

Council Minutes May 23, 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 23rd day of May, 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.

Caryn Riggs	Assistant City Manager
Andrea Roy	Assistant City Manager
Bryn Meredith	City Attorney
Michael Wells	City Secretary
Mark Long	Parks and Recreation Director
Brady Olsen	Finance Director
Cheryl Taylor	Public Works Director
Bill Walker	Fire Chief
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.

INAUGURATION OF NEWLY ELECTED OFFICIALS

- **Administer Statement of Elected Officer and Oath of Office to newly elected Council Members Place 4 and presentation of the Certificate of Election.**

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City Secretary Michael Wells administered the Statement of Elected Official and Oath of Office to newly elected Council Member Rich Steves, Place 4. Mayor Boyter presented Councilmember Steves with the Certificate of Election.

COUNCIL RECOGNITION

- **Employee Service Recognition**

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

Sean Kaczor, Fire Department - 15 years of service

- **Recognition of Ms. Emily Kendall for her art contribution to the Bedford Beautification Advisory Board.**

Karen Jacobsen, Chairperson of the Beautification Advisory Board, recognized Ms. Emily Kendall for her art contribution to the Board.

- **Recognition of the graduates of the inaugural class of Bedford University.**

Mayor Boyter recognized the graduates of the inaugural class of Bedford University as follows: Charles Baetz, Lisa Barthel, Bob Cochrane, Russell Floyd, Richard Garner, Kristen Harrison, Nancy Lee, Dane Martin, Patricia Martin, Duane McDonald, Tammy McDonald, Mike McDonald, JR Smith, Amanda Stephens, April Wheeler, Misty Whitchurch, and Lance Williams.

- **Proclamation recognizing the week of May 21-27, 2023 as Emergency Medical Services Week in the City of Bedford.**

Mayor Boyter read a proclamation recognizing the week of May 21-27, 2023 as Emergency Medical Services Week in the City of Bedford. EMS Division Chief George Smithwick accepted the proclamation.

PRESENTATIONS

- **Presentation by Adam Henry, United States Department of Agriculture-Texas Wildlife Services, regarding urban coyote activity.**

Adam Henry, a wildlife damage management biologist with the United States Department of Agriculture (USDA) – Texas Wildlife Services, presented information regarding urban coyote activity. He described certain behaviors by coyotes that indicate an increasing risk to human safety but are considered non-aggressive, including increased observances at night; an increase in coyotes approaching adults and/or taking pets at night; early morning or late afternoon daylight observations of coyotes in parks, streets, and yards; and daylight observance of coyotes chasing or taking pets. More concerning behaviors include coyotes attacking and taking pets on the leash or near their owners; chasing joggers, bicyclists, and other adults; being observed around child play areas, school grounds, and parks in mid-day; and acting aggressively towards adults during the mid-day.

Mr. Henry stated tips for helping prevent coyote encounters include removing sources of food by securing bird feeders at night and securing edible trash as well as eliminating sources of water. He discussed the trapping and removing of aggressive animals as well as programs and actions

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Texas Wildlife Services has implemented in other cities. Mr. Henry explained the focus is on the removal of specific problem animals, not eradication. There was discussion on an incident in Dallas with the attack on a two-year-old child. Mr. Henry discussed the impact from development on the availability of food for coyotes both during and after construction. There was further discussion on when to remove coyotes. Mr. Henry explained that coyotes cannot be relocated because they are rabies vector in Texas and relocation does not actually work. He discussed the reporting tool offered by Texas Wildlife Services and reporting methods utilized by other cities. He stated coyotes can be found in storm drains, parks, greenbelts, and underneath outdoor sheds or other overhangs. He further stated nothing prevents a city from trapping and euthanizing coyotes on their own as long as they have trained personnel.

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

Assistant City Manager Caryn Riggs stated this item is based on a discussion the previous summer during the budget process on large capital projects and the City's future debt capacity.

Nick Bulaich with Hilltop Securities presented information regarding the issuance of approximately \$17,000,000 to fund various projects, including the Central Fire Station, a fire training facility, Animal Shelter renovations, a senior center, and the Parkwood Drive roadway improvements. The debt is structured as a 20-year term and the principal for Fiscal Year 2024 would be reduced, with level payments thereafter. There is no anticipated impact on the debt service tax rate as the City's debt service obligation declines by over \$1,000,000 from 2024 through 2025. Mr. Bulaich explained that a small portion of the surplus debt service fund balance would need to be used to supplement revenues in 2024 so as not to impact the tax rate. The bonds would be sold and priced on August 8, and the estimated rate is 3.95 percent. Mr. Bulaich explained that the financial numbers are based on a conservative tax base growth rate.

There was discussion regarding the City previously not investing in itself leading to decaying facilities, the City adopting an aggressive plan to rebuild while not increasing taxes, and the conservative tax base growth rate projections. There was further discussion regarding the projects to be paid out of the bonds, including the Parkwood Drive improvements as the catalyst for the Bedford Commons project, the Animal Shelter renovations, which are estimated at \$1,500,000 to meet the City's needs, and the ultimate location of Central Fire Station; the schedule for the issuance of the bonds and the determination of the costs for each project; the increase in the City's bond rating to AA+; and the reasoning for doing Certificates of Obligation instead of General Obligation bonds, including timing and the desire to start the projects earlier than if there was an election.

PUBLIC COMMENTS

Nobody signed up to speak during Public Comments.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Assistant City Manager Caryn Riggs presented an overview of items on the consent agenda. There was discussion on Item #4 regarding contacting the homeowner and pursuing possible insurance proceeds for the damage done to City property. There was discussion regarding the savings in Item #2 from when the fencing was originally budgeted in 2021. In response to questions from Council regarding Item #5, Ms. Riggs confirmed that the Trinity River Authority bonds were already calculated in their budgets for the next five years.

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

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

1. **Consider approval of the following City Council minutes:**
 - a) **April 25, 2023 regular meeting**
 - b) **May 9, 2023 work session**

This item was approved by consent.

2. **Consider a resolution of the City of Bedford, Texas approving the American Rescue Plan Act Appropriation Plan; and recognizing and appropriating expenditures within the Fiscal Year 2023 Coronavirus Local Fiscal Recovery Fund Budget for the Law Enforcement Center Perimeter Fence with Buzz Custom Fence in the amount of \$46,897.**

This item was approved by consent.

3. **Consider a resolution of the City of Bedford, Texas approving the American Rescue Plan Act Appropriation Plan; and recognizing and appropriating expenditures within the Fiscal Year 2023 Coronavirus Local Fiscal Recovery Fund Budget for the purchase of furniture for Building C from wrg through a purchasing cooperative in the estimated amount of \$60,000.**

This item was approved by consent.

4. **Consider a resolution approving the ratification of payment to Gra-Tex Utilities for emergency sewer rehabilitation on Shady Creek Lane in the amount of \$117,100.**

This item was approved by consent.

5. **Consider an ordinance approving a resolution authorizing the issuance, sale, and delivery of Trinity River Authority of Texas (Tarrant County Water Supply Project) improvement revenue bonds and approving and authorizing instruments and procedures relating thereto.**

This item was approved by consent.

PERSONS TO BE HEARD

6. **The following individuals have requested to speak to the Council tonight under Persons to be Heard:**
 - a) **Becky Ferrell, 2204 Field Lane, Bedford, Texas 76021 – Requests to speak to Council regarding a Senior Advisory Board in Bedford.**

Becky Ferrell, 2204 Field Lane, Bedford, Texas 76021 – Ms. Ferrell discussed things that have happened so far in 2023, including the purchase of the old YMCA building, which she hoped would become the new Bedford senior center. She felt it was a perfect time to reestablish a senior advisory board, especially with the increase in residents 50 years of age and older over the next few years based on demographic data. She felt the board could support Council by soliciting input

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from residents to help prioritize needs and wants as well as help local businesses identify and develop targeted incentives to keep older residents' money in Bedford. Ms. Ferrell wanted the board to be actively involved in the design, planning, and implementation of programming for the senior center. She also wanted the board to include a representative from the YMCA to help identify programming for seniors as well as representatives from churches to help coordinate resources and community service opportunities.

- b) Ulana Ratley, 3108 Misty Court, Bedford, Texas 76021 – Requests to speak to Council regarding the Old Bedford School since the Bedford Senior Center will be moving to the old YMCA.**

Ulana Ratley, 3108 Misty Court, Bedford, Texas 76021 – Ms. Ratley stated she was happy the City purchased the old YMCA building to make it into a senior center and would like the Old Bedford School (OBS) to be turned back into a historic museum. She discussed the property being on the National Registry of Historical Places and asked that artifacts, including antique desks, be returned to the classrooms. She discussed her time being a docent at the OBS, and the recent history of the OBS, including senior programming being moved to the OBS after the senior center was demolished. Ms. Ratley further asked that the donor bricks be replaced. She felt the OBS could be used as special place for meetings and that the west rooms could be used to display local art.

Parks and Recreation Director Mark Long presented an update on the possible future senior center, including that an architect would do as-builts and 3-D renderings of the building to determine how much work is required. There was discussion on better utilizing the OBS site as a whole.

NEW BUSINESS

- 7. Consider an ordinance authorizing the issuance of the City of Bedford, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023; specifying the terms and features of the certificates; providing for the payment of the certificates and resolving other matters incident and related thereto, and providing an effective date.**

Finance Director Brady Olsen presented information regarding this item, which is for the issuance of \$4,500,000 for the Campus West project. The pricing for the bonds occurred that morning and six banks bid on the bonds, with TD Securities giving the best interest rate at 3.965 percent. Mr. Olsen discussed the advantage of doing multiple parts of the project under one bond, including approximately \$2,500,000 for infrastructure, \$1,000,000 for water and sewer replacement, and \$600,000 for parks.

Motioned by Councilmember Gagliardi, seconded by Councilmember Dawkins, to approve an ordinance authorizing the issuance of the City of Bedford, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023; specifying the terms and features of the certificates; providing for the payment of the certificates and resolving other matters incident and related thereto, and providing an effective date.

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

- 8. Consider a resolution declaring expectation to reimburse expenditure with proceeds of future debt.**

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Mr. Olsen presented information regarding this item. He stated it would allow Council the option to fund current work on the senior citizen center project out of future debt from the \$17,000,000 bond issuance. In response to questions from Council, Mr. Olsen explained that the \$2,000,300 maximum limit in the resolution is based on the preliminary estimates for work to be done on the building and the purchase price of the building itself.

Motioned by Councilmember Gagliardi, seconded by Mayor Pro Tem Sabol, to approve a resolution declaring expectation to reimburse expenditure with proceeds of future debt.

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

9. Consider a resolution authorizing the City Manager or his designee to enter into a professional services agreement with Westwood Professional Services, Inc. in the amount of \$244,784 for the design of Harwood Road water line from Martin Drive to SH121 and the Martin Drive water line from Harwood Road to Bedford Road.

Public Works Director Cheryl Taylor presented information regarding this item. She stated the existing 12-inch water lines in Harwood Road and Martin Drive were constructed in 1971-1972. Both sections have failed several times over the previous years and given their age and being made of cast iron, the pipes are nearing the end of their useful life and need to be renewed. The scope of the design includes the survey of the project limits and the design of approximately 7,300 linear feet of water line. Ms. Taylor stated Westwood would provide extensive coordination on review of the plans and contract documents and specifications with the Texas Water Development Board (TWDB) and TxDOT as the water line crosses under State Highway 121. Design is anticipated to take eight to nine months, with construction tentatively scheduled for the spring of 2024.

In response to questions from Council, Ms. Taylor stated the actual construction may be approximately \$2,000,000 and there is money available for the construction from the City's State Water Implementation Fund for Texas loans. She explained that the TWDB would pay for up to six feet of pavement repair above the trench on the water lines but that the water lines in question are under the parkway, not the roadway. There was discussion regarding the number of breaks on the water lines, the City's Water Master Plan, including the need to update it with the completion of projects since the initial study in 2018, and data and records maintained by the Public Works Department.

Motioned by Mayor Pro Tem Sabol, seconded by Councilmember Gagliardi, to approve a resolution authorizing the City Manager or his designee to enter into a professional services agreement with Westwood Professional Services, Inc. in the amount of \$244,784 for the design of Harwood Road water line from Martin Drive to SH121 and the Martin Drive water line from Harwood Road to Bedford Road.

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

10. Consider a resolution authorizing the City Manager or his designee to enter into a professional services agreement with Huitt-Zollars, Inc. in the amount of \$154,170 for the design of Parkwood Drive Improvements between Bedford Road and L. Don Dodson Drive.

Ms. Taylor presented information regarding this item. She displayed pictures of the existing configuration of Parkwood Drive and explained that it is an integral part of the Bedford Commons development. Based on the Bedford Commons Code, she explained that the northern section of

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the road is designated as a “general” street, while the southern section is designated as a “mixed use” street. She stated the proposed design of Parkwood Drive would consist of two 11-foot lanes and an eight-foot parallel parking spot. In addition, the scope of the project includes landscape design for trees, tree wells, irrigation on both sides of the road, five-foot sidewalks, the replacement of the existing water line, and the extension of the sanitary sewer to serve the proposed uses that front on Parkwood Drive toward L. Don Dodson Drive. This project would complete the framework for Bedford Commons and allow for more flexibility in the phasing of any uses planned within the development.

Ms. Taylor explained that a new concept plan for Bedford Commons would be coming at a future meeting which will require an amendment to the Planned Unit Development for the proposed uses and layout. Amendments include the parallel parking not being included on the east side adjacent to the residential neighborhood and the 12-foot trail being reduced to a five-foot sidewalk to reduce the impact on the adjacent neighborhood. The design should take approximately six months, with construction beginning December of 2023 and completion in the fall or winter of 2024. Funding for the design would come from the Economic Development Fund.

In response to questions from Council, Ms. Taylor stated driveways, curbs, and gutters would be installed along the nursing home property at the northern end of Parkwood Drive and that all construction would be in the City’s right-of-way. She further stated that all the trees between the road and the adjacent neighborhood would be removed. There was discussion on the impact to the new road once construction begins on Bedford Commons.

Motioned by Councilmember Gagliardi, seconded by Councilmember Cogan, to approve a resolution authorizing the City Manager or his designee to enter into a professional services agreement with Huitt-Zollars, Inc. in the amount of \$154,170 for the design of Parkwood Drive Improvements between Bedford Road and L. Don Dodson Drive.

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

11. Consider a resolution authorizing the City Manager or his designee to finalize and execute an agreement with Sunfield Development dba GenPlay to provide operational management at the Generations Park Ball Park Sports Complex.

No discussion or action took place on this item.

12. Mayor/Council Member Reports

No reports were given.

13. City Manager/Staff Reports **a) Department Update**

No reports were given.

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

Executive Session was not held.

ADJOURNMENT

Mayor Boyter adjourned the meeting at 7:49 p.m.

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Michael Boyter, Mayor

ATTEST:

Michael Wells, City Secretary