

**Council Minutes July 12, 2022**

**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 12th day of July, 2022 with the following members present:**

Michael Boyter  
Amy Sabol  
Dan Cogan  
Steve Farco  
Rob Gagliardi  
Rich Steves

Mayor  
Mayor Pro Tem  
Councilmembers

constituting a quorum.

Staff present included:

Jimmy Stathatos  
Andrea Roy  
Bryn Meredith  
Michael Wells  
Maria Joyner  
Bobby LaPenna  
Caryn Riggs  
Cheryl Taylor  
Bill Walker  
Blake Williams

City Manager  
Assistant City Manager  
City Attorney  
City Secretary  
Finance Director  
Deputy Police Chief  
Chief Financial Officer  
Public Works Director  
Fire Chief  
Purchasing Manager

**REGULAR SESSION**

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

**CALL TO ORDER/GENERAL COMMENTS**

Mayor Boyter called the meeting to order.

**INVOCATION**

Mayor Pro Tem Amy Sabol gave the invocation.

**PLEDGE OF ALLEGIANCE**

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

**COUNCIL RECOGNITION**

## Council Minutes July 12, 2022

- **Recognition of Loquita Traylor for 50 years of dedicated service and commitment to the City of Bedford.**

The City Council and staff recognized Customer Service Manager Loquita Traylor for her 50 years of dedicated service to the City of Bedford.

### **OPEN FORUM**

Bob Cochrane, 2252 Bedford Circle, Bedford – Mr. Cochrane signed up to speak on Item # 3. He discussed using American Rescue Plan Act funding for tennis courts and asked that money be found for a skate rink.

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

City Manager Jimmy Stathatos presented an overview of items on the consent agenda. There was discussion on a discrepancy regarding the square footage for the Performing Arts Center on Item #4 and removing that language from the resolution.

Motioned by Councilmember Steves, seconded by Councilmember Gagliardi, to approve the following items by consent: 1, 2, 3, and 4, with the removal of the square footage language in the resolution for Item #4.

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

1. **Consider approval of the following City Council minutes:**
  - a) **June 28, 2022 regular meeting**

This item was approved by consent.

2. **Consider an ordinance amending Chapter 2 – Administration, Article III – Officers and Employees, Division 3. – Ethics, Section 2-114. – Ethics Commission of the Code of Ordinances, City of Bedford, Texas; providing this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.**

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 2022 Coronavirus Local Fiscal Recovery Fund Budget.**

This item was approved by consent.

4. **Consider a resolution approving the Construction Manager-at-Risk service delivery method for the design and construction of a Performing Arts Center, located at 2400 School Lane.**

This item was approved by consent.

### **OLD BUSINESS**

5. **Discussion and action regarding the appointment of the Mayor Pro Tem and Board and Commission Liaisons. (Tabled at the June 28, 2022 Council meeting)**

## Council Minutes July 12, 2022

Council was of the consensus for Ms. Sabol to continue as Mayor Pro Tem.

Existing liaisons remained appointed to Boards and Commissions as listed below without notation and newly appointed positions and liaisons are underlined.

Animal Shelter Advisory Board: Councilmember Farco

Beautification Advisory Board: Councilmember Steves

Cultural Arts Advisory Board: Mayor Pro Tem Sabol

Library Advisory Board: Councilmember Cogan

Parks and Recreation Advisory Board: Councilmember Steves

Trinity River Authority: Councilmember Steves

Audit Committee: Mayor Boyter, Councilmember Gagliardi, Mayor Pro Tem Sabol

Industrial Development Authority: Councilmember Gagliardi, Councilmember Cogan, Mayor Pro Tem Sabol

Economic Development Foundation: Mayor Boyter

Street Improvement Economic Development Corporation: Councilmember Cogan, Councilmember Farco, Mayor Boyter, Mayor Pro Tem Sabol

Investment Committee: Mayor Boyter

Health Facilities Development Corporation: Councilmember Cogan, Mayor Pro Tem Sabol, Councilmember Gagliardi

Motioned by Mayor Pro Tem Sabol, seconded by Councilmember Steves, to approve the Council liaisons as presented.

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

### **NEW BUSINESS**

- 6. Public hearing and consider a resolution of the City of Bedford designating the City Manager as being responsible for, acting for, and on behalf of the City in dealing with the Texas Parks & Wildlife Department for the purpose of participating in the Local Park Grant Program; certifying that the City is eligible to receive program assistance; certifying that the City's matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.**

City Manager Jimmy Stathatos presented information regarding this item. He discussed the recent update to the Master Parks Plan approved by Council to allow the City to apply for a grant from the Texas Parks and Wildlife Department, which will be awarded in January. He stated that the grant could only be used for amenities at one park. Staff felt that a skate park or skating rink were not a good fit for Generations Park but are evaluating the possibility of locating those and other amenities at the City's other parks. The grant is for \$750,000, which the City would have to match dollar-for-dollar, possibly from leftover bond funds from Generations Park and/or American Rescue Plan Act funds. The proposed components of the grant for Generations Park include four lighted tennis courts, a playground shade structure, an additional nine holes for the disc golf course to make it a full 18-hole course, pickleball courts, a hike and bike trail extension, picnic tables, and benches.

There was discussion regarding the process for updating the Master Parks Plan and addressing the overall parks system. Mr. Stathatos cautioned the City could not start work on any of the components in the grant application or it would invalidate the application.

## Council Minutes July 12, 2022

Mayor Boyter opened the public hearing at 6:30 p.m.

Bob Cochrane, 2252 Bedford Circle, Bedford – Mr. Cochrane discussed the items to be paid from the grant.

Mayor Boyter closed the public hearing at 6:31 p.m.

Motioned by Councilmember Gagliardi, seconded by Councilmember Cogan, to approve a resolution of the City of Bedford designating the City Manager as being responsible for, acting for, and on behalf of the City in dealing with the Texas Parks & Wildlife Department for the purpose of participating in the Local Park Grant Program; certifying that the City is eligible to receive program assistance; certifying that the City's matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

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

**7. Consider a resolution of the City of Bedford, Texas, approving 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 Rock Island Auction Company and Moose Texas Holdings, LLC, for relocation of the company's headquarters to 3600 Harwood Road.**

Assistant City Manager Andrea Roy presented information on this item. She discussed the specific use permit approved by Council the previous November that would allow Rock Island Auction Company to relocate from Rock Island, Illinois to the location at 3600 Harwood Road. She presented background information on the company and their sales numbers. She discussed the existing shopping center, which the company purchased and is currently repairing, and the proposed renovations to the buildings. Ms. Roy stated Rock Island purchased the property for \$7,000,000 and have committed to at least \$5,000,000 for capital improvements and a minimum of 40 employees as part of the incentive agreement. Further, they would operate at the location for at least ten years, and they would make their tax reports available to the City. She discussed various security measures Rock Island would institute due to the nature of their business.

Ms. Roy presented an overview of incentives offered by the City as part of the the agreement, including a 75 percent Real and Business Personal Property tax rebate; a five-year, ten percent sales tax rebate; a cash grant up to \$100,000 for façade improvements; and a 100 percent waiver on permit fees. Ms. Roy stated her strategy regarding such agreements is to limit the City's cash outlay, to avoid 100 percent abatements or rebates as the City needs to share in some of the initial growth, and to offer permit fee waivers to assist with upfront costs to the company. She discussed the estimated sales and property taxes that would be generated from the business, including the amounts to be retained by the City.

There was discussion on comparisons between this agreement and previous such agreements and the local sales tax that would be generated with the company's relocation.

Motioned by Councilmember Cogan, seconded by Councilmember Gagliardi, to approve a resolution of the City of Bedford, Texas, approving 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 Rock Island Auction Company and Moose Texas Holdings, LLC, for relocation of the company's headquarters to 3600 Harwood Road.

## Council Minutes July 12, 2022

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

### 8. Mayor/Council Member Reports

Councilmember Gagliardi thanked Projects Manager Gary Johnson for giving him a tour of The Center at Generations Park. He discussed some of the amenities, including a machine to dry swimsuits, family restrooms, and the hot tub.

Councilmember Steves reported he and his family celebrated July 4th at the Old Bedford School and that City employees did a great job.

### 9. City Manager/Staff Reports

City Manager Jimmy Stathatos reported that the Council would be holding their annual strategic planning session on July 26 to set long- and short-term goals, and to review the goals and progress from the previous strategic planning session. He discussed the City looking for amenities for the City's parks based on residents' feedback in the Parks Master Plan and meeting with neighborhoods near where those amenities may be added.

### EXECUTIVE SESSION

#### a) Pursuant to Section 551.071. Consultation with City Attorney regarding:

- A contract with A&M Construction and Utilities-Harwood Road Hurst City Limits to Bedfordshire Water System Improvements.
- Texas Ethics Commission Complaint

Executive Session was not held.

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

Executive Session was not held.

### ADJOURNMENT

Mayor Boyter adjourned the meeting at 6:48 p.m.

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Michael Boyter, Mayor

ATTEST:

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Michael Wells, City Secretary