manager Cliff Blackwell presented information on this item and Item #8, which are certificates of obligation (CO) for wastewater infrastructure and a five-year debt for capital equipment, including Fire Department vehicles and a Police Department records management system. He stated the fiscal impact for issuing the COs is a recommended increase of eight percent on the sewer base rate and a four percent increase on the sewer volume rate. This would equate to an increase from \$138.41 to \$139.71 on the average high usage water bill. There would be no fiscal impact for the tax notes due to an increase in taxable values and declining annual debt service. He discussed the Police Department software and a reimbursement resolution approved by Council at a previous meeting. Chief Fay presented an overview of the Fire Department vehicles recommended for replacement and the new vehicles, including costs, benefits and lead times. Mr. Blackwell stated Council approved the notice of intent to issue the COs at a previous meeting, and the City received a stable rating of AA at a recent bond rating call.

Nick Bulaich with Hilltop Securities stated there were five bids on the COs, with the winning bid being Fidelity Capital Markets at 3.036 percent. There were seven bids on the tax notes, with the winning bid being BOK Financial Securities at 1.82 percent. He discussed the debt service for the COs and tax notes, and historical information on the City's outstanding bonds. He stated the estimated closing date for the transactions is March 28, 2019.

In response to questions from Council, Mr. Blackwell stated the City could not afford to pay cash for these capital items and discussed citizens paying their fair share over the life of an asset.

Motioned by Councilmember Sabol, seconded by Councilmember Turner, to adopt the ordinance authorizing the issuance of \$3,990,000 "City of Bedford, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2019"; and approving and authorizing the execution of a Paying Agent/Registrar Agreement and approving and authorizing the distribution of a Preliminary Official Statement and an Official Statement in relation to such Certificates of Obligation and resolving other matters incident thereto.

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

8. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Bedford, Texas, Tax Notes, Series 2019", including the adoption of an ordinance authorizing the issuance of such tax notes.

This item was discussed with Item #7.

Motioned by Councilmember Sabol, seconded by Councilmember Turner, to adopt the ordinance authorizing the issuance of \$2,750,000 "City of Bedford, Texas, Tax Notes, Series 2019"; and approving and authorizing the execution of a Paying Agent/Registrar Agreement and approving and authorizing the distribution of a Preliminary Official Statement and an Official Statement in relation to such Tax Notes and resolving other matters incident thereto.

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

9. Consider a resolution authorizing the City Manager to enter into an interlocal agreement between the City of Bedford, the City of Euless, the City of Colleyville and Tarrant County, Texas to designate a fiscal agent for the design and construction of a traffic signal for the intersection of Heritage Avenue and Cheek-Sparger Road.

Public Works Director Kenny Overstreet presented information regarding this item, which is an interlocal agreement for the engineering, design and installation of a traffic signal at Cheek-Sparger Road and Heritage Avenue. The estimated cost of the signal is approximately \$275,000, with approximately \$25,000 for engineering and design. The City of Euless would first put up \$50,000 it has in escrow for the Glade Parks project, with the remaining balance being paid equally by the four entities. If the project goes over the estimated cost, all three cities would have to agree to expend more funds. He stated the area experiences traffic backups and residents have issues leaving their subdivisions. Euless would take charge of overseeing the design, construction and financing, while Bedford would take control of the signal, as well as lane striping and minor road maintenance. In response to questions from Council, Mr. Overstreet stated staff continues to work with Euless and the state on synching the lights from Highway 157 to Rio Grande Boulevard. There was discussion on this item being previously approved by the Street Improvement Economic Development Corporation Board and the benefits of the project to the residents.

Motioned by Councilmember Cogan, seconded by Councilmember Fisher, to approve a resolution authorizing the City Manager to enter into an interlocal agreement between the City of Bedford, the City of Euless, the City of Colleyville and Tarrant County, Texas to designate a fiscal agent for the design and construction of a traffic signal for the intersection of Heritage Avenue and Cheek-Sparger Road.

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

10. Discussion and consideration regarding the formation of a citizen task force on Economic Development focused on redevelopment and revitalization. **This item requested by Mayor Griffin

Mayor Griffin placed this item on the agenda for discussion. He stated there is a need for the City to be more proactive with economic development and revitalization, which is one of the main components of the City's strategic plan. He recommended a citizen taskforce be formed to focus on redevelopment and revitalization. He suggested each Councilmember nominate two residents to serve on the taskforce, and for a consultant to be engaged to point the City in the right direction based on input from the taskforce. He discussed improving older shopping centers and offering incentives to improve neighborhoods. City Manager Brian Bosshardt stated one option could be to hire a consultant to help develop a focused plan for redevelopment, and for the taskforce to vet the consultant and the parameters of their study. The taskforce could also be used to educate the community on economic development. There was discussion on citizen involvement in economic development, setting the purpose, parameters and framework of the taskforce, and the education component of the taskforce. Council was of the consensus to hold a work session on economic development in lieu of the regular Council meeting on April 9, 2019.

11. Mayor/Council Member Reports

No reports were given.

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

✓ **Animal Shelter Advisory Board**

No report was given.

✓ **Beautification Commission**

Councilmember Turner reported the Clean Up Bedford Day and Chunk Your Junk events will be held soon.

✓ **Community Affairs Commission**

Councilmember Boyter reported on the Pet Fair and City Expo scheduled for March 23, 2019.

✓ **Cultural Commission**

No report was given.

✓ **Library Advisory Board**

Councilmember Boyter reported on Library statistics presented to the Board each month.

✓ **Parks and Recreation Board**

No report was given.

✓ **Teen Court Advisory Board**

Councilmember Cogan reported the Board held officer elections, with Kathleen Toms being elected chairperson, Bien Camungol of Hurst being elected vice-chairperson and Jeanette Cooke being elected secretary. They also selected Lyndy Phillips as the Teen Court Gala speaker, which is scheduled for April 18, 2019 at Texas Star. The Board's Gala and Scholarship Subcommittees are scheduled to meet on March 7, 2019 prior to the Board's regular meeting.

✓ **Senior Citizen Liaison**

No report was given.

13. City Manager/Staff Reports

City Manager Brian Bosshardt reminded everybody to take the survey on Phase Next of the Boys Ranch Park, which is available until March 4, 2019.

a) First Quarter 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 versus budgeted and projected revenue and expenditures, and a comparison of revenues and expenditures from Fiscal Year 2018 and 2019. 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). In response to questions from Council, Ms. Jakubik confirmed that the SIEDC is now paying cash for items. Regarding a decrease in

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Tourism Fund revenue, Ms. Joyner stated there are no longer any hotels delinquent on payments. There was discussion on whether decreases in revenues from the Hotel/Motel Occupancy Tax is a regional trend.

b) Presentation and update on SWIFT projects.

Mr. Overstreet presented an update on State Water Implementation Fund for Texas (SWIFT) projects. He stated the City was approved for a \$90,000,000 loan from the Texas Water Development Board in July 2015. The City received a \$30,000,000 installment in December 2015 and a \$20,000,000 installment in November 2017. He presented an overview of SWIFT projects, including ones that have been completed, and those in progress and under design. He discussed savings from using in-house engineering on most of these projects. He stated the City has approximately \$34,000,000 of SWIFT funds left to spend and he does not anticipate spending more than \$70,000,000 for all necessary projects; therefore, the City is waiving the \$20,000,000 installment in 2019. The next steps for the SWIFT projects are to complete the water line condition assessment and to design the water line replacements. There was discussion on determining the amount saved by using the SWIFT loans.

EXECUTIVE SESSION

- a) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation - clothing donation containers.**
- b) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Bedford Commons, and adjacent to the Bedford Boys Ranch Park.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.071, consultation with City Attorney regarding pending or contemplated litigation - clothing donation containers, and Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Bedford Commons, and adjacent to the Bedford Boys Ranch Park, at 9:34 p.m.

Council reconvened from Executive Session at 10:12 p.m. Any necessary action to be taken as a result of the Executive Session will be during the Regular Session.

14. 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 10:14 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

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