

**Council Minutes June 22, 2021**

**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 22nd day of June, 2021 with the following members present:**

|                  |                |
|------------------|----------------|
| Michael Boyter   | Mayor          |
| Amy Sabol        | Mayor Pro Tem  |
| Cindy Almendarez | Councilmembers |
| Dan Cogan        |                |
| Ruth Culver      |                |
| Rob Gagliardi    |                |

constituting a quorum.

Staff present included:

|                  |                        |
|------------------|------------------------|
| Jimmy Stathatos  | City Manager           |
| Cliff Blackwell  | Assistant City Manager |
| Bryn Meredith    | City Attorney          |
| Michael Wells    | City Secretary         |
| Maria Joyner     | Finance Director       |
| Kenny Overstreet | Public Works Director  |
| Andrea Roy       | Development Director   |
| Cheryl Taylor    | City Engineer          |
| 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**

Pastor Robert White of Freedom Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

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

**COUNCIL RECOGNITION**

City Manager Jimmy Stathatos introduced Bedford's new Fire Chief, Bill Walker.

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- **Employee Service Recognition**

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

Michael Martin, Police Department - 15 years of service

### **PRESENTATIONS**

- **Open Government and Ethics Training**

City Attorney Bryn Meredith presented an overview of the Open Meetings Act, the City's Ethics Ordinance, conflicts of interest, Charter violations, and the Public Information Act.

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

Mr. Stathatos presented an overview of the items on the consent agenda.

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

In response to a question regarding Item #2, City Secretary Michael Wells stated the original resolution ordering the August 7, 2021 Special Election included language that Election Day would be held at the Bedford Public Library.

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

- 1. Consider approval of the following City Council minutes:**
  - a) June 1, 2021 strategic planning session**
  - b) June 8, 2021 regular meeting**

This item was approved by consent.

- 2. Consider a resolution amending Resolution 2021-27 ordering a special election to be held on Saturday, August 7, 2021, by removing language related to the County's Early Voting polling location at 2700 Premier Street, Fort Worth, Texas 76111 and establishing the Bedford Public Library at 2424 Forest Ridge Drive as the sole Early Voting location for the election.**

This item was approved by consent.

### **NEW BUSINESS**

- 3. Consider an ordinance amending the annual budget of the City of Bedford, Texas, for the fiscal period of October 1, 2020 through September 30, 2021; and declaring an effective date.**

Public Works Director Kenny Overstreet presented information regarding this item, which is to amend the Street Improvement Economic Development Corporation (SIEDC) budget to add a sidewalk on the 2000 – 2100 block of Shady Brook Drive, from Shady Lane to Bedford Road.

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Two residents on the street submitted the necessary petition and the SIEDC Board recommended Council amend the budget. The project would consist of 1,900 linear feet of four-foot wide sidewalk in the City's right-of-way. The SIEDC Board voted to utilize money from the fund balance in the amount of \$102,000. The SIEDC operating budget would increase from \$3,760,488 to \$3,870,488 if the item was approved.

Motioned by Councilmember Almendarez, seconded by Councilmember Gagliardi, to approve an ordinance amending the annual budget of the City of Bedford, Texas, for the fiscal period of October 1, 2020 through September 30, 2021; and declaring an effective date.

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

**4. Consider a resolution authorizing the City Manager to amend the agreement with Manning Concrete Sawing in an amount not to exceed \$602,000, utilizing the City of Grapevine's annual contract for concrete services, through the Master Interlocal Cooperative Purchasing Agreement for the 2021 Concrete Sidewalk, Accessibility Ramps, Concrete Street Panels, Driveway, and Curb and Gutter Reconstruction at Various Locations Project.**

Mr. Overstreet presented information regarding this item, which is to amend the agreement with Manning Concrete Sawing in the amount of \$102,000 for the sidewalk discussed during the previous item. The total amount of the contract would increase to an amount not to exceed \$602,000.

Motioned by Councilmember Gagliardi, seconded by Councilmember Cogan, to approve a resolution authorizing the City Manager to amend the agreement with Manning Concrete Sawing in an amount not to exceed \$602,000, utilizing the City of Grapevine's annual contract for concrete services, through the Master Interlocal Cooperative Purchasing Agreement for the 2021 Concrete Sidewalk, Accessibility Ramps, Concrete Street Panels, Driveway, and Curb and Gutter Reconstruction at Various Locations Project.

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

Mr. Overstreet stated Manning plans on starting the project the last week of July or the first week of August.

**5. Consider a resolution adopting a Street Improvement Economic Development Strategic Plan.**

Mayor Boyter stated the City's streets, especially the major thoroughfares, are a mess. The most recent approach of the SIEDC Board was to pay cash for street repairs, utilizing the half-cent sales tax, which totals approximately \$2,500,000 to \$3,500,000 per year. The City engaged with a third-party contractor in 2017 to perform an assessment of the streets and it was the desire of Council for the Pavement Condition Index (PCI) rating of the streets be raised to a certain level. It was determined that to repair the streets to that PCI rating would cost approximately \$109,000,000, which would take 36 years to complete with the amount of SIEDC tax money. The SIEDC Board decided that a plan to improve the condition of the streets needed to be developed, to include the major thoroughfares, as well as residential streets, through both bond and cash mechanisms.

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City Engineer Cheryl Taylor presented information on the Street Improvement Economic Development Strategic Plan, approved by the SIEDC Board at their meeting on June 15, 2021. She reviewed the life cycle of a typical street, including deterioration, the benefits of preventative maintenance, increased costs for delaying repairs, and the levels of effort and cost associated with the life cycle. She stated the average life cycle of a street is 40 years. Ms. Taylor presented a breakdown of how the City's streets were assessed, starting with a database developed in 2017, which included streets over 40 years of age and visually distressed, as well as those that were of concern to citizens, but which did not include thoroughfares. From that database, staff removed recently paved streets and added ones that were of concern or were part of an upcoming sanitary sewer project. She stated staff reevaluated and confirmed the street assessment ratings from the 2017 database. She presented an overview of the list of streets recommended for repair through crack sealing, mill and overlay, full depth reclamation, reconstruction, and concrete panel replacement. She discussed the importance of on-going maintenance and recommended micro-sealing be added to the City's maintenance program.

Ms. Taylor presented a breakdown of thoroughfare improvements recommended over the next five years at the completion of various water or sanitary sewer replacement projects, including Forest Ridge Drive, Harwood Road, Bedford Road, Brown Trail, and Murphy Drive. These projects have also been submitted for potential funding through the upcoming Tarrant County 2021 Transportation Bond Program election.

Ms. Taylor presented information on the recommended SIEDC Five-Year Capital Improvement Program (CIP), including neighborhood street projects and their prioritization. She further discussed the SIEDC Strategic Plan. Short-term goals include the approval of the five-year CIP and a bond issuance. Long-term goals include a new street assessment no sooner than Fiscal Year 2022-23, revisiting the City's street maintenance program, and annually reconfirming and reprioritizing the five-year CIP list of streets.

There was discussion on utilizing the products made by Polycoat Products in Bedford; the replacement of pavement markings near schools being included with street repairs; the replacement of street lights being included in the CIP; and ensuring that the Street Improvement CIP matches up with the Water and Sewer CIP.

Mr. Overstreet presented a line item breakdown of the SIEDC operations budget for the following year, totaling \$1,987,580.

City Manager Jimmy Stathatos read the ballot language creating the SIEDC tax and reiterated that it specifically did not allow for funding City employees through the tax. There was discussion on the budget for renting message boards and barricades for larger projects

Finance Director Maria Joyner presented a recap of the SIEDC Five-Year CIP and funding options, including their effects on the SIEDC budget and debt service payments. She stated the recommended option is to fund the thoroughfare projects for the first five years by issuing bonds of approximately \$6,200,000, with average annual debt service payments over ten years of approximately \$690,000. She discussed the next steps for a bond sale.

In response to questions from Council, Ms. Joyner confirmed that the funding would not raise taxes for residents as the proposal would be completely funded through the SIEDC sales tax. There was discussion on finding ways to fund the Brown Trail and Murphy Drive projects in the future, and the benefits of an increased fund balance to both pay for residential street needs and to pay down debt earlier.

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Motioned by Mayor Pro Tem Sabol, seconded by Councilmember Culver, to approve a resolution adopting a Street Improvement Economic Development Strategic Plan.

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

### **6. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.**

Ms. Joyner presented information regarding this item, which is to authorize debt on behalf of the SIEDC through Certificates of Obligation (CO). The proceeds would be used to fund an amount not to exceed \$4,150,000 in street improvement bonds. This item would authorize the City to publish a notice of intention to issue debt for two consecutive weeks prior to submitting the ordinance to the City Council for approval on August 24, 2021. She stated the SIEDC Board approved the issuance of \$6,200,000 in thoroughfare projects over the following five years; however, there is approximately \$2,165,000 in unissued balances from a bond election in 2001. Staff recommends that the \$2,165,000 be issued using the 2001 outstanding General Obligation bonds to fund the \$6,200,000 in projects approved by the SIEDC Board. The additional \$4,150,000 would be issued as the 2021A CO bonds. There was discussion on the debt service obligation.

Motioned by Councilmember Culver, seconded by Councilmember Cogan, to approve a resolution approving and authorizing the publication of a notice of intent to issue Series 2021A Certificates of Obligation.

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

Councilmember Culver reported on the passing of John Richmond.

Councilmember Almendarez discussed a request from residents for a \$35.00 gift card program similar to that of the City of Colleyville. City Manager Jimmy Stathatos and Mayor Boyter discussed Bedford programs to help businesses, including direct grants and grants for revitalization, Coronavirus Aid, Relief, and Economic Security Act funding, infrastructure improvements, and increased economic development.

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

Mr. Stathatos reported the City of Euless approved the interlocal agreement for jail services. He further reported that the senior dance being held that evening had 100 people in attendance.

### **EXECUTIVE SESSION**

- a) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease, or value of real property:
  - a. Real property for redevelopment purposes
  - b. Vacant property for development purposes

Council convened into Executive Session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, lease or value of real property - real property for redevelopment purposes and vacant property for development purposes, at 8:06 p.m.

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Council reconvened from Executive Session at 8:14 p.m. Any necessary action to be taken as a result of the Executive Session will be during the Regular Session.

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

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

**ADJOURNMENT**

Mayor Boyter adjourned the meeting at 8:15 p.m.

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Michael Boyter, Mayor

ATTEST:

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Michael Wells, City Secretary