

AGENDA

**Regular Meeting of the Bedford City Council
Tuesday, August 9, 2016
Bedford City Hall Building A
2000 Forest Ridge Drive
Bedford, Texas 76021**

**Council Chamber Work Session 6:00 p.m.
Council Chamber Regular Session 6:30 p.m.**

**COMPLETE COUNCIL AGENDAS AND BACKGROUND INFORMATION ARE AVAILABLE FOR REVIEW
ONLINE AT <http://www.bedfordtx.gov>**

COUNCIL CHAMBER WORK SESSION

- Review and discuss items on the regular agenda and consider placing items for approval by consent.

EXECUTIVE SESSION

To convene in the conference room, if time permits, in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1 Mobil Addition-Bedford.

REGULAR SESSION

CALL TO ORDER/GENERAL COMMENTS

INVOCATION (Rev. Lee Biggs-Scribner, First United Methodist Church Bedford)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS/UPCOMING EVENTS

OPEN FORUM

(The public is invited to address the Council on any topic that is posted on this agenda. Citizens desiring to speak on Public Hearing(s) must do so at the time the Public Hearing(s) are opened. In order to speak during Open Forum a person must first sign in with the City Secretary prior to the Regular Session being called to order. Speakers will be called upon in the order in which they sign in. Any person not signing in prior to the commencement of the Regular Session shall not be allowed to speak under Open Forum. Further, Open Forum is limited to a maximum of 30 minutes. Should speakers not use the entire 30 minutes Council will proceed with the agenda. At the majority vote of the Council the Mayor may extend the time allotted for Open Forum.)

CONSIDER APPROVAL OF ITEMS BY CONSENT

APPROVAL OF THE MINUTES

1. Consider approval of the following City Council minutes:
 - a) July 11, 2016 special session

PERSONS TO BE HEARD

2. The following individuals have requested to speak to the Council tonight under Persons to be Heard:
 - a) Duane Buuck, 745 W. Pipeline Road, Hurst, Texas 76053 – Request to speak to the City Council regarding the Mid-Cities Care Corps.

NEW BUSINESS

- 3. Public hearing and consider an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial / Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development / Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)**
- 4. Public hearing and consider an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)**
- 5. Public hearing and consider an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)**
- 6. Public hearing and consider a resolution authorizing the installation of road humps at three locations on Michael Sean Drive.**
- 7. Consider an ordinance amending the City of Bedford Code of Ordinances, Chapter 114, Article II, Section 114-42 "Prohibited turns at Intersections" to include the specific location listed for intersections at which drivers of vehicles shall only make a right turn where an authorized sign clearly indicates that "Right Turn Only" is permitted.**
- 8. Consider a resolution authorizing the City Manager to enter into a contract with the Hurst-Euless-Bedford Independent School District to provide two School Resource Officers for the 2016/17 school year, in the amount of \$158,466, paid for by the District.**
- 9. Consider a resolution authorizing the City Manager to enter into the second year of a four-year contract with Scobee Foods, Inc., for the purchase of prisoner meals for the Detention Facility.**
- 10. Receive the 2016 Ad Valorem Tax Roll from the Tarrant Appraisal District as certified by the Chief Appraiser, Jeff Law.**
- 11. Receive the certified anticipated collection rate from the Tarrant County Tax Assessor Collector for the City of Bedford, Texas.**
- 12. Consider a proposed tax rate and set two public hearings on the proposed tax rate, if required.**
- 13. Call a public hearing on the proposed FY 2016-2017 budget to be held on August 23, 2016 at 6:30 p.m. in the City Hall Council Chambers.**
- 14. Report on most recent meeting of the following Boards and Commissions:**
 - ✓ Animal Shelter Advisory Board - Councilmember Fisher**
 - ✓ Beautification Commission - Councilmember Turner**
 - ✓ Community Affairs Commission - Councilmember Farco**
 - ✓ Cultural Commission - Councilmember Champney**
 - ✓ Library Advisory Board - Councilmember Farco**
 - ✓ Parks and Recreation Board - Councilmember Sartor**
 - ✓ Teen Court Advisory Board - Councilmember Gebhart**

- ✓ **Senior Citizen Liaison - Councilmember Turner**

15. Council member Reports

16. City Manager/Staff Reports

EXECUTIVE SESSION

To convene in the conference room in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1 Mobil Addition-Bedford.**

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

(Any item on this posted agenda may be discussed in executive session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.)

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, August 5, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

Michael Wells, City Secretary

Date Notice Removed

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to mwells@bedfordtx.gov. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services or accommodations.)



Council Agenda Background

PRESENTER: Michael Wells, City Secretary

DATE: 08/09/16

Minutes

ITEM:

Consider approval of the following City Council minutes:

- a) July 11, 2016 special session

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

July 11, 2016 special session

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 Special Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 11th day of July, 2016 with the following members present:

Jim Griffin	Mayor
Ray Champney	Council Members
Steve Farco	
Roger Fisher	
Dave Gebhart	
Rusty Sartor	
Roy W. Turner	

constituting a quorum.

Councilmember Fisher was absent from the meeting.

Staff present included:

Roger Gibson	City Manager
Kelli Agan	Assistant City Manager
Cathy Cunningham	City Attorney
Michael Wells	City Secretary
Natalie Foster	Public Information Officer
Jeff Gibson	Police Chief
Meg Jakubik	Strategic Services Manager
Jill McAdams	Human Resources Director
Emilio Sanchez	Planning Manager
Bobby Sewell	Interim Fire Chief
Bill Syblon	Development Director
Eric Valdez	Community Services Manager

COUNCIL CHAMBER WORK SESSION

Mayor Griffin called the Work Session to order at 6:00 p.m.

- **Review and discuss items on the regular agenda and consider placing items for approval by consent.**

Council discussed placing the following items on consent: 1, 7, 8 and 9.

Human Resources Director Jill McAdams presented information regarding Item #7, which is for the supplemental employee vision program. The program is paid for by the employees and has been offered since 2011. The previous year, the City went out to bid due to complaints with the current vendor. The City moved to VSP, which is a premier vision insurance program. The change in this year's plan is a five-dollar increase in the the frames area. It is the joint recommendation of staff and the Employee Insurance Committee to go with the higher renewal rate as employees could pay for the premiums on the Section 125 plan and receive tax savings as opposed to a higher frame cost.

- **Presentation from Texas Health Harris Methodist Hospital HEB on the new Intensive Care Unit expansion.**

Councilmember Fisher stated he has an abstention affidavit for this item. He left the Council Chamber prior to the following presentation.

Debbie Paganelli, President of Texas Health Harris Methodist Hospital HEB, stated that 100 percent of individuals that have to be in the Intensive Care Unit (ICU) and their family members are grateful for the level of care they receive. Physicians feels that the ICU is of a far higher quality than the other ICUs in the community and Tarrant County. The current ICU opened in 1994 and met the criteria at the time; however, technology and equipment have changed and using ICUs appropriately has become more difficult. With the implementation of the Affordable Care Act, they knew there was going to be a change in the demographic population coming to the hospital. They would be sicker because patients are being taken care of in the out-patient arena, as opposed to coming into the hospital. The ICU is almost at full capacity and it is difficult to maneuver patients through the hospital. Staff realized two years ago that they needed to expand beds and to do high acuity level beds. The market is projected to see an increase in the 65 years plus population, including the highest growth level in Texas Health Resources system. Statistics show that people over the age of 65 have more than one chronic illness. She discussed the primary and secondary service areas of the hospital and statistics showing there to be an increase of 28 percent in patients 65 years or older, and an increase of 32 percent over all. In regards to the capacity level of the current ICU, they have 14 beds and an open bay area with four additional beds, where it is hard to get equipment to the patients. At times when they have had a really ill patient, equipment has to be moved into the hallway. Further, there is not enough space in the rooms for family members. She stated that they are going to overshoot their projections on their budget this year and the acuity level has increased from the first of the year. The ICU has 24/7 intensive care specialists, which is uncommon in hospitals that size.

Margaret Markey, Nursing Manager-Critical Care, displayed a rendering of the new unit. When it was discussed where to put the new ICU, it was decided to build a new building. The new ICU will have floor-to-ceiling windows so patients can keep their days and nights straight. There will not be a change in the quality of care from the nursing perspective, but there will be changes such as being able to include family members and making it a better environment so people can heal more quickly. She discussed the universal bed concept where each room has a full bathroom so there is less movement through the hospital thereby reducing stress. She displayed a rendering of the nursing station, which is three times the size of their current station, and the hallway, which is the length of a football field. She stated there is plenty of room for equipment and showed an example of the rooms being created. She discussed cultural diversity and stated the equipment is on booms so the beds can be turned 360 degrees. The televisions are bigger than the current ones, which are difficult for the aging population to see.

Laura McWhorter, Vice President of Texas Health Resources Foundation, stated that the total cost of the construction of the project is \$25M and they have been going to the community to raise \$2M. So far, they have raised over \$1M from members of the board and community leaders. They are currently working on finalizing fundraising and are respectfully asking the City to consider donating \$10,000. Similar requests are being made to the cities of Hurst and Euless that would collectively make a gift of \$30,000, to name an area in the ICU. In the public area, there would be a donor wall and individually the City would be recognized for supporting the project.

Mayor Griffin stated that he toured the building with members of the foundation and former Mayor Salah of Euless, who hosted the three mayors for lunch. The mayors were given an initial look at this item, which sounded like a great idea but agreed that it need to brought back to their respective councils for discussion. There was discussion on the hospital being an asset to the community overall; and the development of a medical community within the City because of the hospital. Council was in consensus to pursue the \$10,000 donation.

Mayor Griffin adjourned the Work Session at 6:21 p.m.

EXECUTIVE SESSION

To convene in the conference room, if time permits, in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.074, personnel matters - City Manager search.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.074, personnel matters - City Manager search at 6:23 p.m.

Council reconvened from Executive Session at 6:45 p.m.

Any necessary action to be taken as a result of the Executive Session will occur during the Regular Session of the Bedford City Council Meeting.

SPECIAL SESSION

The Special Session began at 6:48 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order. He stated that staff did a fantastic job with FourthFest and the ribbon cutting for Phase 1 of the Boys Ranch. There was great music, food, a car show, a kids area, and fireworks. He also thanked residents for being at the event.

INVOCATION (Pastor Chuck Stevenson, Meadow Creek Baptist Church)

Pastor Chuck Stevenson of Meadow Creek Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS/UPCOMING EVENTS

Public Information Officer Natalie Foster reported that back in 1915, the Old Bedford School had an ice cream social to commemorate the completion of the building. The ice cream social is being brought back 101 years later. The event will be on Sunday, July 24 beginning at 3:00 p.m. with live music, tours of the school, and ice cream. BluesFest will run Friday, September 2 through Sunday, September 4 and tickets are currently on sale. The lineup includes "Trombone Shorty & Orleans Avenue" and "Tommy Castro & The Painkillers."

OPEN FORUM

Anne Theriot, 813 Birdsong, Bedford – Ms. Theriot signed up to speak on Item #5. She stated she wanted to speak on the proposed signage ordinance as it relates to the Bedford Boys Ranch. There is not currently any signage to prevent people jumping into the pond to retrieve their disks or to prohibit people from bringing glass bottles to the park. It is a big danger and she has picked up a lot of glass from people picnicking. She wanted to call attention to the lack of any signage to prevent dangers at the park, such as using motorized vehicles on the walking paths and preventing people dumping mangled ducks that they have been cruel to into the pond. In regards to not feeding the ducks, she stated it was very difficult to not do so when the pond cannot support the environment and when one sees injured animals brought to the pond or when they have netting mangled around their feet. There should not have to be a sign to tell people they cannot consume controlled substances at the park, but that there is a lot of that going on. She asked who was going to enforce the ordinance to keep people from feeding animals at the park. She stated people have been feeding the animals for years. She has lived in the City for 35 years and has frequented the park with her children and grandchildren. It has been an educational experience when feeding the animals and she is glad to share both what she feeds the animals and to teach people what the animals should be fed. She asked Council to consider all these facts she brought to them as they consider the sign ordinance and the item to prohibit people feeding animals at the Boys Ranch.

Patricia Nolan, 1005 Carousel Drive, Bedford – Ms. Nolan signed up to speak on Item #4. She stated the sign ordinance was passed in December by a vote of six to one and it is a much needed addition to the ordinances for Bedford. It was done in accordance according to protocol, six to one in favor of a stricter ordinance. Council received many letters from residents in favor of the ordinance as it stands. Many surrounding cities do not allow large ten-by-twelve signs in front of a property and they are only allowed in the storefront if vacant. A sign does not create enthusiasm and people want to come to a property based on location. She asked that Council stand by the proposal and record from December

and move on. She stated there are a lot of other items in the City on which there needs to be focus.

Mr. Rob Stewart, 2541 Stonegate Drive North, Bedford – Mr. Stewart signed up to speak on Item #4. He stated that he and his wife have owned a building at 112 Bedford Road since 2001, and have had an office there since 1996. They have lived in Bedford since 1985. He stated the sign ordinance has 53 types of signs listed and the one he is interested in is real estate agent signs to advertise his property for lease. He is troubled that if somebody put up a sign that was given a permit, starting September 1, they would have to tear it down and replace it with new type of sign. He discussed being involved several years ago with legal non-conformity on masonry fences. The City made an ordinance that was retroactive whereby commercial properties next to residential properties had to build a masonry fence between them. The original fences were built according to ordinances issued by the City and they would have been required to tear fences down and replace them with masonry. He hoped the City would learn that legal non-conformity is a major part of operating cities. He stated that parts of Bedford Road do not have sidewalks or cut-ins for curbs, and there is ample opportunity to improve and enhance the environment. The City should improve street and sidewalks on major thoroughfares instead of worrying about signs. Legal non-conformity is permitted in everything a city does; if not, every house in the City would have a sidewalk in front since new houses are required to have sidewalks. As a business owner, he was offended by the masonry fence issue several years ago as it would have cost him \$100,000 to build one and it was cost prohibitive. He asked Council to consider making legal non-conforming a major consideration of any ordinance, including the sign ordinance.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Champney, seconded by Councilmember Farco, to approve the following items by consent: 1, 7, 8 and 9.

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

APPROVAL OF THE MINUTES

1. **Consider approval of the following City Council minutes:**
 - a) **June 28, 2016 regular session**

This item was approved by consent.

PERSONS TO BE HEARD

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

- a) **Helen Martin, 809 Ridge Court, Bedford, Texas 76021 - Request to speak to Council proposed ban on feeding wildlife at BBR and other issues at the park.**

Ms. Martin was unable to attend the meeting.

- b) **Bucky Geer, 2448 Spring Valley Drive, Bedford, Texas 76021 – Request to speak to Council regarding the Bedford Boys Ranch and the feeding of wildlife including the issue of signs and ordinances.**

Bucky Geer, 2448 Spring Valley Drive, Bedford, Texas – Mr. Geer stated that he has been a resident for over 30 years. He wanted to speak about the proposed ordinances at the Boys Ranch pertaining to feeding of wildlife. Everybody, including himself, grew up feeding ducks and geese at the Boys Ranch and brought their children to the park to feed them as well. His thinking on the issue changed three years ago while serving on the Parks and Recreation Board, where he was placed in charge of the Boys Ranch. During that time, he had to scoop out loaves of bread and other items from the lake used to feed the ducks and geese, and it became a big problem. In cold winters, he took out 50 pounds of crushed corn to feed ducks and geese. He talked to a game warden regarding the feeding of animals who told him there was such a large population of animals in the winter because they are not migrating due to being fed on a daily basis. He did some research and talked to veterinarians about these issues and was told

not to feed the wildlife. One veterinarian wrote a letter, which Mr. Geer distributed around the lake for three weeks and to which he received both positive and negative reactions. He recently had some family members visit from California who were involved in the development of lands and he took them to the lake to get their reaction. They said that whoever built the lake should be commended as it is beautiful and fantastic. Mr. Geer thanked City leaders and staff who worked on the project and continue to work to keep the park maintained. He too worked hard on the development of the Boys Ranch, serving both on the Parks and Recreation Board and the Beautification Commission. He has spent countless hours at the park to make it better for everybody. When the lake was built, it was done so under the auspices of Texas Parks and Wildlife with advisement from them on how it should be done. The City also consulted with the U.S. Fish and Game Services, the New York Department of Wildlife Conservation, People for the Ethical Treatment of Animals, the Humane Society and local veterinarians, who all said not to feed the wildlife and leave it alone. He stated that ducks should scatter when approached but instead come up to be fed. He stated that everybody has good intentions, but it has turned into a feeding frenzy at the lake on a daily basis. At the old lake, the walkways became so infested with feces that one could not walk on them and the pavilion was a disaster because of the mess. He was concerned about children playing on the grass outside the pavilion because it was so heavily soiled. He has walked other parks in the community and asked why the bird population was larger at the Boys Ranch than anywhere else. Per the game warden he spoke to, the lake will support 100 to 150 birds, but there were an estimated 300 to 400 birds on the old lake. If proper steps are not taken, the same thing will happen to the new walkways, lake and pavilion. He encouraged Council to consider the ordinance prohibiting the feeding of wildlife and that it needed consequences attached to it or the daily feeding will continue. He stated that it needs to be enforced through law enforcement. He discussed having previously formed a citizen lake patrol in another community to deal with such issues as crime and vandalism and, after walking the lake for six months, those problems went away. He stated that education is the key with signs like those at the Fort Worth Zoo and programs at the Library.

c) Julian Ghizdareanu, 2509 Sanders Court, Bedford, Texas 76021 / Cindy Hault and Murray Hault, 2517 Sanders Court, Bedford, Texas 76021 – Request to speak to Council regarding the proposed development at 2713 Murphy Drive.

Julian Ghizdareanu, 2509 Sanders Court, Bedford, Texas – Mr. Ghizdareanu stated that his neighborhood was first built in 2014. A certified letter has been sent to the neighboring property owner, his engineer and Planning Manager Emilio Sanchez. He stated the proposed project at 2713 Murphy Drive has not been well received by the residents at the north side of the Sanders Court neighborhood. At the May 26, 2016 Planning and Zoning Commission meeting, there was opposition, but the vote was four to three in favor of the project. As with many projects that develop quickly to make money, there were a few snags. Their property and the owner's property are bordered by a lot of trees, some that are on their property and some that straddle their property lines. From the proposed plans, it is evident that the engineer and property owner have not walked or inspected the property because of these major issues. In the professional opinion of a land surveyor, the piece of property was not surveyed properly and they did not take the trees into account. There is no green space on the proposed lot and there would be three parallel parking spaces built along the roadway that abuts his neighbors' bedrooms. What the owner needs to understand is that the trees and small green spaces are selling points for neighborhoods. Homeowners associations (HOA) and small neighborhoods are easy to maintain and dues can be controlled and varied to small amounts per year. In regards to the entrance, they want assurances that the builder will include a sidewalk and grass parkway, which is a feature of all properties along Murphy Drive and must be continued to keep the City beautiful. He discussed the wall along the north side of the property, which will be shared with the businesses, and asked if a HOA will be needed. With the trees preventing the proposed plan from being realized, the owner must go back to drawing board and the City must realize the plans are not functional as submitted. There needs to be the deletion of the large sidewalk along the south end of the property and the proposed retaining wall needs to be pushed back from their property lines as not to damage the trees. These items will more than likely create the inclusion of an HOA and the parallel parking spots should be deleted, which will save several thousands of dollars in concrete and labor and add a small green space for visual appeal. The parking spaces are unnecessary and will be a nuisance to the neighbors. With inclusion of the trees along the property lines, there is the opportunity to clean up the area by removing the scrub brush so the trees grow better and healthier. He and his neighbors bought the house along the north side because of the natural beauty and privacy barrier. He stated the trees on their property are not to be disturbed or damaged, nor does the owner have permission to do anything with the trees that straddle the property line. It was stated by

Council that the piece of property in question was zoned MD-3 when Sanders Court was developed. The case on which the Planning and Zoning Commission voted was a re-plat and is out of the Council's hands.

Cindy Hault, 2517 Sanders Court, Bedford, Texas – Ms. Hault stated that it is a common belief that one person's rights end when they encroach on the rights of others, such as in no-smoking laws in public areas. She asked why one man should be allowed to do something that so negatively affects 13 families and their safety, quality of life, and the value of their homes. They were told the property north of Sanders Court, because it was not sold as part of Sanders Addition, was too narrow to do anything with except build a single family house. Most residents chose the north side of Sanders Court because of the trees. She asked why a similar project on Woodson Drive was denied but this one approved. She stated it appears there are separate standards with something having a negative impact on homes owned by City officials. She wanted in on record that if the project proceeds and the developer builds their own fence, leaving dead space between their properties, there will be a worse rodent and mosquito problem than they already have and it will not be accessible to either side to control it. In response to Ms. Hault, Councilmember Fisher stated that he built the house on Woodson Drive but did not attend any of the public hearings when it came for the Planning and Zoning change on Woodson Drive. The zoning was being changed from R-15 to R-4, which is why it went before the Commission and would have come to Council had it not been denied. The objection to that case was going from high density to low density and all of the houses around the property came together and said they did not want this. The notification of the plat change went to the 250-foot radius around the property, as it did with the case on Woodson Drive. The Planning and Zoning Commission is a quasi-judicial body who decided the re-plat by a four to three vote and it is now a civil matter. He wanted to stress there is no special treatment for anybody and his property did not even fall within the 250-foot notification range.

d) Roger Smeltzer, 2921 Brown Trail, Suite 145, Bedford, Texas 76021 – Request to speak to Council regarding commercial signs.

Roger Smeltzer, 2921 Brown Trail, Suite 145, Bedford, Texas – Mr. Smeltzer presented documents to Council including a letter from the North Texas Commercial Association of Realtors, a non-residential based association, which indicated that limiting the size of signs will adversely affect the marketing efforts of realtors and owners. Another letter was from the owner of the property at 1252 Harwood Road, which had a smaller sign for six months and had very few offers. When larger signs were put up, they had four or five showings and the property is now under contract. The owner believes that the larger sign had an impact on how quickly they were able to sell the property. Mr. Smeltzer stated that surrounding cities have less strict signage requirements and are not struggling to pull in new tenants to their communities. He feels that Bedford is not hurting by comparing themselves to quality communities nearby. Also included with his documents was a list of 125 supporters that do not want the ordinance changed and want the Council to have a logical discussion with the broker and ownership communities. He stated that commercial signage gets lumped into a category that does not get discussed much. From his records request of 249 pages of emails, only one discussed commercial signage, which was his own email to Council. The 125 supporters represent 2M square feet of commercial property, including every anchored shopping center and who also pay a tremendous amount of tax money into the community. Before these changes were made, the brokerage and commercial owner communities were not sought for their counsel. Nobody on the Council owns commercial property and so seeking that counsel from commercial ownership is critical. He stated that for businesses not on a major thoroughfare, it is impactful to have larger signs. He stated that the explanation given by Council is that the signs are nuisances and look bad, which is hypocritical with the changes made to political signs, including the size and the lack of a permit fee. Council should repeal the changes to the political signs to be the same as the commercial signs. He stated that the people on his list do not want the ability of an owner to have a sign on skids taken away as some properties have no landscaping and therefore have no choice but to put a sign on a skid. The City is setting itself up to not be able to market those properties on the highway that pay higher taxes if the ordinance is not separated. He stated that the City should go to what it had previously, which was already stricter than Euless, Colleyville and Grapevine. He lastly stated that the newer signs cost 30 percent more than the current signs. It was explained by Council that the changes in political signs mirror State law.

- e) Macie Condra, 3612 Cummings Court, Bedford, Texas 76021 – Request to speak to Council regarding the proposed sign ordinance.**

Macie Condra, 3612 Cummings Court, Bedford, Texas – Mr. Condrrie asked that the Council reconsider prohibiting portable signs. He owns a sign rental business and does a few signs in Bedford. Currently, businesses are allowed to have portable signs for four months out of the year with a dead period of 30 days. These signs also bring in \$100 with permits, which benefits the City. There are regulations that prohibit these types of signs being up consistently. He stated that it will really hurt the independent businesses and asked Council reconsider that part of the ordinance.

- f) Matt Matthews, 850 E. State Highway 114, Suite 100, Southlake, Texas 76092 – Request to speak to Council regarding the real estate signage ordinance.**

Matt Matthews, 850 E. State Highway 114, Suite 100, Southlake, Texas – Mr. Matthews stated he wanted to register their opposition to the signage amendments discussed earlier in the evening and the ordinance passed in December. It would make it more difficult for brokers and owners to conduct business in the City.

NEW BUSINESS

- 3. Public hearing and consider an ordinance to rezone Lots 2,3 and 4, Block 1, Highway 121 Business Park Addition and Lot 2, Block 1, Reliant Rehab Hospital Addition, located at 2308, 2332, 2336 and 2340 Airport Freeway (State Highway 121), Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Heartis Bedford to operate an independent senior living, assisted living and memory care facility. The subject property is generally located north of Bedford Road and east of State Highway 121. (Z-296)**

Planning Manager Emilio Sanchez presented information regarding this item, which is to rezone 2308, 2332, 2336 and 2340 State Highway 121. The rezoning request is for Heartis Bedford to construct an independent living, assisted living and memory care facility in the Master Highway Corridor Overlay District (MHC). There will be 86 individual living units, 60 assisted living units, and 32 memory care units, for a total of 178 units. The Planning and Zoning Commission recommended approval of this item at their May 26 meeting, with the stipulation that the site plan updated during the meeting be submitted for City Council approval. The stipulation is not in the ordinance but the updated site plan is before Council. The Commission's stipulation was that staff review the submitted document that evening and submit it to Council if it met the 152 parking space requirements. The property is currently zoned Heavy Commercial/MHC and the proposed designs will meet all of the standards for the MHC. When the Reliance Rehabilitation Hospital, now Health South, was approved, as-built plans show the building as 49 feet to the top of the parapet and 55 feet to the top of the screening on the roof.

Councilmember Champney stated that the group is the same one that built Health South; that they did a good job and have been outstanding neighbors; that they demonstrated a great deal of understanding and compassion in relation to the people going to be impacted by the new development; that they made an in-depth presentation on the project to the HOA, of which he is president so the residents would be fully aware of the project and they could take into consideration any comments from the residents; and that the Rustic Hollow HOA had an opportunity to look at the project and was supportive of it.

Mayor Griffin opened the public hearing at 7:45 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:45 p.m.

In answer to questions from Council, Mr. Sanchez confirmed that the MHC requires a maximum building height of 35 feet at the highest elevation but stated that the MHC makes additional allowances to go higher on a foot-for-foot increased setback; that the building would be 90 feet from one property line and 60 feet from the other; and that the height is allowable in the ordinance but Council can put stipulations in the

ordinance. There was discussion that that there will be an eight-foot masonry screening wall along the residential neighborhood; that from the west end of the neighborhood, nobody will be overlooking from that elevation into residents' backyards; and that there will be landscaping, which will also contribute to the screening. In answer to further questions from Council, Mr. Sanchez stated that the applicant has not submitted anything in their documentation to staff that included mechanical units; and that the applicant has stated there will be a single story building adjacent to the residential neighborhood before getting to the three story building.

In answer to questions from Council, Steve Zoerner, 401 South Congress Avenue, Austin, Texas 78701, the architect on the project, stated that the building was designed to mitigate any sort of height next to the single family homes; that the single story memory care facility was put adjacent to the single family homes; that from there, the facility steps up to three stories for both the assisted living and independent living units, which will be adjacent to the multi-family high density; that high density will be put next to high density; and that there will be roof wells, which will fully screen the mechanics so there should not be any grade mounted condensers. There was discussion that the MHC only requires screening of mechanical units if they are visible from the service road. In answer to further questions, Mr. Zoerner stated that deliveries will be made to the back of the building; that there will be a full loop road along the back side of the building; that there will be some buffers including a fully enclosed trash dumpster; and that the independent living facility will not include children and is age restricted to 65 years or older.

Motioned by Councilmember Champney, seconded by Councilmember Turner to approve an ordinance to rezone Lots 2,3 and 4, Block 1, Highway 121 Business Park Addition and Lot 2, Block 1, Reliant Rehab Hospital Addition, located at 2308, 2332, 2336 and 2340 Airport Freeway (State Highway 121), Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Heartis Bedford to operate an independent senior living, assisted living and memory care facility. The subject property is generally located north of Bedford Road and east of State Highway 121. (Z-296)

Motion approved 5-2-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Champney, Councilmember Farco, Councilmember Turner and Councilmember Fisher.

Voting in opposition to the motion: Councilmember Sartor and Councilmember Gebhart.

4. Consider an ordinance amending Ordinance No. 15-3143; providing for a new Exhibit 'A' being the City of Bedford Sign Regulations; providing a savings clause; providing a severability clause; and providing an effective date.

Mayor Griffin stated that Council's intent was to recraft the ordinance to provide for businesses while at the same time protecting the City's aesthetics. It is an all-encompassing ordinance. Other area cities were evaluated and the Council approved moderate changes that were in-line with other cities and that accomplished Council's goals. Council heard from various parties with different opinions and thoughts, including residents and commercial brokers. Council always wants to include those concerns regarding potential business implications and it is incumbent on them to be receptive to all input from the community. Members of Council have heard from residents, met with business leaders, received emails and met with staff. Council is now finalizing a work product that has minor tweaks and which addresses the main concerns of the business community, while keeping a commitment to an improved ordinance that addresses problematic issues. It is the opinion of the Council that the changes are minor in nature in the overall application of the ordinance but are clearly important to the business community. The ordinance was first approved in December, there was a work session in June and further discussion at the June 28 meeting. Changes to the ordinance include: changing the permitted window size for advertising from 25 percent to 33 percent of the total square footage available; allowing broker signs to be in color; removing the \$30 permit application fee for broker signs; providing legal non-conforming status to broker signs currently in place that are lawfully permitted under the current ordinance; and allowing the use of small, temporary, on-site, free-standing broker signs for garden-type offices that are clustered together. He stated that even though Council has differing opinions, they try to come to a collaborative effort to produce something that benefits the majority of what can be done with the ordinance.

In answer to questions from Council, Development Director Bill Syblon stated the main change to the amended ordinance being considered is that it allows commercial real estate signs to be legal non-conforming. The signs currently out in the field would be allowed to exist as is until they either fall down by an act of nature, go away, or are changed out, at which time the new requirements would go into effect. He clarified that commercial real estate signs that do not have an active permit are illegal signs and must be removed. He confirmed that the commercial real estate signs still require a permit but there would not be a fee.

There was Council discussion on push back whenever a regulatory body says somebody cannot do something; the importance of branding and allowing the branding to be there, just smaller; the permit process being antiquated; the response from residents on the reforms; trying to be better; cleaning up signage on the south side of the City; compromising and making adjustments; the City being business friendly, while also accomplishing things that were badly needed; the discussion on the ordinance being civil; securing feedback from business and monitoring the progress as the City moves forward on the ordinance; making course corrections if needed; doing what is in the best interest of the City; upgrading the look and having an attractive city to draw in businesses; that the City consistently looks for ways to support the business community, such as shopbedfordfirst.com and business roundtables; and raising and maintaining standards.

Motioned by Councilmember Fisher, seconded by Councilmember Farco, to approve an ordinance amending Ordinance No. 15-3143; providing for a new Exhibit 'A' being the City of Bedford Sign Regulations; providing a savings clause; providing a severability clause; and providing an effective date.

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

5. Consider an ordinance amending Chapter 86. "Parks and Recreation," Section 86-1. "Definitions" and Section 86-3. "Prohibited activities generally" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; containing a penalty clause; and declaring an effective date.

Mayor Griffin stated that during this project, the care of the wildlife associated with the Boys Ranch Lake was coordinated with the help of biologists and staff from Texas Parks and Wildlife. There have been changes made to the physical structure of the lake based on input from the public, Texas Parks and Wildlife, and the Army Corps of Engineers. The environment is supporting the existing wildlife, which is confirmed by visits from Parks and Wildlife who are reporting the eco-system is continuing to grow. Council, staff, and the public heard a presentation from a biologist with Parks and Wildlife, whose recommendation is for people, as park visitors, to enjoy the wildlife, but to recognize it is wildlife and to not interfere with the ability of nature at the park to self-regulate. Part of that message was the inherent danger of unintended consequences for those visitors who, wanting to help the wildlife by feeding it, are actually creating opportunities for problems to occur, including overpopulation and the greater potential for the spread of disease and other health risks. Council directed staff to bring before Council a "No Feeding" ordinance for consideration. The ordinance being considered is similar in concept to other municipal ordinances and is similar to what visitors find in state and federal parks as well. The intent of such an ordinance is to help educate those visiting the parks and promote the concept of observing and appreciating nature and the wildlife at the lake and in all the parks but not to inadvertently interfere with nature.

In answer to questions from Council, Community Services Manager Eric Valdez conformed that the ordinance did not just pertain to the Boys Ranch and is City-wide. There was discussion on the need for the ordinance; putting the issue to rest in order of focus on more important issues; education not having worked; wildlife becoming more aggressive because of feeding; the amount of feeding being done; signage; and striking the wording "adjacent thereto" in Section 86-3(3)(b)(1).

Motioned by Councilmember Farco, seconded by Councilmember Fisher, to approve an ordinance amending Chapter 86. "Parks and Recreation," Section 86-1. "Definitions" and Section 86-3. "Prohibited activities generally" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; containing a penalty clause; and declaring an effective date, with the amending of the words "adjacent therto" be removed from Section 86-3(3)(b)(1).

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

6. Consider a resolution authorizing the City Manager to enter into a contractual agreement for employee health and dental insurance benefits with CIGNA.

Human Resources Director Jill McAdams presented information regarding this item. She stated the City's contract with Cigna for employee health and dental insurance will expire September 30, 2016. The City's benefits consultant, Benefits Seminar Plus (BSP), went out to bid on these products, which were received in May. Companies were asked to bid for a minimum of 12 months. Due to the complexity of medical insurance renewal, it was decided to reconvene the Employee Insurance Committee, which met several times and provided feedback that led to the decisions being recommended.

In regards to medical insurance, Ms. McAdams stated that each time the City has gone out to bid the last five years, two carriers have declined to bid due to the City's high and ongoing claims. Several adjustments have been made to the plan over the previous five years and the City is at the most cost-effective insurance program that can be maintained from a High Deductible Health Plan (HDHP) standpoint with a Health Savings Account (HSA) for employees to put money away on a tax-free basis. This renewal, claims used by the insurance carriers were for the period April 1, 2015 through March 30, 2016. There were five ongoing claims that exceeded the \$100,000 reinsurance point and several that exceeded \$50,000. Several options were reviewed, including Preferred Provider Organization (PPO) plans, HDHPs with HSA partners, self-funding and providing funding to employees go into the Marketplace and purchase their own insurance. Self-funding was ruled out due to the cost of over \$3.6M, which did not include the \$1.4M runoff fee. This represented a 63.48 percent increase over current premiums. Staff looked at a stipend for employees to purchase insurance in the Marketplace, but the Affordable Care Act (ACA) does not allow employers to provide funding to employees so contributions would have to be included in the base salary, which would in-turn increase operational expenses on base salaries such as overtime and retirement. A conservative estimate of the costs, along with penalties for not offering a health insurance plan, is \$3.2M, or 69.5 percent over the current insurance costs. In looking at fully insured products, the Request for Proposals (RFP) was sent to the companies left in the major market place for group plans. Aetna declined to bid because Kaner Medical Group is not in their affordable care network and they did not believe they could be competitive. United Health Care also declined to bid because they could not offer a competitive quote. Bids were received from Blue Cross/Blue Shield (BCBS), Texas Municipal League (TML) and Cigna. The numbers put together for Council's review were adjusted where no increases were passed onto the employees. Cigna's renewal came in at an increase of 39.6 percent, or \$3.6M, which included a 9.61 percent discount taken off the top as a loyalty discount. The bid from BCBS came in at \$3.9M, an increase of 50.94 percent over the current premium paid. The bid from TML had an increase of 97.78 percent, or \$4.9M total, over the current rates. The plans from BCBS and TML also provided smaller networks and lesser benefits. The Committee ruled out those carriers due to the lesser benefits; therefore, Cigna was the only viable bid. Currently, the City is running 123.83 percent over current premium. Some employees did not like Cigna's Local Plus Network, their version of a controlled network, which was a way to keep costs in check. Providers in that network have to commit to certain standards to keep costs contained. Staff went back to Cigna about adding a fourth plan, which is the base plan option with the Open Access Plus network, without increasing costs to the City. Companies typically charge a load fee of one percent on each plan. The City was concerned that claims were starting to increase in the months following the quoting period. BSP was asked to go to Cigna about offering the fourth plan without having their underwriting department look at the additional claims. Cigna did not look at those claims, agreed to add the fourth plan, and waived the load fee. The City is recommending four plans, including three that are on the Open Access Plus network, which are the PPO, the \$1,500 buy-up plan and the \$2,500 plan options. The fourth plan is the Local Plus Network, which is the most cost-effective plan and houses most of the employees.

Ms. McAdams stated that there has been high utilization on dental insurance as well, with claims 109.52 percent over premium. The City has historically run over 100 percent on dental since Fiscal Year 2011/12. RFPs were sent to 13 companies, 11 of which declined to bid due to being non-competitive. The City received bids from Cigna and MetLife, and while the MetLife bid was lower, the network was different from Cigna. By changing to MetLife employees that had work in progress would have to complete it prior to October 1, 2016, which the Committee felt would be difficult to honor and disruptive. Further, there have been no complaints on dental benefits. The Committee felt the employees would be willing to absorb the

increase for the convenience of not having to change dentists or complete work in progress. Using the MetLife bid as leverage, Cigna came back with a 0.7 percent decrease on the quote with an additional two-year guarantee on the Dental Maintenance Organization (DMO) product, which is the most cost-effective plan and houses most of the employees. In keeping the rate philosophy consistent with the medical insurance, the City would absorb the increase on the DMO base plan and pass on the additional costs for the buy-up PPO option to employees, keeping the City's contribution to the insurance premium the same across all plans.

In answer to questions from Council, Ms. McAdams stated that Cigna has not made money on the City for five years; that Cigna does put money aside to cover what they perceive to be the costs of some claims, which is built into the renewal; that the bids are based on claims paid; that Cigna purchases insurance for claims that exceed \$100,000; that Cigna paid five claims up to \$100,000 and the remaining balance went into reinsurance; and that the cost of the reinsurance was included in the cost of the renewal, which increased due to the claims. In answer to questions from Council, Lisa Mizell with BSP stated that what is considered high claims depends on the group size and the insurance carrier; that she gets calls from insurance carriers surprised that their RFPs do not include a questionnaire nor demands; that there is a restrictive amount of carriers to work with; that she considers her job selling her clients to the insurance companies, which is difficult when there are ongoing claims; that some of her city clients demand a questionnaire as part of their RFP; that BSP represents six cities, of which one is currently with Cigna while another is moving to Cigna from Aetna; that she feels Aetna may not be interested in city business and she is seeing the worst increases from them; that she is interested in seeing if her private sector clients get the same type of horrible renewals; that all of the health insurance carriers in the area work with cities as far as health insurance; that the RFP was sent to the five fully-insured carriers in the area, as well as a third-party administrator to get a quote on self-funding but who also works with approximately 25 stop-loss carriers; that what differentiates BSP from other brokers is service including their 1-800 number for employees, a website at no additional charge, a service that allows Ms. McAdams to contact licensed human resources people, and an annual benefits statement for employees at no extra charge; that their fee has not changed in 20 years; and that Ms. McAdams has been unable to find a broker that does those services for as much money as BSP charges. There was discussion that there has been a 90 percent increase in premiums over the previous five years. Ms. Mizell stated that there have been many changes since 2014, including pre-existing clauses for new hires no longer being allowed and changes in the definition of preventative care, where procedures under that definition have to be covered 100 percent without a cost share; that the ACA requires insurance companies to pay out 80 percent of the premium they collect in claims and if they do not, there is a rebating process; that Cigna has the right to charge 20 percent over the 128 percent, which is the 48 percent figure in their renewal, minus the nine percent discount; and that there is nothing in the calculation for medical inflation such as a new ICU and drugs. There was discussion on the increases not being sustainable by the City and what they can do; putting money into the Kaner employee clinic but not seeing a reflection in the City's health care premiums; and the City not receiving a discount from Cigna for having Kaner. Ms. McAdams stated that the impact from Kaner comes from primary care office visits, which will not negate claims over \$200,000 or hospitalization costs; that the clinic was put in place to address minor emergencies; that the employee utilization of generic drugs is 92 percent; that employees are going to Kaner more often, where there is a potential to catch catastrophic things early; that the costs for the Kaner clinic have decreased from \$100,000 to \$77,000; that there were 623 clinic visits the previous year; that employees are incentivized to get annual physicals, which can catch things before they turn into a long-term claim; that 20 to 30 employees took part in a weight loss clinic through Kaner; that the City has an older population compared to other cities because the City entered into the Texas Municipal Retirement System later; that the City has looked at other options, such as partnering with other cities but has not been successful; that the Employee Wellness Program is very active and has won awards; and that staff tries to manage things the best they can given the situation with the claims. In answer to further questions from Council, Ms. Mizell stated that the claims and on-going risk are the main factors for the high renewal; that self-insurance is bad idea if claims are not running well; that there are penalties and increased taxation from dropping insurance; that if the high claims are carved out, the City is actually doing well; that over the previous 12 months, the City's claims were \$3.5M and the premium was \$2.7M; and that insurance companies have to pay out at least 80 percent of what they take in on claims. There was discussion that if Council delayed the decision on health insurance, it would put the City in a tight bind in trying to get employees enrolled and would require the insurance carriers to look at additional claims that have been incurred. Ms. Mizell stated that the loss ratio in March was 88 percent, in April was 98 percent, in May was 120 percent; and that when insurance companies see that trend going in that direction, it negatively impacts the pricing. There was discussion on the possibility

of combining groups to absorb claims and the City already having looked at that option; that TML is an already existing group of cities; and if there was a way to self-insure the high claims versus everything else.

Motioned by Councilmember Champney, seconded by Councilmember Turner, to approve a resolution authorizing the City Manager to enter into a contractual agreement for employee health and dental insurance benefits with CIGNA.

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

Voting in favor of the motion: Mayor Griffin, Councilmember Gebhart, Councilmember Sartor, Councilmember Champney, Councilmember Farco and Councilmember Turner.

Voting in opposition to the motion: Councilmember Fisher

7. Consider a resolution authorizing the City Manager to enter into a contractual agreement with VSP to provide supplemental vision insurance to employees as a voluntary benefit option.

This item was approved by consent.

8. Consider a resolution approving the City of Bedford's Section 125 Plan that allows employees to make contributions for insurance premiums and Health Savings Accounts (HSA) on a pre-tax basis as allowable under the Internal Revenue Service (IRS) Code Section 125.

This item was approved by consent.

9. Consider a resolution authorizing the City Manager to enter into an addendum to the current ambulance billing agreement with Intermedix allowing the city to participant in the Ambulance Supplemental Payment Program.

This item was approved by consent.

10. Discussion and action regarding the appointment of the Mayor Pro Tem and Board and Commission Liaisons.

Council was of the consensus to make no changes to the liaisons to the Boards and Commissions.

Councilmember Turner nominated Councilmember Champney as Mayor Pro-Tem. He stated Councilmember Champney has been a long-term member of the Council and has a lot of experience.

Councilmember Fisher stated that it was fun serving as Mayor Pro-Tem in all its official capacity, which is not much. As the Council should do with the Boards and Commission, they should do the same with the Mayor Pro Tem and make sure they appoint the people that, in the Board and Commission sense, have passion for those items in the particular areas and best represent the goals and wishes of elective body. Everybody on the Council is ready and willing to serve as Mayor Pro-Tem in the absence of the Mayor. He stated that he felt he is capable of doing so and put his name in for reconsideration for another term as Mayor Pro-Tem.

Councilmember Farco stated that whoever is Mayor Pro-Tem, he asked that the show up to ribbon cuttings and public events. Council needs to be more visible in the community, including at HEB events. He stated whoever is Mayor Pro-Tem, he wants them to represent the City and the Council, be out in the public, and promote Bedford.

Mayor Griffin asked for a vote on Councilmember Champney as Mayor Pro-Tem. The vote was 5-2-0 in favor.

Voting in favor: Mayor Griffin, Councilmember Gebhart, Councilmember Farco, Councilmember Champney and Councilmember Turner.

Voting in opposition: Councilmember Sartor and Councilmember Fisher.

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

- ✓ **Animal Shelter Advisory Board - Councilmember Fisher**

Councilmember Fisher reported that the Board will meet the following Wednesday at 2:00 p.m.

- ✓ **Beautification Commission - Councilmember Turner**

No report was given.

- ✓ **Community Affairs Commission - Councilmember Farco**

No report was given.

- ✓ **Cultural Commission - Councilmember Champney**

Councilmember Champney reported that there was a Bedford Arts Central event on Saturday sponsored by Josh Santillan on the Commission. There were a number of artist and vendors. The event was a success prior to being cut short by a storm.

- ✓ **Library Advisory Board - Councilmember Farco**

Councilmember Farco reminded everybody to sign up for the Summer Reading Club.

- ✓ **Parks and Recreation Board - Councilmember Sartor**

Councilmember Sartor reported the Board will not meet until the following month. He wanted to echo the Mayor's comments regarding staff and the FourthFest event. It went off very well and was well attended, and he was not aware of any major issues. He thanked staff and encouraged people to visit the Boys Ranch.

- ✓ **Teen Court Advisory Board - Councilmember Gebhart**

Councilmember Gebhart reported that the regular Board meetings will resume in September.

- ✓ **Senior Citizen Liaison - Councilmember Turner**

Councilmember Turner reported that they are in the process of organizing a senior meeting during the month to set goals for the coming year.

12. Council member Reports

No other reports were given.

13. City Manager/Staff Reports

City Manager Roger Gibson discussed the recent horrific events in Dallas, where 12 police officers were shot and five lost their lives. The City has ex-employees in both the Dallas Police Department and Dallas Area Rapid Transit. There are people in the City that have friends and families that work for the Department. He hoped people appreciate that the law enforcement in the north Texas area is truly outstanding. Interim Fire Chief Bobby Sewell shared with him and Police Chief Jeff Gibson that there are now social media threats targeting police and fire personnel. The police and fire personnel in the City are truly outstanding and are amazing people, and he hoped that people appreciate that. He asked if people saw them, to thank them.

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 9:26 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary



Council Agenda Background

PRESENTER: See below

DATE: 08/09/16

Persons to be Heard

ITEM:

a) Duane Buuck, 745 W. Pipeline Road, Hurst, Texas 76053 - Request to speak to Council regarding the Mid-Cities Care Corps.

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

Letter of Request

From: Duane Buuck [<mailto:director@midcitiescarecorps.org>]
Sent: Friday, July 22, 2016 10:24 AM
To: Wells, Michael <Michael.Wells@bedfordtx.gov>
Subject: Mid-Cities Care Corps

Michael,

This is to confirm our discussions to include Mid-Cities Care Corps on the Bedford City Council agenda, August 9th beginning at 6:30 P.M.

This request is a result of my discussion with Mayor Griffin at the joint chamber HEB and Grapevine luncheon Wednesday, July 14th. My request was for an opportunity to share with the council members an update/overview of Mid-Cities Care Corps (MCCC) mission to *"preserve the independence of senior neighbors in N.E. Tarrant County"*.

The MCCC mission has expanded since I addressed the council in 2011. I look forward to sharing insight on the MCCC core outreach services of TRANSPORTATION, HELPING HANDS, and SOCIAL OUTREACH and the impact for "young at heart" residences in the eleven communities served including Bedford.

I would title the overview:

HELP, HOPE, and HEALING
Provided by Mid-Cities Care Corps
To Senior Residents in our Community

MCCC is celebrating our 35th anniversary in 2016. We welcome the opportunity to share the MCCC 35 year legacy with community leaders, for them to be informed ambassadors as well as consideration for support of this mission. I'm honored to have an opportunity to share the imprint MCCC is having in the community and Bedford. MCCC will be celebrating our 35th Anniversary at our annual Festival of Friends gala, including dinner live and silent auction, November 3th at 6:00 P.M. at the Hurst Conference Center.

Michael, per our discussion, I would like to request 10 minutes which would include a PowerPoint presentation. I certainly welcome questions from the council.

Please call if there is any additional information I can provide.

Have a great day,



Duane E. Buuck
Executive Director

Mid Cities Care Corps

745 W. Pipeline Road
Hurst, TX 76053
Phone: (817) 282-0531
Fax: (817) 282-7980



Council Agenda Background

PRESENTER: Emilio Sanchez, Planning Manager

DATE: 08/09/16

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Public hearing and consider an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial / Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development / Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

The subject property is generally bound by Airport Freeway to the south and Park Place Boulevard to the west, with the site currently a vacant tract of land. The applicant is requesting to rezone the property allowing for the construction of a 70 room hotel within the Master Highway Corridor Overlay District (MHC) that is approximately 47 feet in height instead of the allowed 35 feet, excessive by 12 feet in height. The building canopies will also encroach into the side yard setback allowing for a guest patio along the eastern property line. The submitted facilities will meet the remainder of MHC design regulations.

The Planning and Zoning Commission recommended approval of this application at their June 9, 2016 meeting by a vote of 6-0-0.

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial / Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development / Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Ordinance
- Site Plan
- Building Elevations
- Aerial
- Zoning Sign Photo
- Planning and Zoning Minutes
- Star Telegram Publication

ORDINANCE NO. 16-

AN ORDINANCE TO REZONE LOT 4R-2, BLOCK 1, PARK PLACE MEADOW ADDITION, LOCATED AT 2609 AIRPORT FREEWAY, BEDFORD, TEXAS FROM (H/MHC) HEAVY COMMERCIAL / MASTER HIGHWAY CORRIDOR OVERLAY DISTRICT TO (PUD/MHC) PLANNED UNIT DEVELOPMENT / MASTER HIGHWAY CORRIDOR OVERLAY DISTRICT, SPECIFIC TO SECTION 4.15, PLANNED UNIT DEVELOPMENT OF THE CITY OF BEDFORD ZONING ORDINANCE, ALLOWING FOR BEDFORD PARK PLACE MEADOWS INVESTMENTS LLC., TO CONSTRUCT AND OPERATE A 70 ROOM STAYBRIDGE SUITES HOTEL FACILITY. THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF AIRPORT FREEWAY AND EAST OF PARK PLACE BOULEVARD. (Z-285)

WHEREAS, it is deemed expedient and for the benefit of the City of Bedford, Texas, that the Zoning Ordinance be rezoned for property known as Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial / Master Highway Corridor to (PUD/MHC) Planned Unit Development / Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That Section 2 of the Zoning Ordinance be amended and the map designated "ZONING MAP-CITY OF BEDFORD, TEXAS" be revised and amended so that the land described as:

Lot 4R-2, Block 1, Park Place Meadow Addition, shall be shown as approved by this ordinance.

SECTION 3. That the Site Plan attached hereto as Exhibit "A" is approved as a component of this ordinance approval. Any revisions to the property that deviate from the Site Plan attached hereto shall require an amendment to this ordinance.

SECTION 4. That this ordinance shall be cumulative of all provisions of other ordinances of the City of Bedford, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting revisions of such ordinances are hereby repealed.

SECTION 5. That it is hereby declared the intention of the City Council of the City of Bedford, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. That any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Bedford and the laws

ORDINANCE NO. 16-

of the State of Texas.

PRESENTED AND PASSED this 9th day of August 2016, by a vote of ___ ayes, ___ nays and ___ abstentions, at a special meeting of the City Council of the City of Bedford, Texas.

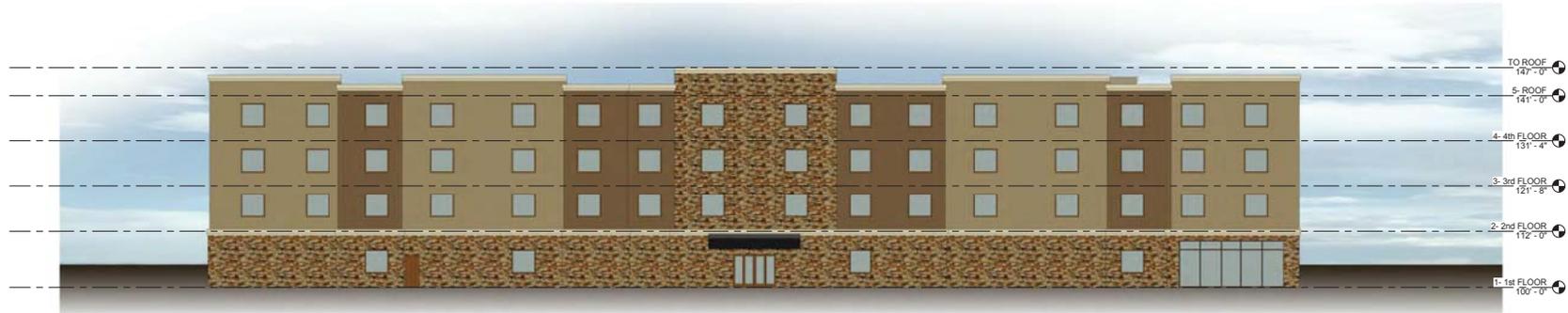
Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney



1 South
3/32" = 1'-0"

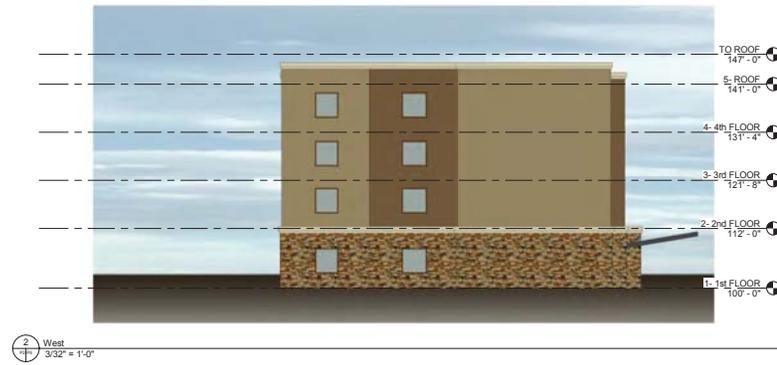


2 East
3/32" = 1'-0"

STAYBRIDGE SUITES

BEDFORD, TX





STAYBRIDGE SUITES

BEDFORD, TX





STAYBRIDGE SUITES

BEDFORD, TX



PARK PL



Hearing

Date: 6-9-2016 Z-285

**Address: 2609 Airport Freeway
Bedford, TX 76021**

**Legal Description:
Lot 4R2A, Block 1,
PARK PLACE MEADOW ADDITION**



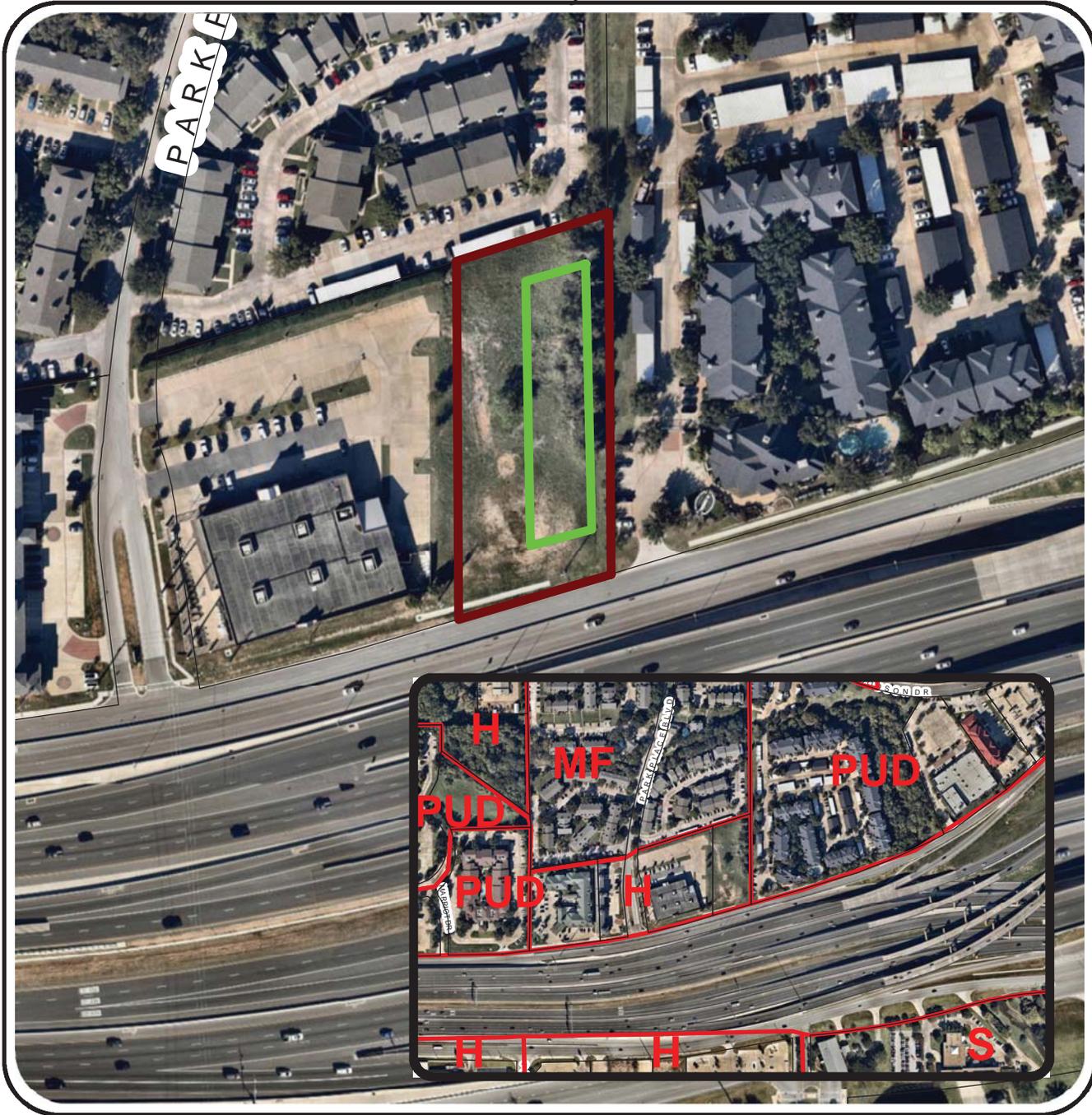
200 Ft Buffer

Project Location



** NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.*

Z-285 2609 Airport Freeway
Zoned "H" Heavy Commercial



Legend

- Proposed Property
- Proposed Buildings

Applicants Signature of Acknowledgement

THIS PROPERTY IS UP FOR A
**ZONING
CHANGE**
FOR INFO CALL
CITY OF BEDFORD PLANNING
AND ZONING DEPT. AT:
(817) 952-2137

Z-285

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 9, 2016**

APPROVED

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: May 26, 2016 regular meeting**

Motion: Vice Chairman Hall made a motion to approve the meeting minutes of the May 26, 2016 regular meeting.

Commissioner Culver seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Reese, Austin, Stroope, Chairman Carlson, Vice Chairman Hall
Nays: None
Abstention: None

Motion approved 6-0-0. Chairman Carlson declared the May 26, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-285.

Rohit Dand, petitioner, 1328 Hardisty Drive, Bedford, TX 76021. President of Cimmaron Hospitality.

Proposed property will be a 70 room upper midscale property, at the higher-end tier of hotels. This property can be considered residential as well since it will also be an extended stay hotel, with average stay being seven or more days.

This land was acquired before the NTE construction project; building on it was put on hold until the construction was complete.

This development is intended to revitalize the hospitality industry in the area.

The two variances requested are necessary in order for this development to work at this location. Four-story building is required; 70 rooms are the minimal that the brand will allow. They are trying to the best of their ability request as few variances as possible while optimizing that footprint.

He has received a formal email from TxDOT approving the drive approach from the frontage road based on the neighboring entrance points.

There are two other extended stay properties in Bedford: Towneplace Suites and Homewood Suites. There is a significant demand for extended stay properties.

Outdoor activities will be similar to what you would see in a multi-use unit: barbeque areas, a gazebo, and a general sitting area.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 9, 2016**

APPROVED

The market for extended stay properties varies on location. The advantage for this location is that it will pull from DFW Airport, American Airlines Center, sporting events, and other events in the area. Most of the clientele will be corporate-based.

Chairman Carlson opened the public hearing at 7:13 p.m.

Chairman Carlson closed the public hearing at 7:14 p.m.

Commission agrees that this property will be a good addition to this area of Bedford.

Motion: Commissioner Culver made a motion to approve zoning case Z-285.

Commissioner Reese seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Reese, Austin, Stroope, Chairman Carlson, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-285.

ADJOURNMENT

Motion: Vice Chairman Hall made a motion to adjourn, Commissioner Austin seconded the motion, and the vote was as follows:

Ayes: Commissioners Culver, Reese, Austin, Stroope, Chairman Carlson, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:17 p.m.

**Todd Carlson, Chairman
Planning and Zoning Commission**

ATTEST:

**Kristtina Starnes, Coordinator
Planning and Zoning Liaison**



CITY OF
BEDFORD

2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

July 21, 2016

PLEASE DELIVER TO:
Legal Publications
Attn: Christine Lopez
Fort Worth Star-Telegram
400 West 7th Street
Fort Worth, TX 76102

SENT VIA E-MAIL: clopez@star-telegram.com & ncalvery@star-telegram.com on Thursday, July 21, 2016.

FROM:

City of Bedford
Emilio Sanchez, Planning Manager

Dear Christine & Nancy,

Please publish the following in "Legal Notices" on Sunday, July 24, 2016.

MESSAGE:

CITY OF BEDFORD
PUBLIC HEARING

The City of Bedford City Council gives notice of a public hearing on Tuesday, August 9, 2016, at 6:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas:

Public hearing and consider an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

Public hearing and consider an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

Public hearing and consider an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

All interested citizens will be given the opportunity to speak and be heard.



Council Agenda Background

PRESENTER: Emilio Sanchez, Planning Manager

DATE: 08/09/16

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Public hearing and consider an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

The subject property is generally bound by Harwood Road to the north and Brown Trail to the east, with the site currently a multi-tenant commercial building. The applicant is requesting to rezone the property allowing for the operation of an indoor haunted house within Suite K. The applicant currently has a Specific Use Permit (SUP) to operate out of Suite O, but is looking to offer an additional attraction that will be located in the adjacent suite and operated independently of the approved haunted house. The expansion of the operation requires the additional SUP, as they will be operated independently of one another.

The Planning and Zoning Commission recommended approval of this application at their July 14, 2016 meeting by a vote of 6-0-0.

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Ordinance
- Site Plan
- Aerial
- Zoning Sign Photo
- Planning and Zoning Minutes
- Star Telegram Publication

ORDINANCE NO. 16-

AN ORDINANCE TO REZONE LOTS 1A AND 1B, HARWOOD VILLAGE SHOPPING CENTER ADDITION, LOCATED AT 510 HARWOOD ROAD SUITE K, BEDFORD, TEXAS FROM (H) HEAVY COMMERCIAL TO (H/SUP) HEAVY COMMERCIAL/SPECIFIC USE PERMIT/INDOOR AMUSEMENT CENTER, SPECIFIC TO 3.2.C(13)G OF THE CITY OF BEDFORD ZONING ORDINANCE, ALLOWING FOR MOXLEY MANOR TO OPERATE AN INDOOR AMUSEMENT CENTER. THE PROPERTY IS GENERALLY LOCATED SOUTH OF HARWOOD ROAD AND WEST OF BROWN TRAIL. (Z-299)

WHEREAS, it is deemed expedient and for the benefit of the City of Bedford, Texas, that the Zoning Ordinance be rezoned for property known as Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That Section 2 of the Zoning Ordinance be amended and the map designated "ZONING MAP-CITY OF BEDFORD, TEXAS" be revised and amended so that the land described as:

Lots 1A and 1B, Harwood Village Shopping Center Addition, shall be shown as approved by this ordinance.

SECTION 3. That the Site Plan attached hereto as Exhibit "A" is approved as a component of this ordinance approval. Any revisions to the property that deviate from the Site Plan attached hereto shall require an amendment to this ordinance.

SECTION 4. That this ordinance shall be cumulative of all provisions of other ordinances of the City of Bedford, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting revisions of such ordinances are hereby repealed.

SECTION 5. That it is hereby declared the intention of the City Council of the City of Bedford, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. That any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Bedford and the laws of the State of Texas.

ORDINANCE NO. 16-

PRESENTED AND PASSED this 9th day of August 2016, by a vote of ___ ayes, ___ nays and ___ abstentions, at a special meeting of the City Council of the City of Bedford, Texas.

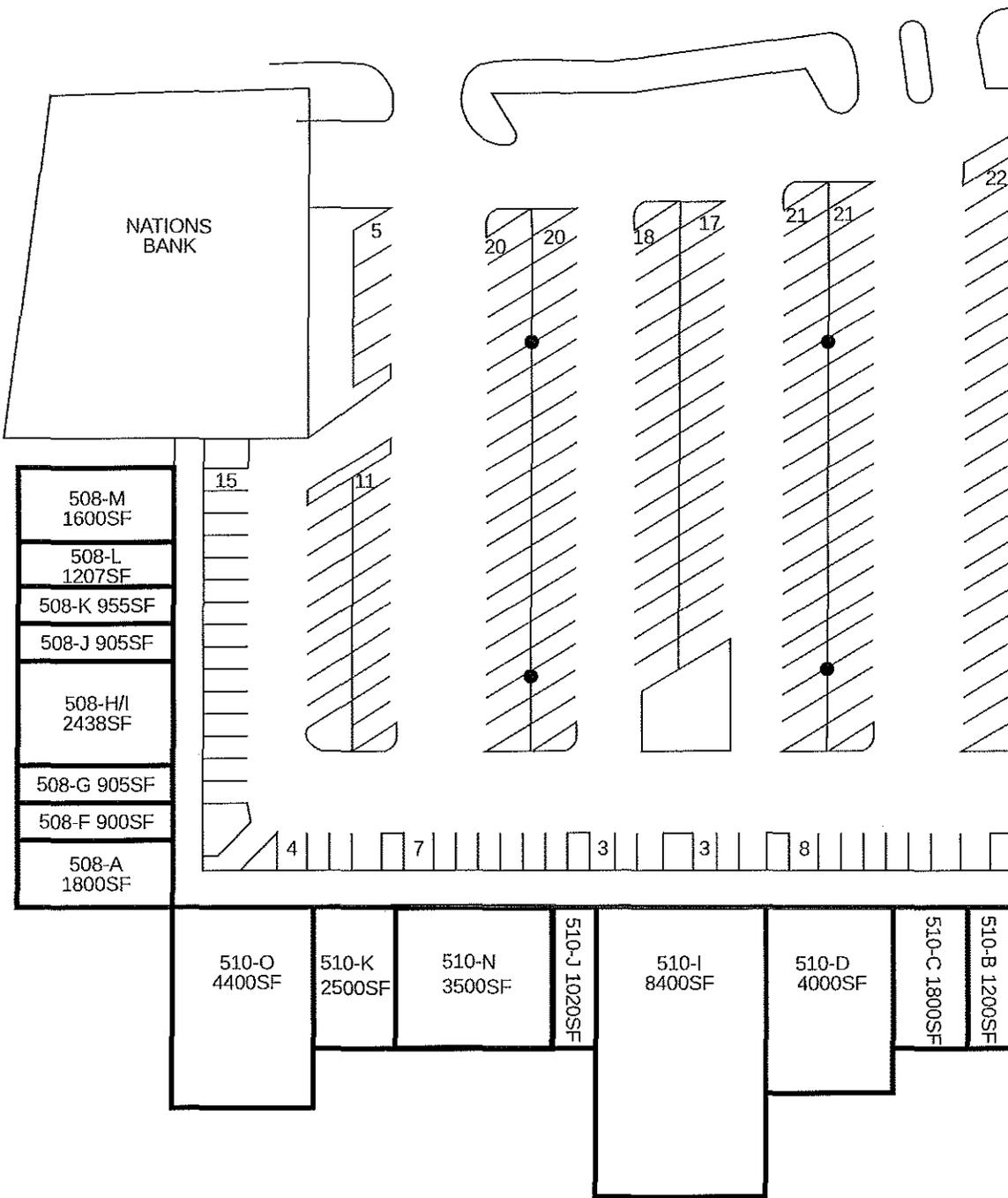
Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney



Square footage is approximate.

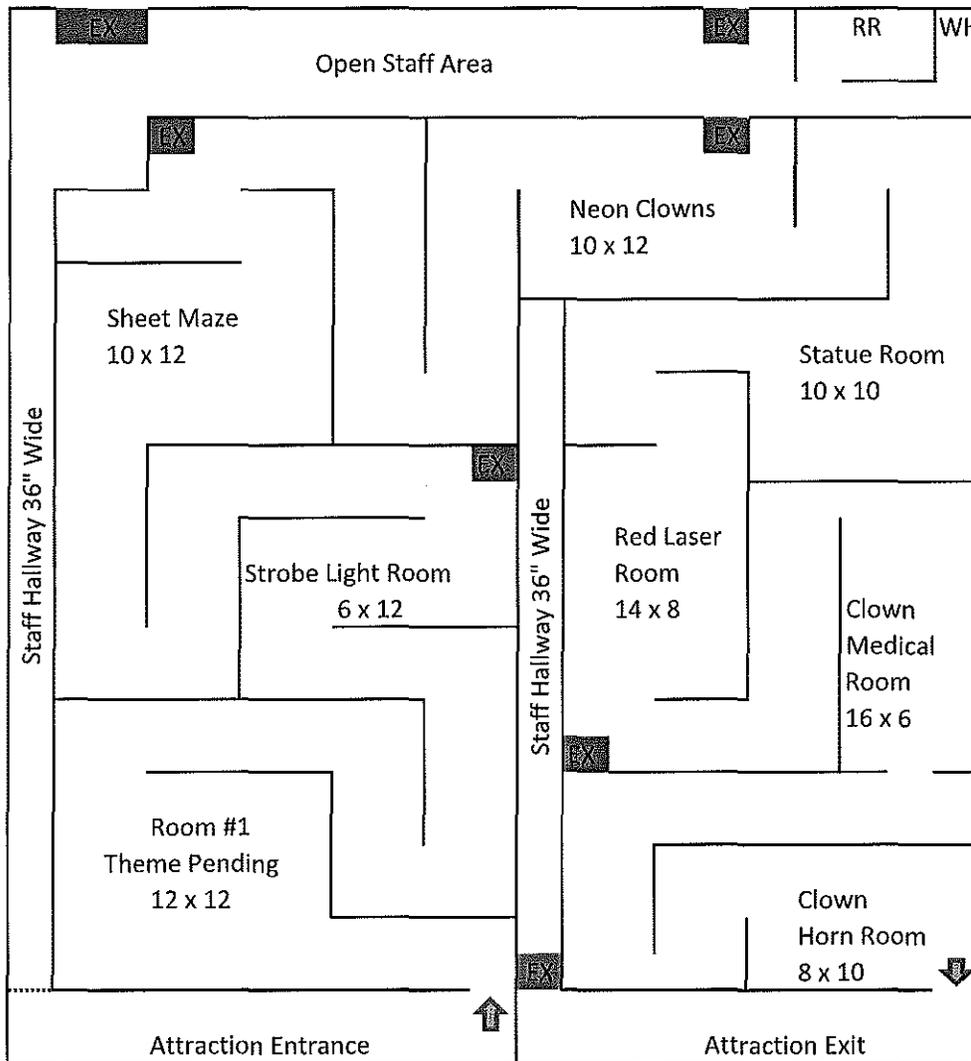


For Leasing Appointments:

(817) 754-0022

FiveLakesLLC.com
leasing@fivelakesllc.com

Moxley Manor Proposed Second Attraction
 510K Harwood Road, Bedford, Texas 76021



- * Walls are temporary, constructed of 4x8 OSB & 2x4's
- * Walls are to be painted and sprayed with a fire retardent additive.
- * Emergency Exits 
- *RR = Restroom
- *WH = Water Heater

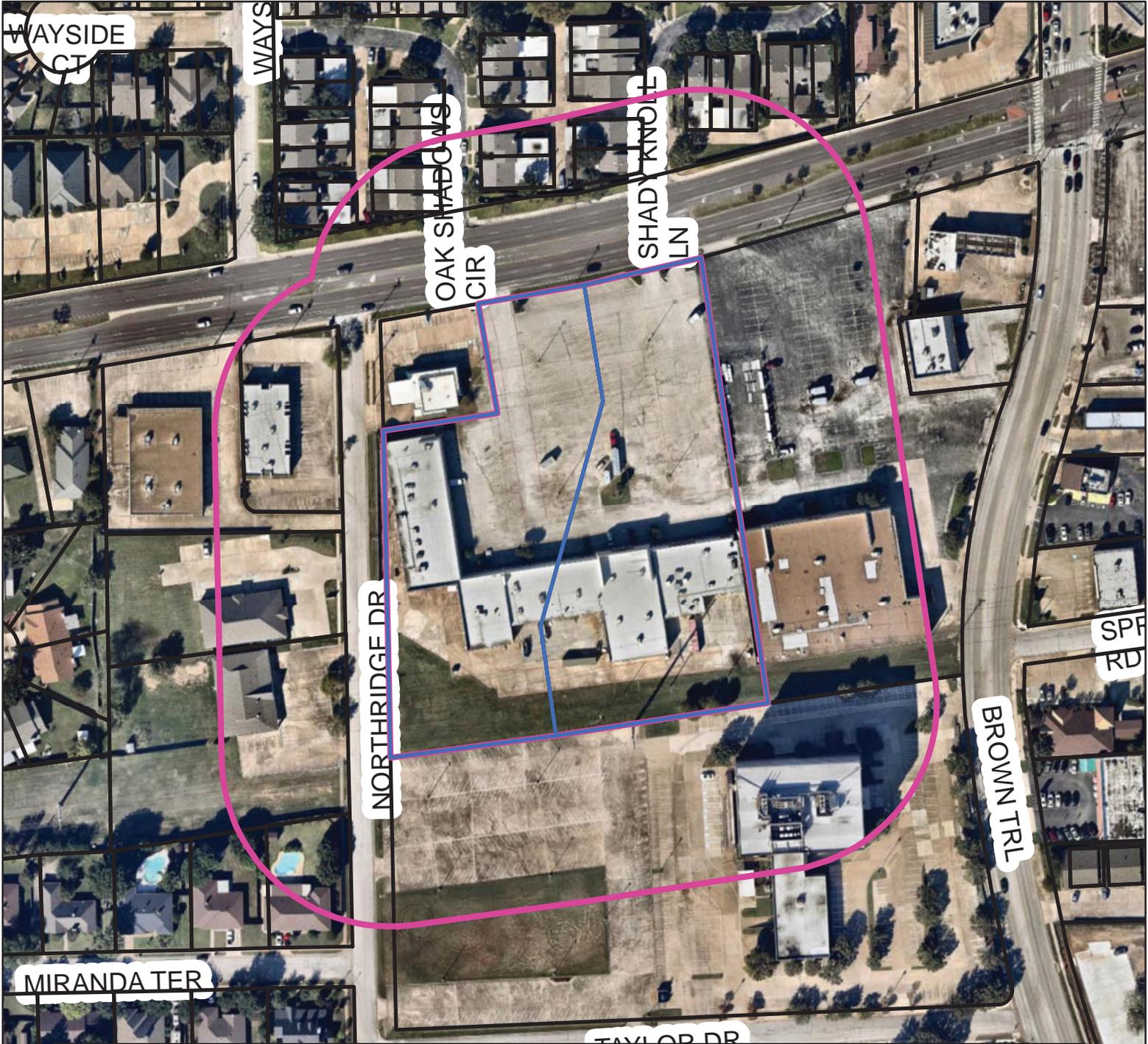
Z-299 510 Harwood Road
Zoned "H" Heavy Commercial



Legend

-  Proposed Property
-  Proposed Buildings

Applicants Signature of Acknowledgement



Hearing

Date: 7-14-2016 Z-299

**Address: 510 Harwood Road
Bedford, TX 76021**

**Legal Description:
Lot 1A,1B , HARWOOD VILLAGE
SHOPPING CENTER ADDITION**



* NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.



THIS PROPERTY IS UP FOR A
ZONING CHANGE
FOR INFO CALL
CITY OF BEDFORD PLANNING
AND ZONING DEPT. AT:
(817) 952-2105

FOR LEASE

Z-299

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 14, 2016**

APPROVED

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: June 9, 2016 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the June 9, 2016 regular meeting.

Commissioner Stroope seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall
Nays: None
Abstention: None

Motion approved 6-0-0. Vice Chairman Hall declared the June 9, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to rezone Lot 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Indoor Amusement Center, specific to Section 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The subject property is generally located south of Harwood Road and west of Brown Trail. (Z-299)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-299.

Richard Alvarado, petitioner, 2018 Feather Lane, Lewisville, TX. Owner and operator of Moxley Manor Haunted House.

He plans on expanding his business, which is coming up on its seventh season. They operate throughout the year in addition to Halloween; other events include Valentine's Day, "Scream Break" (Spring Break), Friday the 13th, etc.

This will be a clown-themed separate attraction in a different suite of the same location than the current attraction.

During the Halloween season, they are open on Friday and Saturday until midnight. Any other weekend their hours are from 7:00 p.m. to 10:00 p.m. During the off-season they are usually open until 10:00 or 11:00 p.m. on Friday and Saturday nights only.

The off-season events will only occur on their respective weekends.

Vice Chairman Hall opened the public hearing at 7:07 p.m.

Vice Chairman Hall closed the public hearing at 7:07 p.m.

Commission recognizes that this is an expansion of the current operating business, which has been successful thus far.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 14, 2016**

APPROVED

Motion: Commissioner Stroope made a motion to approve zoning case Z-299.

Commissioner Austin seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-299.

3. **Public hearing and consider a request to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/ Child Care Facility, specific to Section 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The subject property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-300.

Wayne Rowe, petitioner, 3261 Silent Creek Trail, Hurst, TX.

His wife is a licensed child care director, currently running her own child care business out of their home.

Texas Department of Family Protective Services has set requirements around the usable space relative to the number of children allowed, which is 30 square feet of usable space per child. The building is estimated at 1,877 square feet. After their planned renovations are complete, the usable space will be around 1,300 square feet. This will allow for 40 – 50 children maximum.

Texas Department of Family Protective Services has specific ratios relative to how many children can be watched by a caregiver at one time. Mr. Rowe plans on having five classrooms at the facility, separated by age group. Each classroom will have one, possibly two, teachers. He anticipates having no more than ten employees.

Hours of operation will be from 6:30 a.m. to 6:00 p.m.; age range will be from six months old to pre-k age. Based on current timetable and pending council approval, Mr. Rowe plans to be open by mid-September.

Concerning privacy, there is a chain-link fence that runs along Shady Wood Drive and a concrete masonry wall at the back of the property. This building is easily accessible from the highway, but is not viewable from the highway.

Property is adjacent to a flood zone. The most recent survey indicates that the building is no longer in the flood zone; if a flood did occur, only a portion of the parking lot will go under water. Mr. Rowe is not aware of any floods affecting the building in the past.

Vice Chairman Hall opened the public hearing at 7:16 p.m.

Vice Chairman Hall closed the public hearing at 7:16 p.m.

With the building being in close proximity of the flood plain, the Commission suggests that an evacuation plan be put in place in case it is ever needed.

Motion: Commissioner Culver made a motion to approve zoning case Z-300.



CITY OF
BEDFORD

2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

July 21, 2016

PLEASE DELIVER TO:
Legal Publications
Attn: Christine Lopez
Fort Worth Star-Telegram
400 West 7th Street
Fort Worth, TX 76102

SENT VIA E-MAIL: clopez@star-telegram.com & ncalvery@star-telegram.com on Thursday, July 21, 2016.

FROM:

City of Bedford
Emilio Sanchez, Planning Manager

Dear Christine & Nancy,

Please publish the following in "Legal Notices" on Sunday, July 24, 2016.

MESSAGE:

**CITY OF BEDFORD
PUBLIC HEARING**

The City of Bedford City Council gives notice of a public hearing on Tuesday, August 9, 2016, at 6:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas:

Public hearing and consider an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

Public hearing and consider an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

Public hearing and consider an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

All interested citizens will be given the opportunity to speak and be heard.



Council Agenda Background

PRESENTER: Emilio Sanchez, Planning Manager

DATE: 08/09/16

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Public hearing and consider an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

The subject property is generally bound by Airport Freeway to the south and Bedford Road to the east, with the site currently a vacant commercial building. The applicant (Wayne Rowe) is requesting to rezone the property allowing for the operation of a daycare facility, which requires the approval of a Specific Use Permit. This site is located in the Master Highway Corridor Overlay District (MHC) and was part of the highway expansion.

The Planning and Zoning Commission recommended approval of this application at their July 14, 2016 meeting by a vote of 6-0-0.

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance
Site Plan
Aerial
Zoning Sign Photo
Planning and Zoning Minutes
Star Telegram Publication

ORDINANCE NO. 16-

AN ORDINANCE TO REZONE LOT A, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION, LOCATED AT 1101 AIRPORT FREEWAY, BEDFORD, TEXAS FROM (H/MHC) HEAVY COMMERCIAL/MASTER HIGHWAY CORRIDOR OVERLAY DISTRICT TO (H/MHC/SUP) HEAVY COMMERCIAL/MASTER HIGHWAY CORRIDOR OVERLAY DISTRICT/SPECIFIC USE PERMIT/CHILD CARE FACILITY, SPECIFIC TO 3.2.C(3)D OF THE CITY OF BEDFORD ZONING ORDINANCE, ALLOWING FOR WAYNE ROWE TO OPERATE A CHILD CARE FACILITY. THE PROPERTY IS GENERALLY LOCATED NORTH OF AIRPORT FREEWAY AND WEST OF BEDFORD ROAD. (Z-300)

WHEREAS, it is deemed expedient and for the benefit of the City of Bedford, Texas, that the Zoning Ordinance be rezoned for property known as Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

- SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.
- SECTION 2. That Section 2 of the Zoning Ordinance be amended and the map designated "ZONING MAP-CITY OF BEDFORD, TEXAS" be revised and amended so that the land described as:
- Lot A, Block 1, First United Methodist Church Addition, shall be shown as approved by this ordinance.
- SECTION 3. That the Site Plan attached hereto as Exhibit "A" is approved as a component of this ordinance approval. Any revisions to the property that deviate from the Site Plan attached hereto shall require an amendment to this ordinance.
- SECTION 4. That this ordinance shall be cumulative of all provisions of other ordinances of the City of Bedford, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting revisions of such ordinances are hereby repealed.
- SECTION 5. That it is hereby declared the intention of the City Council of the City of Bedford, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- SECTION 6. That any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.
- SECTION 7. That this ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Bedford and the laws of the State of Texas.

ORDINANCE NO. 16-

PRESENTED AND PASSED this 9th day of August 2016, by a vote of ___ ayes, ___ nays and ___ abstentions, at a special meeting of the City Council of the City of Bedford, Texas.

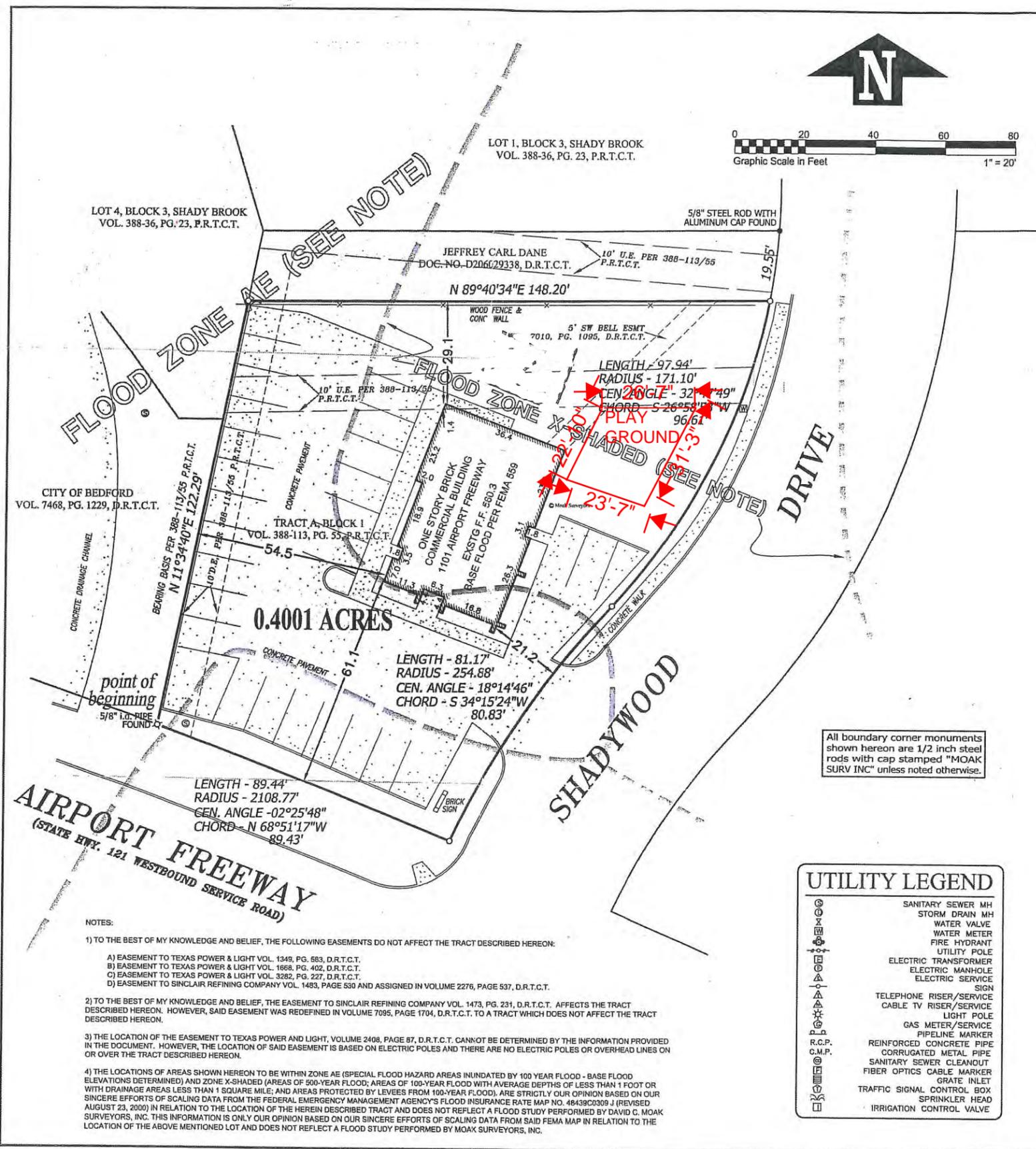
Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney



Field Note Description

ALL that certain tract or parcel of land situated in the GREENFIELD BEELER SURVEY, ABSTRACT NO. 166 in the City of Bedford, Tarrant County, Texas and being a portion of Tract A, Block 1, First United Methodist Church Addition, an Addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-113, Page 55, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch i.d. steel pipe found for the southwest corner of said Tract A, said pipe being in the northerly right-of-way line of Airport Freeway (State Highway No. 121);

THENCE North 11 degrees 34 minutes 40 seconds East with the westerly boundary line of said Tract A (the basis of bearings of the herein described tract) a distance of 122.29 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the southwest corner of that same tract of land described in the deed to Jeffrey Carl Dane as recorded in Document No. D206029338, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 40 minutes 34 seconds East with the southerly boundary line of said Dane tract a distance of 148.20 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the southeast corner of same, said rod being in the easterly boundary line of said Tract A and the westerly right-of-way line of Shadywood Drive and also being the beginning of a curve to the right whose center bears North 79 degrees 25 minutes 02 seconds West at 171.10 feet;

THENCE southwesterly with the easterly boundary line of said Tract A and said westerly right-of-way line and with said curve through a central angle of 32 degrees 47 minutes 49 seconds and an arc length of 97.94 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the beginning of a curve to the left whose center bears South 46 degrees 37 minutes 13 seconds East at 254.88 feet;

THENCE southwesterly continuing with said easterly boundary line and said westerly right-of-way line and with said curve through a central angle of 18 degrees 14 minutes 46 seconds and an arc length of 81.17 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set for the southeast corner of said Tract A, said rod being the intersection of said westerly right-of-way line and said northerly right-of-way line and also being the beginning of a curve to the left whose center bears South 22 degrees 21 minutes 38 seconds West at 2108.77 feet;

THENCE northwesterly with the southerly boundary line of said Tract A and said northerly right-of-way line and with said curve through a central angle of 02 degrees 25 minutes 48 seconds and an arc length of 89.44 feet to the PLACE OF BEGINNING and containing 0.4001 acres of land, more or less as surveyed by Moak Surveyors, Inc. in the month of May 2006.

A Land Title Survey of
0.4001 ACRES OF LAND
 OUT OF THE
GREENFIELD BEELER SURVEY, ABSTRACT NO 166
 SITUATED IN THE CITY OF
BEDFORD, TARRANT COUNTY, TEXAS

BEING A PORTION OF TRACT A, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION TO BEDFORD - VOLUME 388-113, PAGE 55, PLAT RECORDS, TARRANT COUNTY, TEXAS

(SEE FIELD NOTE DESCRIPTION)

TO: RANDALL R. LEAL AND STANDART LAND TITLE OF NORTH TEXAS, INC
 GF NO. SLT06-4527 DK ISSUED FEBRUARY 28, 2006

This is to certify that I have, on this date, made a careful and accurate survey on the ground of the tract located at 1101 Airport Freeway in the City of Bedford, Texas and described by metes and bounds under my supervision and the boundary lines, corners and dimensions shown are as indicated; the size, type and location of buildings and improvements shown are as indicated; said improvements are within the boundaries of said tract, except as shown, and set back from the boundary lines the distances indicated; there is apparent and visible access to Shadywood Drive; there are no apparent encroachments, protrusions, boundary line conflicts, visible easements or easements of record as furnished to me, except as shown or noted otherwise.

J.B.R.S.
 Jason B. Rawlings, R.P.L.S. No. 5665

Scale 1" = 20'

UTILITY LEGEND

	SANITARY SEWER MH
	STORM DRAIN MH
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UTILITY POLE
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	ELECTRIC SERVICE SIGN
	TELEPHONE RISER/SERVICE
	CABLE TV RISER/SERVICE
	LIGHT POLE
	GAS METER/SERVICE
	PIPELINE MARKER
	REINFORCED CONCRETE PIPE
	CORRUGATED METAL PIPE
	SANITARY SEWER CLEANOUT
	FIBER OPTICS CABLE MARKER
	GRATE INLET
	TRAFFIC SIGNAL CONTROL BOX
	SPRINKLER HEAD
	IRRIGATION CONTROL VALVE

- NOTES:
- 1) TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FOLLOWING EASEMENTS DO NOT AFFECT THE TRACT DESCRIBED HEREON:
 A) EASEMENT TO TEXAS POWER & LIGHT VOL. 1349, PG. 563, D.R.T.C.T.
 B) EASEMENT TO TEXAS POWER & LIGHT VOL. 1858, PG. 402, D.R.T.C.T.
 C) EASEMENT TO TEXAS POWER & LIGHT VOL. 3282, PG. 227, D.R.T.C.T.
 D) EASEMENT TO SINCLAIR REFINING COMPANY VOL. 1483, PAGE 530 AND ASSIGNED IN VOLUME 2276, PAGE 537, D.R.T.C.T.
 - 2) TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE EASEMENT TO SINCLAIR REFINING COMPANY VOL. 1473, PG. 231, D.R.T.C.T. AFFECTS THE TRACT DESCRIBED HEREON. HOWEVER, SAID EASEMENT WAS REDEFINED IN VOLUME 7095, PAGE 1704, D.R.T.C.T. TO A TRACT WHICH DOES NOT AFFECT THE TRACT DESCRIBED HEREON.
 - 3) THE LOCATION OF THE EASEMENT TO TEXAS POWER AND LIGHT, VOLUME 2408, PAGE 87, D.R.T.C.T. CANNOT BE DETERMINED BY THE INFORMATION PROVIDED IN THE DOCUMENT. HOWEVER, THE LOCATION OF SAID EASEMENT IS BASED ON ELECTRIC POLES AND THERE ARE NO ELECTRIC POLES OR OVERHEAD LINES ON OR OVER THE TRACT DESCRIBED HEREON.
 - 4) THE LOCATIONS OF AREAS SHOWN HEREON TO BE WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD - BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X-SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD), ARE STRICTLY OUR OPINION BASED ON OUR SINCERE EFFORTS OF SCALING DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48439C0309 J (REVISED AUGUST 23, 2000) IN RELATION TO THE LOCATION OF THE HEREIN DESCRIBED TRACT AND DOES NOT REFLECT A FLOOD STUDY PERFORMED BY DAVID C. MOAK SURVEYORS, INC. THIS INFORMATION IS ONLY OUR OPINION BASED ON OUR SINCERE EFFORTS OF SCALING DATA FROM SAID FEMA MAP IN RELATION TO THE LOCATION OF THE ABOVE MENTIONED LOT AND DOES NOT REFLECT A FLOOD STUDY PERFORMED BY MOAK SURVEYORS, INC.

Moak Surveyors, Inc.
 LICENSED STATE AND REGISTERED PROFESSIONAL LAND SURVEYORS
 Texas • New Mexico • Arizona • Nevada
 1105 Cheek Sparger Road, Colleyville, Texas 76034
 Metro 817-268-2211 • Fax 817-282-0401
 www.moaksurveyors.com
 © 2006 Moak Surveyors, Inc.
 Copy of this plat not containing an impression seal and original red ink signature should be assumed to contain unauthorized alterations therefore voiding the stated certification.
 COORDINATE FILE: 06-099 Date May 5, 2006 Job # 06-099

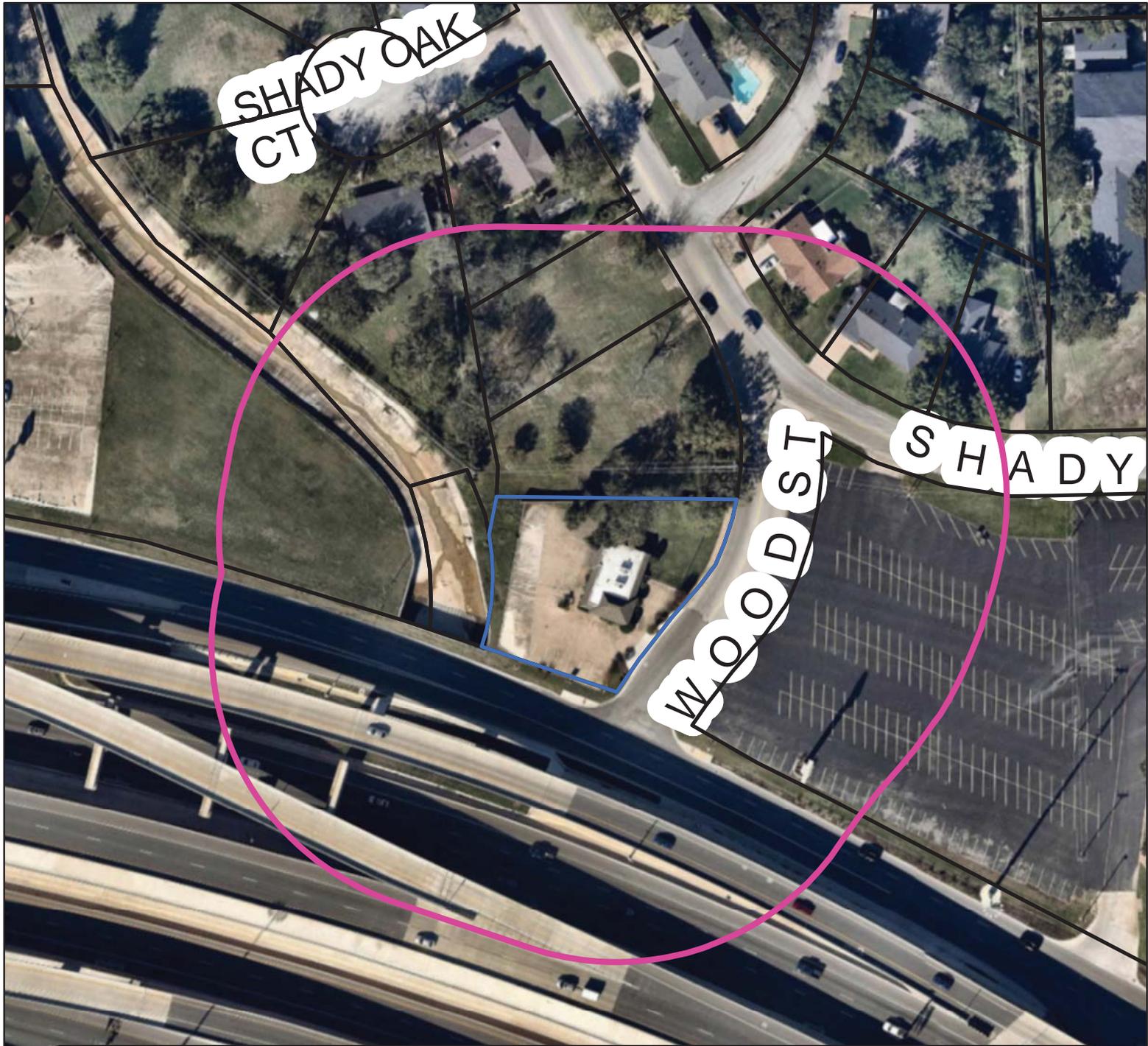
Z-300 1101 Airport Freeway
Zoned "S" Service Commercial



Legend

-  Proposed Property
-  Proposed Buildings

Applicants Signature of Acknowledgement



Hearing

Date: 7-14-2016 Z-300

**Address: 1101 Airport FWY
Bedford, TX 76021**

Legal Description:

**Lot A, Block 1, FIRST UNITED METHODIST
CHURCH- BEDFORD ADDITION**



200 Ft Buffer

Project Location



** NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.*

B Altport Dr
B Shady Wood Dr 1900

STOP

PROPERTY IS UP FOR A
**ZONING
CHANGE**
FOR INFO CALL
CITY OF MEMPHIS PLANNING
AND ZONING DEPT. AT
(901) 952-2137

Z-300

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 14, 2016**

APPROVED

Motion: Commissioner Stroope made a motion to approve zoning case Z-299.

Commissioner Austin seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-299.

3. Public hearing and consider a request to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/ Child Care Facility, specific to Section 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The subject property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

Emilio Sanchez, Planning Manager, reviewed zoning case Z-300.

Wayne Rowe, petitioner, 3261 Silent Creek Trail, Hurst, TX.

His wife is a licensed child care director, currently running her own child care business out of their home.

Texas Department of Family Protective Services has set requirements around the usable space relative to the number of children allowed, which is 30 square feet of usable space per child. The building is estimated at 1,877 square feet. After their planned renovations are complete, the usable space will be around 1,300 square feet. This will allow for 40 – 50 children maximum.

Texas Department of Family Protective Services has specific ratios relative to how many children can be watched by a caregiver at one time. Mr. Rowe plans on having five classrooms at the facility, separated by age group. Each classroom will have one, possibly two, teachers. He anticipates having no more than ten employees.

Hours of operation will be from 6:30 a.m. to 6:00 p.m.; age range will be from six months old to pre-k age. Based on current timetable and pending council approval, Mr. Rowe plans to be open by mid-September.

Concerning privacy, there is a chain-link fence that runs along Shady Wood Drive and a concrete masonry wall at the back of the property. This building is easily accessible from the highway, but is not viewable from the highway.

Property is adjacent to a flood zone. The most recent survey indicates that the building is no longer in the flood zone; if a flood did occur, only a portion of the parking lot will go under water. Mr. Rowe is not aware of any floods affecting the building in the past.

Vice Chairman Hall opened the public hearing at 7:16 p.m.

Vice Chairman Hall closed the public hearing at 7:16 p.m.

With the building being in close proximity of the flood plain, the Commission suggests that an evacuation plan be put in place in case it is ever needed.

Motion: Commissioner Culver made a motion to approve zoning case Z-300.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 14, 2016**

APPROVED

Commissioner Austin seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-300.

ADJOURNMENT

Motion: Commissioner Sinisi made a motion to adjourn, Commissioner Culver seconded the motion, and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:18 p.m.

**Mickey Hall, Vice Chairman
Planning and Zoning Commission**

ATTEST:

**Kristtina Starnes, Coordinator
Planning and Zoning Liaison**



CITY OF
BEDFORD

2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

July 21, 2016

PLEASE DELIVER TO:
Legal Publications
Attn: Christine Lopez
Fort Worth Star-Telegram
400 West 7th Street
Fort Worth, TX 76102

SENT VIA E-MAIL: clopez@star-telegram.com & ncalvery@star-telegram.com on Thursday, July 21, 2016.

FROM:

City of Bedford
Emilio Sanchez, Planning Manager

Dear Christine & Nancy,

Please publish the following in "Legal Notices" on Sunday, July 24, 2016.

MESSAGE:

**CITY OF BEDFORD
PUBLIC HEARING**

The City of Bedford City Council gives notice of a public hearing on Tuesday, August 9, 2016, at 6:30 p.m. at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas:

Public hearing and consider an ordinance to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)

Public hearing and consider an ordinance to rezone Lots 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The property is generally located south of Harwood Road and west of Brown Trail. (Z-299)

Public hearing and consider an ordinance to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Child Care Facility, specific to 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)

All interested citizens will be given the opportunity to speak and be heard.



Council Agenda Background

PRESENTER: Kenneth Overstreet, Public Works Director
William Lankford, Street and Traffic Manager

DATE: 08/09/16

Council Mission Area: Provide a safe and friendly community environment.

ITEM:

Public hearing and consider a resolution authorizing the installation of road humps at three locations on Michael Sean Drive.

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

In August 2015, Public Works staff received an inquiry regarding the process for road hump installation. The resident was advised of the requirements, staff confirmed that the roadway is not an emergency response route, and a copy of the Ordinance No. 2313 for road hump installation was hand delivered to the requestor.

A timeline explaining the details staff and the applicant completed, as required by Ordinance No. 2313, for road hump installation is as follows:

- In August 2015, City staff received a petition for road hump installation meeting the required criteria listed in the ordinance.
- In September 2015, traffic staff was advised that a traffic study needed to be completed to determine if traffic volumes and the eighty-fifth percentile justified the installation of road humps.
- Traffic studies were completed on October 23, 2015, December 4, 2015, and January 14, 2016. The traffic study concluded that vehicle volumes and the eighty-fifth percentile were over the minimum requirements.
- In February 2016, as required by the ordinance, authorizations from property owners were received where “Road Humps” caution signs would be installed.
- In May 2016, traffic crews delivered door hangers to 33 residents in the affected area to express support or objection to the proposed installation. Responses were received by 18 residents, ten in favor, two maybe, and six opposed. As stated in the ordinance, all non-responses are assumed to support installation.
- In July 2016 staff placed a “Public Hearing Notice” in the Fort Worth Star Telegram for the July 24, 2016 and July 31, 2016 editions. Door hangers were also delivered to the affected residents on Michael Sean Drive, Devon Court, and Dover Lane.

If approved, a “Statement of Road Hump Installation Costs” will be submitted to the applicant. The current cost estimate for the installation is \$1,950 for three road humps and \$800 for the installation of four signs. The cost to the applicants, as stated in the ordinance, will be \$700 per road hump for a total of \$2,100. The City’s cost would be \$650. If approved and full payment is not received within six months from the statement date, the street will be removed from the list of approved streets.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the installation of road humps at three locations on Michael Sean Drive.

FISCAL IMPACT:

Total Estimated Cost:	\$ 2,750
Applicant Cost Share:	\$ 2,100
City Cost Share:	\$ 650

ATTACHMENTS:

Resolution
Location Map
Road Hump Petition
Property Owner Authorization
Survey Door Hanger and Results
Public Hearing Publication Notice
Road Hump Installation Ordinance No. 2313

RESOLUTION NO. 16-

A RESOLUTION AUTHORIZING THE INSTALLATION OF ROAD HUMPS AT THREE LOCATIONS ON MICHAEL SEAN DRIVE.

WHEREAS, the City Council of Bedford, Texas has determined that the installation of road humps is necessary to provide a safe and friendly community environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That the City Council does hereby authorize the installation of road humps at three locations on Michael Sean Drive.

SECTION 3. That payment of \$2,100 for the installation of three road humps must be paid to the City by the applicant within six months of the "Statement of Road Hump Installation Costs" date, or the street will be removed from the approved streets list.

SECTION 4. That funding for the City's portion of the installation will come from the Street Division Signs and Markings line item within the General Fund budget.

PRESENTED AND PASSED this 9th day of August, 2016 by a vote of __ ayes, __ nays, and __ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

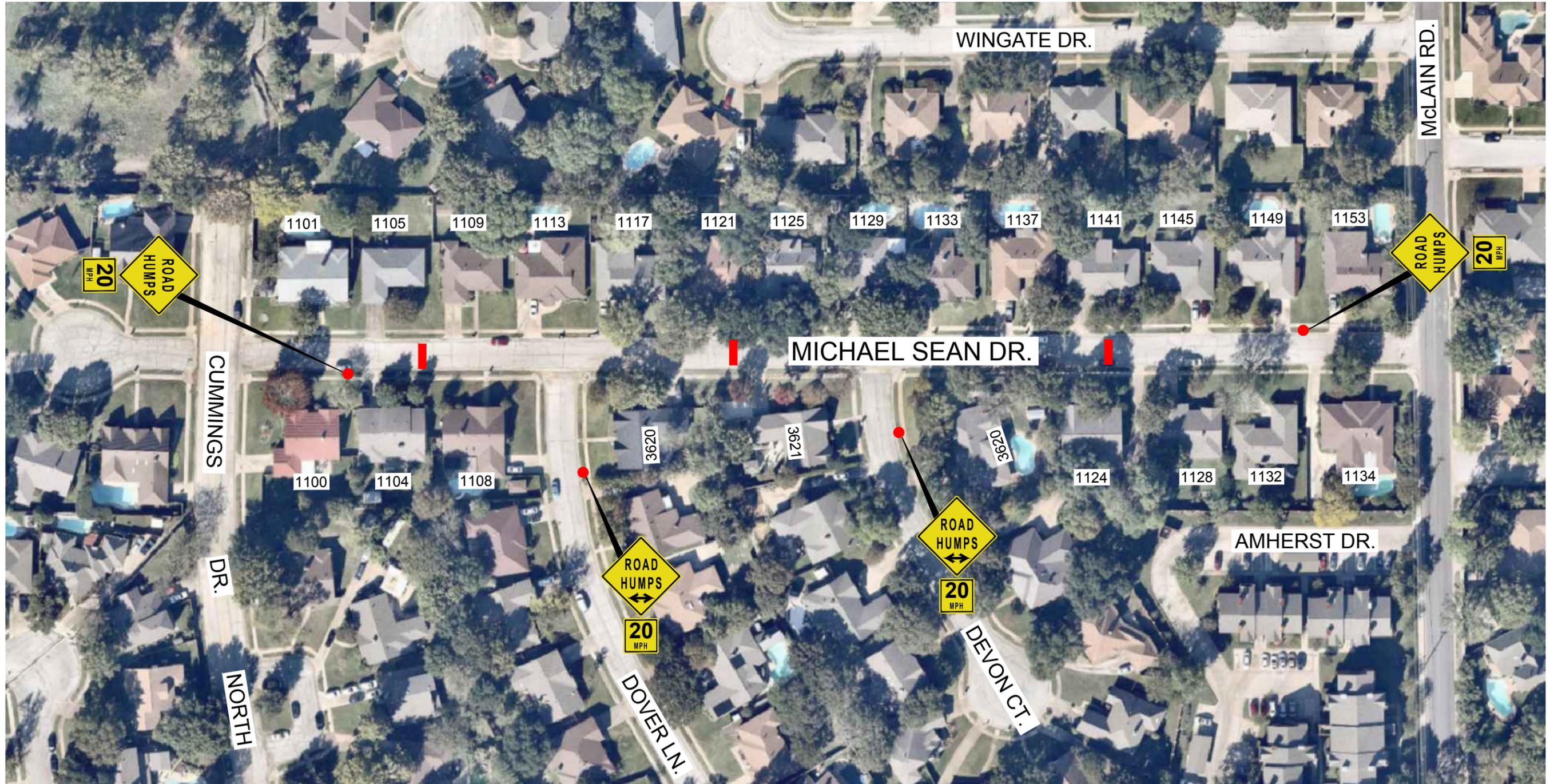
Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry City Attorney



LEGEND

- █ PROPOSED ROAD HUMPS
- PROPOSED SIGN

**MICHAEL SEAN DRIVE
PROPOSED ROAD HUMPS**

	CITY OF BEDFORD <small>Discover the Center</small>		PUBLIC WORKS ENGINEERING DEPT. 1813 RELIANCE PARKWAY BEDFORD, TEXAS 76021 817-952-2200 WWW.BEDFORDTX.GOV
	DESIGN BY: COB	SCALE: AS SHOWN	SHEET 1 OF 1
DRAWN BY: COB	DATE: JULY 2016		
CHECKED BY: COB			

DRAWING NAME: L:\PublicWorks\IPW\AutoCad\COUNCIL COMM MAPS\08-09-2016\MICHAEL SEAN ROAD HUMPS.dwg

**ROAD HUMP PETITION
FOR
MICHAEL SEAN DRIVE
Bedford, Texas
76021**

Michael Sean Drive lies between McLain Road and Cullum Drive. One block South of the intersection of Michael Sean Street and Cullum Drive is Bedford Heights Elementary School. Traffic on Cullum Drive is very busy with picking up and dropping off kids during the school year, and vehicles use Michael Sean Street as a cut through to avoid extremely congested traffic.

Michael Sean Street is basically a back way short-cut and vehicles excessively speed down the street with no regard to the 30 mph speed limit. Children walk this street as well to go to and from school daily. We have young children, elderly citizens and animals that do not need to be continuously endangered by these individuals without regard to the safety of the citizens. Road humps will minimize the existing hazards and provide safety for our neighborhood.

The Undersigned hereby petition for road humps on Michael Sean Drive between McLain Street and Cummings Drive. I understand that signing this petition does not obligate me to financially participate in their cost. I also understand that the provisions of the Road Hump Policy contains provisions for sharing their installation cost between the City and residents and that the road humps will not be installed if the residents' share is not paid.

RETURN TO:
ROAD HUMP PROGRAM
CITY OF BEDFORD TRAFFIC DIVISION
1813 RELIANCE PARKWAY
BEDFORD, TEXAS
76021

ADDRESS	NAME (PRINT)	SIGNATURE	PHONE	OK TO INSTALL IN FRONT OF MY RESIDENCE (please initial)
3621 Devon Ct	Jochen Loose	<i>[Signature]</i>	817-313-9073	<i>[Initials]</i>
1129 Michael Sean	JERRY HURST	<i>[Signature]</i>	817-281-6719	<i>[Initials]</i>
1149 Michael Sean	Levique Garlin	<i>[Signature]</i>	972-955-9963	<i>[Initials]</i>
1157 Michael Sean	Jim Friend	<i>[Signature]</i>	817-719-0400	<i>[Initials]</i>
1139 Michael Sean	JIM FURIGHT	<i>[Signature]</i>	817-281-2738	<i>[Initials]</i>
1145 Michael Sean	Kathy Coyle	<i>[Signature]</i>	817-726-7333	<i>[Initials]</i>
1132 Michael Sean	Kala Hooder	<i>[Signature]</i>	817-656-1151	<i>[Initials]</i>
1124 Michael Sean	ERIC VIGIL	<i>[Signature]</i>	817-798-2440	<i>[Initials]</i>
1121 Michael Sean	Charlene Galletty	<i>[Signature]</i>	817-307-0168	<i>[Initials]</i>

BEDFORD HEIGHTS ADDITION

**LETTER FROM PROPERTY OWNER GRANTING THE CITY OF
BEDFORD AUTHORIZATION TO ACT**

I, JAMES & CHARLYN WAGLEY, declare that I am the owner of;

3620 Devon Court

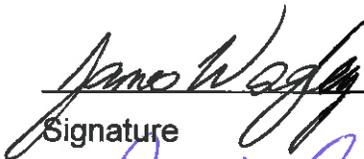
Bedford, Texas 76021

BEDFORD HEIGHTS ADDITION

Block: 6

Lot: 24R

I hereby authorize the City of Bedford to install a Road Hump Sign in my yard. The sign will identify the road humps installed on Michael Sean.



Signature



Date



Tarrant Appraisal District

Real Estate

02/01/2016

Account Number: 00135771
Georeference: 110000210
Property Location: 3620 DEVON CT, BEDFORD, 76021



Owner Information: WAGLEY JAMES
 WAGLEY CHARLYN
 3620 DEVON CT
 BEDFORD TX 76021-2306

Legal Description: BEDFORD HEIGHTS ADDITION
 Block: 6 Lot: 24R
Taxing Jurisdictions: 002 CITY OF BEDFORD
 220 TARRANT COUNTY
 916 HURST-EULESS-BEDFORD ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$30,000	\$223,246	\$253,246
Appraised Value †	\$30,000	\$223,246	\$253,246
Approximate Size †††			2,870
Land Acres ♦			0.4513
Land SqFt ♦			19,662

† Appraised value may be less than market value due to state-mandated limitations on value increases
 †† zero value indicates that the property record has not yet been completed for the indicated tax year
 ††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$20,000	\$212,700	\$232,700	\$20,000	\$212,700	\$232,700
2013	\$20,000	\$212,700	\$232,700	\$20,000	\$212,700	\$232,700
2012	\$20,000	\$211,200	\$231,200	\$20,000	\$211,200	\$231,200
2011	\$20,000	\$193,100	\$213,100	\$20,000	\$193,100	\$213,100
2010	\$20,000	\$185,500	\$205,500	\$20,000	\$185,500	\$205,500

2016 Notice Sent:

Protest Deadline:

Exemptions:

Property Data:

Deed Date: 07/12/2013
Deed Page: 0000000
Deed Volume: 0000000
Instrument: D213182571

Year Built: 1982
Pct Complete: 1.00
TAD Map: 110000210
MAPSCO: TAR-040W
Agent:

State Code: A Residential SingleFamily
Garage Bays: 2
Central Air: Y
Central Heat: Y
Pool: Y

BEDFORD HEIGHTS ADDITION

**LETTER FROM PROPERTY OWNER GRANTING THE CITY OF
BEDFORD AUTHORIZATION TO ACT**

I, DOUGLAS & MELODY COBURN, declare that I am the owner of;

1100 Michael Sean Drive

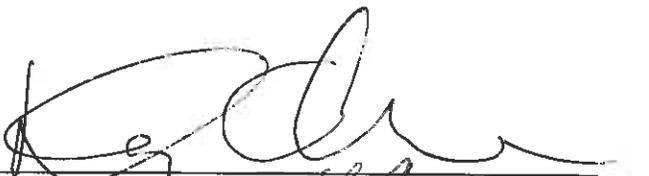
Bedford, Texas 76021

BEDFORD HEIGHTS ADDITION

Block: 5

Lot: 7

I hereby authorize the City of Bedford to install a Road Hump Sign onto the existing location where the Crime Watch Sign is currently installed. The sign will identify the road humps installed on Michael Sean.



Signature *Melody S. Coburn*

2-16-16

Date

Tarrant Appraisal District

Real Estate

02/01/2016

Account Number: 00135399
Georeference: 1100
Property Location: 1100 MICHAEL SEAN DR, BEDFORD, 76021



Owner Information: COBURN DOUGLAS
 COBURN MELODY
 1100 MICHAEL SEAN DR
 BEDFORD TX 76021-2314

Legal Description: BEDFORD HEIGHTS ADDITION
 Block. 5 Lot: 7

Taxing jurisdictions: 002 CITY OF BEDFORD
 220 TARRANT COUNTY
 916 HURST-EULESS-BEDFORD ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

1 Print Summary

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$30,000	\$163,855	\$193,855
Appraised Value †	\$30,000	\$147,320	\$177,320
Approximate Size †††			1,964
Land Acres ♦			0.2498
Land SqFt ♦			10,882

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$20,000	\$141,200	\$161,200	\$20,000	\$141,200	\$161,200
2013	\$20,000	\$141,200	\$161,200	\$20,000	\$141,200	\$161,200
2012	\$20,000	\$140,400	\$160,400	\$20,000	\$140,400	\$160,400
2011	\$20,000	\$128,000	\$148,000	\$20,000	\$128,000	\$148,000
2010	\$20,000	\$122,800	\$142,800	\$20,000	\$122,800	\$142,800

2016 Notice Sent:

Protest Deadline:

Exemptions: HOMESTEAD GENERAL 11.13(b)

Property Data:

Deed Date: 06/10/1986
Deed Page: 0001101
Deed Volume: 0008575
Instrument: 00085750001101

Year Built: 1977
Pct Complete: 1.00
TAD Map: 1100
MAPSCO: TAR-039Z
Agent:

State Code: A Residential SingleFamily
Garage Bays: 2
Central Air: Y
Central Heat: Y
Pool: N

BEDFORD HEIGHTS ADDITION

**LETTER FROM PROPERTY OWNER GRANTING THE CITY OF
BEDFORD AUTHORIZATION TO ACT**

I, MARGARET NETTLETON, declare that I am the owner of;

3620 Dover Lane

Bedford, Texas 76021

BEDFORD HEIGHTS ADDITION

Block: 6

Lot: 12

I hereby authorize the City of Bedford to install a Road Hump Sign in my yard. The sign will identify the road humps installed on Michael Sean.

Margaret Nettleton
Signature

2-17-12
Date

Tarrant Appraisal District

Real Estate

02/01/2016

Account Number: 00135658
Georeference: 1960-6-12-70
Property Location: 3620 DOVER LN, BEDFORD, 76021



Owner Information: NETTLETON MARGARET L
 3620 DOVER LN
 BEDFORD TX 76021-2308

1 Prior Owners

Legal Description: BEDFORD HEIGHTS ADDITION
 Block 6 Lot 12
 PER PLAT 388-68 PG 48

Taxing Jurisdictions: 002 CITY OF BEDFORD
 220 TARRANT COUNTY
 916 HURST-EULESS-BEDFORD ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the current status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$30,000	\$175,056	\$205,056
Appraised Value †	\$30,000	\$172,620	\$202,620
Approximate Size †††			2,223
Land Acres ♦			0.2342
Land SqFt ♦			10,205

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† Appraised value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Searched, Computed, System, Calculated

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$20,000	\$164,200	\$184,200	\$20,000	\$164,200	\$184,200
2013	\$20,000	\$164,200	\$184,200	\$20,000	\$164,200	\$184,200
2012	\$20,000	\$163,200	\$183,200	\$20,000	\$163,200	\$183,200
2011	\$20,000	\$148,700	\$168,700	\$20,000	\$148,700	\$168,700
2010	\$20,000	\$142,600	\$162,600	\$20,000	\$142,600	\$162,600

2016 Notice Sent

Protest Deadline

Exemptions: HOMESTEAD GENERAL 11.13(b)

Property Data:

Deed Date: 02/21/1999
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Year Built: 1979
Pct Complete: 1.00
TAD Map: 1960-6-12-70
MAPSCO: TAR-040W
Agent:

State Code: A Residential SingleFamily
Garage Bays: 2
Central Air: Y
Central Heat: Y
Pool: N

BEDFORD HEIGHTS ADDITION

**LETTER FROM PROPERTY OWNER GRANTING THE CITY OF
BEDFORD AUTHORIZATION TO ACT**

I, ROBERT & HOLLAND LITTLE, declare that I am the owner of;

1153 Michael Sean Drive

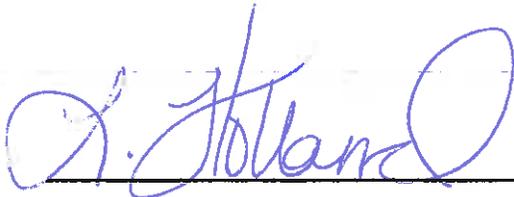
Bedford, Texas 76021

BEDFORD HEIGHTS ADDITION

Block: 7

Lot: 14

I hereby authorize the City of Bedford to install a Road Hump Sign onto the existing location where the Crime Watch Sign is currently installed. The sign will identify the road humps installed on Michael Sean.



Signature



Date

RESULTS FROM DOOR HANGERS PLACED APRIL 26, 2016 MICHAEL SEAN FOR ROAD BUMPS

	LOCATION	INFAVOR	NAME	RESPONDED
1	1100 MICHAEL SEAN DR	Yes	COBURN DOUGLAS & MELODY	Yes
2	1101 MICHAEL SEAN DR		LEWIS ANNE	NO
3	1104 MICHAEL SEAN DR		RUCKER BEVERLEY & PATRICIK FRINK	NO
4	1105 MICHAEL SEAN DR		BAUCHMAN CAROLYN	NO
5	1108 MICHAEL SEAN DR		LANGSTON VICKY & BARRY	NO
6	1109 MICHAEL SEAN DR		GERNER BRADFORD & SUSAN E	NO
7	1113 MICHAEL SEAN DR		COBURN MELODY & DOUGLAS E & MATTHEW J	NO
8	1117 MICHAEL SEAN DR	Yes	HINES RUSSELL & SUSAN	Yes
9	1121 MICHAEL SEAN DR	Yes	GALLATY PATRICK & CHARLENE	Yes
10	1124 MICHAEL SEAN DR	NO	VIGIL SABRINA RENEE & ERIC ALAN	Yes
11	1125 MICHAEL SEAN DR	Yes	SLAYTON STEVEN D & KAREN	Yes
12	1128 MICHAEL SEAN DR	NO	HOWARD JOEL S & PAMELA	Yes
13	1129 MICHAEL SEAN DR	Yes	HUNT JERRY P & DONNA L	Yes
14	1132 MICHAEL SEAN DR	Maybe	HOOVER ALAN D & BARBARA	Yes
15	1133 MICHAEL SEAN DR		RAPE DANNY E & CATHY J	NO
16	1134 MICHAEL SEAN DR	NO	LAMB VITA L & PATRICIA A	Yes
17	1137 MICHAEL SEAN DR	Yes	FRIEND WILLIAM J	Yes
18	1141 MICHAEL SEAN DR		GREEN CYNTHIA D & RODNEY K	NO
19	1145 MICHAEL SEAN DR	Maybe	COYLE KATHRYN ANN	Yes
20	1149 MICHAEL SEAN DR		GARCIA ENRIQUE & MARY E	NO
21	1153 MICHAEL SEAN DR	NO	LITTLE ROBERT W & R L HOLLAND	Yes
22	3620 DOVER LANE	Yes	NETTLETON, MARGARET	Yes
23	3620 DEVON CT		WAGLEY CHARLYN & JAMES	NO
24	3612 DEVON CT	Yes	ROFFE EDWARD	Yes
25	3608 DEVON CT	NO	DERCZO SONYA KAYE	Yes
26	3604 DEVON CT		LOFTIN RONDA ETAL & STACY	NO
27	3600 DEVON CT		FOX KAREN	NO
28	3601 DEVON CT		VACANT	NO
29	3605 DEVON CT	NO	HOWARD, KANHGY REBECCA	Yes
30	3609 DEVON CT		FULLER TERI L EDWARD JR	NO
31	3613 DEVON CT	Yes	JAMESON SHERYL LANGLEY	Yes
32	3617 DEVON CT		KNITTLE THOMAS	NO
33	3621 DEVON CT	Yes	LOOSE LISA M & JOCHEN	Yes



CITY OF
BEDFORD
TEXAS

Fort Worth Star Telegram
ATTN: Ms. Lopez
Deliver to T24
400 W. 7TH Street
Fort Worth, TX. 76012

VIA E-MAIL:
CLOPEZ@STAR-TELEGRAM.COM
VIA FAX 817-390-7520

RE: PUBLIC HEARING NOTICE

Please publish the following in your Sunday, July 24, 2016 and Sunday, July 31, 2016 editions of the Fort Worth Star-Telegram. Publisher's affidavit is requested.

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE BEDFORD CITY COUNCIL ON TUESDAY, AUGUST 9, 2016 AT 6:30 P.M., AT 2000 FOREST RIDGE DRIVE, BEDFORD, TEXAS AT THE CITY COUNCIL CHAMBERS.

THE CITY OF BEDFORD WILL HOLD A PUBLIC HEARING CONCERNING THE PROPOSED INSTALLATION OF ROAD HUMPS ON MICHAEL SEAN DRIVE FROM MCLAIN ROAD TO CUMMINGS DRIVE NORTH. THE PUBLIC HEARING WILL BE HELD DURING THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 9, 2016 BEGINNING AT 6:30 P.M. THE CITY COUNCIL MEETS AT CITY HALL, BUILDING A, 2000 FOREST RIDGE DRIVE, BEDFORD, TEXAS. FOR FUTHER INFORMATION, PLEASE CONTACT THE CITY OF BEDFORD PUBLIC WORKS DEPARTMENT AT (817) 952-2200.

ORDINANCE NO. 2313

AN ORDINANCE AUTHORIZING THE CITY STAFF TO PROCEED WITH ROAD HUMP INSTALLATION.

WHEREAS, the Council finds that road humps are effective and appropriate devices for safely reducing vehicle speeds on certain types of streets when installed following the provisions of this ordinance; and

WHEREAS, in order for road hump installations to be effective, they should be located selectively according to defined transportation engineering criteria for mitigating documented speeding problems, and

WHEREAS, this ordinance promotes the reasonable opportunities for residents and property owners most affected by a proposed road hump to participate in the process that leads to its installation and provides for a sharing of the road hump installation cost between the neighborhood members.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Bedford, that:

SECTION 1. The following words, as used in this section, shall have the meanings respectively ascribed to them, unless the context clearly indicates otherwise:

Application means the written initial request and the petition submitted by a resident or representative of a neighborhood group.

Property Owners (as used in cost sharing) does not necessarily refer to the petitioners, but is used to define the share of the cost that is not the City's responsibility.

Residential dwellings include single-family houses, townhouses and duplexes.

Road hump is a geometric design feature of a roadway, consisting of raised area in the roadway pavement surface extending transversely across the travelway, whose sole purpose is to reduce the speed of vehicles traveling along that roadway.

Street refers to the street segment that must be petitioned. It should be a continuous street between two intersecting streets and should be a minimum of 1,000 feet in length.

SECTION 2. Many factors must be considered in locating road humps for optimal effectiveness. Isolated humps provide only point speed reductions and do not achieve an overall speed reduction effect. Site details should be the dominant consideration in determining the actual location for each road hump rather than an exact separation distance. All of the following criteria must be satisfied for a street to be considered eligible for road hump installation:

- 1) A petition documenting support of the road hump(s) installation from at least 80 percent of all residential dwelling property owners on the street in question.
- 2) The street must be composed mostly of residential dwellings.
- 3) Conditions for locating road humps, including operational and geometric characteristics of the street, are as follows:
 - A) The street must be a local residential street or a residential collector street.

- B) The street must be paved. If the road hump is located on a street with no curb and gutter, a special design must be used to prevent vehicles from driving around a road hump.
- C) The street pavement width can be no wider than 36 feet.
- D) There must be no more than one moving lane of traffic in each direction.
- E) Traffic volumes must be more than 300 and less than 3,000 vehicles per day.
- F) The street must not be identified as a primary route for emergency vehicles. Primary emergency routes include, but are not limited to, the streets identified on maps available in the fire and police departments and are subject to change.
- G) The street must have a speed limit of 30 miles per hour or less in accordance with State Law.
- H) Vehicle speed must equal or exceed an 85th percentile speed of five miles over the posted speed limit.
- I) The street must have adequate sight distance to safely accommodate the hump(s) as determined by the public works and police departments.
- J) The street must not have curves or grades preventing safe placement of the hump(s). Road humps may be located on streets containing curves and/or grades but the hump itself must be located not less than 150 feet from any horizontal curve with a radius of 1,000 feet or less. The vertical grade of the street may not exceed 8%.
- K) The elevation of property adjacent to a hump location must be above the top of the curb, or as determined by the engineering department, to minimize potential flooding due to the presence of the hump in the roadway.
- L) A road hump must be located downstream of drainage inlets.
- M) A road hump must be placed perpendicular to the direction of travel.
- N) A road hump must not be installed within 150 feet of a crossing intersection.
- O) A road hump must not be located in front of a property if the occupant objects to its placement. It is the responsibility of the applicant(s) to obtain approval from the property owner(s) to place road humps adjacent to property lines or in front of a residence.
- P) A road hump must not be located in front of driveways or between ends of a loop driveway.
- Q) A road hump must not be located over manholes, gate valves, utility vault accesses and similar features.
- R) A road hump will be installed to maximize the benefit of existing street lighting.

SECTION 3. Until further order of the City Council by Ordinance, the road hump price will be \$700.00 per road hump, including asphalt, markings, and signage. Special design features may

result in additional costs.

SECTION 4. The property owner's responsibility includes: the cost for the road hump installation (including signs, pavement markings and, if necessary, special design features such as curbing or guard rails) and/or any costs associated with removal.

City responsibility includes: the cost for transportation engineering studies and road hump maintenance. The City Council reserves the right to waive the cost in cases of financial hardship.

SECTION 5. A City representative will prepare and maintain current design standards and installation procedures for road humps in accordance with this article.

SECTION 6. 1) The initial request for the installation of road humps must originate from the property owner(s) on the street. A request in writing from a property owner or representative of a neighborhood group must be forwarded to:

**Road Hump Program
City of Bedford Traffic Division
1813 Reliance Pkwy
Bedford TX 76021**

2) Upon receipt of the request, the Traffic Division will conduct a preliminary determination of eligibility based on compliance with this article and available traffic data in a timely manner.

A) If the street is determined not eligible, the applicant will be notified in writing of the reason for the denial.

B) The decision may be appealed in writing to the City Manager within 15 days of the notification date. The City Manager will review the determination and respond to the applicant within 30 days of the appeal request. Any subsequent petitions must show the original reason for denial.

C) If the street is determined eligible for consideration, staff will arrange a meeting with the applicant to determine the petition area and the approximate road hump locations. The applicant must then submit a petition showing that at least 80% of the low-density (residential) dwellers on the street support the installation. Only the petition form (exhibit A) or photocopies of this form supplied by the City will be considered valid.

3) Upon receipt of the petition(s), the City will verify the legitimacy of all signatures. Once the signatures have been verified, the department will conduct the necessary studies. Staff will then determine the street's eligibility for road hump installation in a timely manner, based on the Road Hump Ordinance.

A) If the street is determined not eligible, the applicant will be notified in writing of the reason for denial.

B) The decision may be appealed in the same manner as in subsection (B)(2)

C) If the street is determined eligible, the street will be placed on the "Eligible Street List" for road hump installation.

above.

- 4) The City will determine the total installation cost.
- 5) Once placed on the "Eligible Street List", owners of real property within the notification area will be notified of the proposed action by the City. The notification area consists of the area within 200 feet of the boundary of the street. The notice will include a return form to indicate support or objection to the proposed installation. All forms not returned will be assumed to support installation.
- 6) If 20% or more of the owners of real property within the notification area object to the installation within 30 days of the notice, the street will be removed from the "Eligible Street List" and a public hearing will be scheduled with the City Council. The City will notify the applicant, the owners of all property within the notification area and the area neighborhood associates of the public hearing.
- 7) If objections from less than 20% of the real property owners within the notification area are received or if the City Council approves the installation after a public hearing, the City will place the street on the "Approved Street List" for road hump installation.
- 8) Once a street is placed on the "Approved Street List" for road hump installation, the City will submit a "Statement of Road Hump Installation Costs" to the applicant. Upon receipt of payment, the humps will be installed in a timely manner as scheduling permits. If full payment has not been received within six months from the statement date, the street will be removed from the list of approved streets, and all monies received (if any) will be returned to the payor.

SECTION 7. The process for road hump removal or alteration by the property owners is the same as the process for installation. Eighty percent of the property owners in the notification area must sign a petition in favor of removal. The cost for the removal or alteration will be determined by the City and is the property owners' responsibility.

PRESENTED AND PASSED ON First Reading this 14th day of May, 1996, by a vote of 6 ayes, 0 nays, 0 abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

R.D. Hurt, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



Council Agenda Background

PRESENTER: Kenny Overstreet, Public Works Director
William Lankford, Street and Traffic Manager **DATE:** 08/09/16

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider an ordinance amending the City of Bedford Code of Ordinances, Chapter 114, Article II, Section 114-42 “Prohibited turns at Intersections” to include the specific location listed for intersections at which drivers of vehicles shall only make a right turn where an authorized sign clearly indicates that “Right Turn Only” is permitted.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

Since the previous update to Section 114-42, the following intersection has been identified as a site that would benefit from the placement of a “Right Turn Only” sign. Public Works staff was contacted by the Police Department concerning vehicles crossing three lanes of traffic to enter the eastbound ramp of SH 121 from the center section of Hospital Parkway. This has been the cause of five accidents since January 15, 2015.

In addition to the “Right Turn Only” sign, a “No Freeway Access” sign will be installed, the left northbound lane will be striped merging traffic into the right lane, and a “Lane Ends Merge Right” sign installed. City staff has discussed this matter with North Tarrant Expressway (NTE) and came to an agreement for NTE to extend the solid white line and add additional delineators to the west side of the Hospital Parkway median.

The amendments of Section 114-42 “Prohibited turns at Intersections” to include the specific locations where drivers of vehicles shall only make a right turn where an authorized sign clearly indicates that “Right Turn Only” is permitted and is necessary at the following location:

Sign Type	Route	Intersection	Direction
Right turn only	Hospital Parkway	SH 121 Service Road	Eastbound

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance amending the City of Bedford Code of Ordinances, Chapter 114, Article II, Section 114-42 “Prohibited turns at Intersections” to include the specific location listed for intersections at which drivers of vehicles shall only make a right turn where an authorized sign clearly indicates that “Right Turn Only” is permitted.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance
Map

ORDINANCE NO. 16-

AN ORDINANCE AMENDING THE CITY OF BEDFORD CODE OF ORDINANCES, CHAPTER 114, ARTICLE II, SECTION 114-42 "PROHIBITED TURNS AT INTERSECTIONS" TO INCLUDE THE SPECIFIC LOCATIONS FOR INTERSECTIONS AT WHICH DRIVERS OF VEHICLES SHALL ONLY MAKE A RIGHT TURN, WHERE AN AUTHORIZED SIGN CLEARLY INDICATES THAT "RIGHT TURN ONLY" IS PERMITTED.

WHEREAS, the City Council of Bedford, Texas recognizes that approving the Traffic Plan is necessary to be responsive to the needs of the community; and,

WHEREAS, the City Council of Bedford, Texas recognizes the importance of providing these improvements to provide a safe and friendly community environment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That Section 114-42 of the City of Bedford Code of Ordinances is hereby amended to include the following intersections designated as intersections whereby drivers of vehicles shall only make a right turn where an authorized sign clearly indicates that right turn only is permitted.

All traffic-control signs, signals, devices and markings placed or erected prior to adoption of this Code and in use for the purpose of regulating, warning or guiding traffic are hereby affirmed, ratified and declared to be official traffic-control devices, provided such traffic-control devices are not inconsistent with the provisions of this chapter or state law.

Sign Type	Route	Intersection	Direction
Right Turn Only	Hospital Parkway	SH 121 Service Road	Eastbound

SECTION 3. That all ordinances, parts of ordinances and amendments thereto in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That if any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That any person who shall violate any of the provisions of the ordinance or shall fail to comply therewith or with any of the requirements thereof, shall be deemed guilty of a misdemeanor and shall be liable to a fine, and upon conviction of any such violation shall be fined up to the maximum amount allowed by law.

SECTION 6. That this ordinance shall become effective from and after its passage and publication as required by law.

PRESENTED AND PASSED this 9th day of August, 2016, by a vote of ___ ayes, ___ nays, and ___ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

ORDINANCE NO. 16-

Jim Griffin, Mayor

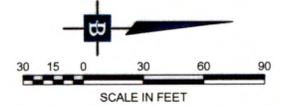
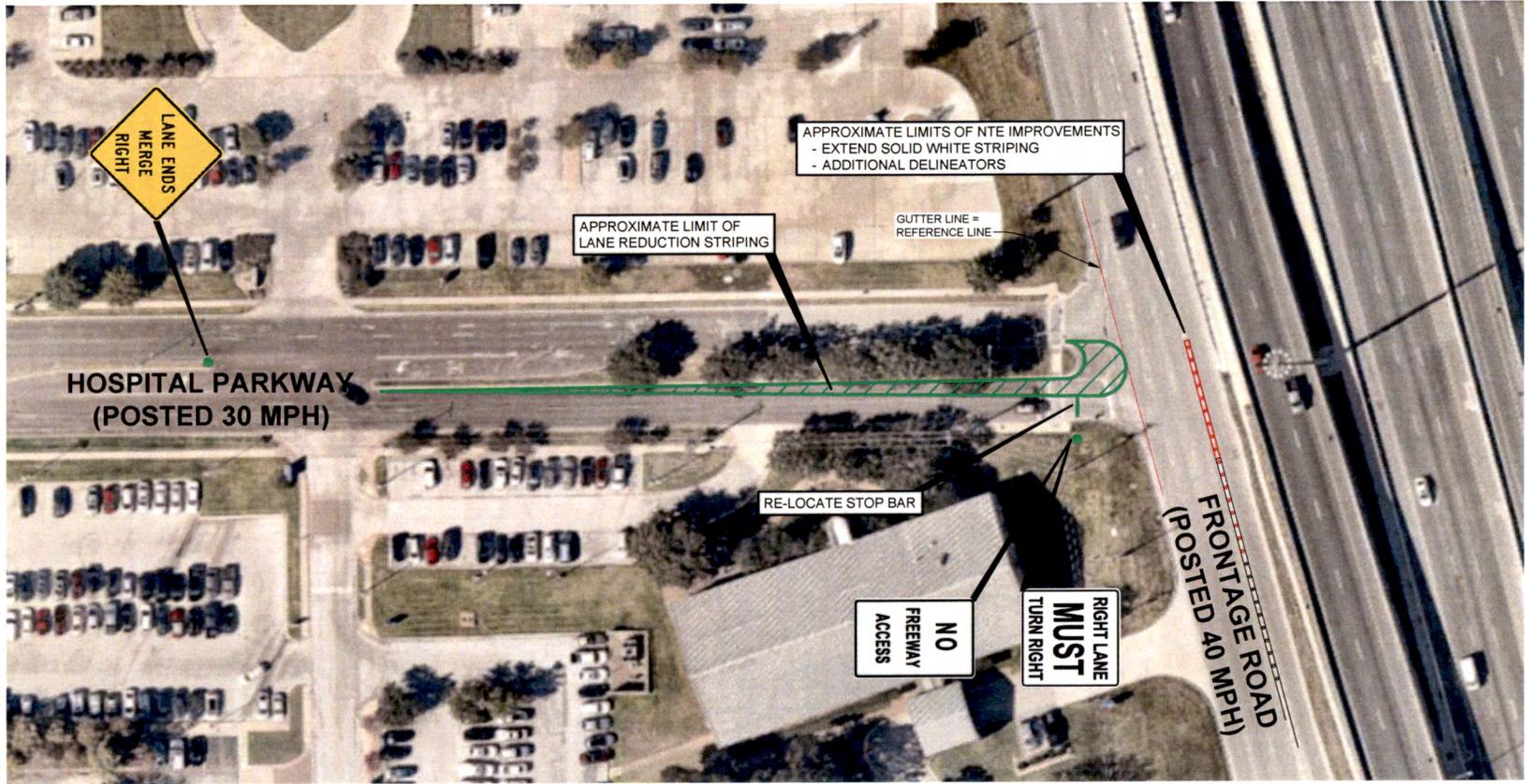
ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney

DRAWING NAME: L:\PublicWorks\PM\asrc\hospital PARKWAY LANE REDUCTION\LANE REDUCTION EXHIBIT.dwg



HOSPITAL PARKWAY / AIRPORT FREEWAY FRONTAGE ROAD MODIFICATION

 CITY OF BEDFORD <i>Discover the Center</i>	PUBLIC WORKS ENGINEERING DEPT. 1813 RELIANCE PARKWAY BEDFORD, TEXAS 76021 817-452-2200 WWW.BEDFORDTX.GOV	
	DESIGN BY: COB	SCALE: AS SHOWN
DRAWN BY: COB	DATE: JULY 2016	OF 1
CHECKED BY: COB		



Council Agenda Background

PRESENTER: Jeff Gibson, Police Chief

DATE: 08/09/16

Council Mission Area: Provide a safe and friendly community environment.

ITEM:

Consider a resolution authorizing the City Manager to enter into a contract with the Hurst-Euless-Bedford Independent School District to provide two School Resource Officers for the 2016/17 school year, in the amount of \$158,466, paid for by the District.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

Since 1993, the Police Department has provided the Hurst-Euless-Bedford Independent School District (the District) with two School Resource Officers to provide an on-site police presence at both Harwood and Bedford Junior High Schools.

Officers assigned to the two junior high schools provide law enforcement duties to include: patrolling the assigned campus, completing police and school reports/forms, dealing with juvenile laws, student relations, and providing security to the campus.

For these services, the District agrees to pay the City of Bedford the salary and benefit costs for the two officers. For the 2016/17 school year, the District agrees to reimburse the City of Bedford \$79,233 per officer, for a total of \$158,466. Included in this year's funding is a three percent increase over last year for each officer.

The contract will become effective on August 15, 2016. The Hurst-Euless-Bedford School Board of Trustees approved and signed the School Resource Officer contract on June 6, 2016.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the City Manager to enter into a contract with the Hurst-Euless-Bedford Independent School District to provide two School Resource Officers for the 2016/17 school year, in the amount of \$158,466, paid for by the District.

FISCAL IMPACT:

\$158,466 to the General Fund

ATTACHMENTS:

Resolution
Contract

RESOLUTION NO. 16-

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE HURST-EULESS-BEDFORD INDEPENDENT SCHOOL DISTRICT TO PROVIDE TWO SCHOOL RESOURCE OFFICERS FOR THE 2016/17 SCHOOL YEAR, IN THE AMOUNT OF \$158,466, PAID FOR BY THE DISTRICT.

WHEREAS, the City Council of Bedford, Texas determines the necessity to partner with the Hurst-Euleless-Bedford Independent School District to provide campus security to the two junior high schools located within the City; and,

WHEREAS, the City Council of Bedford, Texas determines that the salary and benefits for the two officers shall be provided by the Hurst-Euleless-Bedford Independent School District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That the City Manager is hereby authorized to enter into a contract with the Hurst-Euleless-Bedford Independent School District to provide two School Resource Officers for the 2016/17 school year, in the amount of \$158,466, paid for by the District.

PRESENTED AND PASSED this 9th day of August, 2016, by a vote of ___ ayes, ___ nays and ___ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney

SCHOOL RESOURCE OFFICER CONTRACT

City of Bedford, Texas / Hurst-Euless-Bedford Independent School District

This contract is made by and between the Hurst-Euless-Bedford Independent School District, herein, "District," and the City of Bedford, herein "City," for the purpose of establishing the terms under which City shall provide District with School Resource Officers and the compensation which shall be paid City by District thereof.

WITNESSETH

For and in consideration for the mutual undertakings herein set forth, City and District agree as follows:

A. Assignment and Selection of School Resource Officers

1. City agrees to assign one police officer to serve as the School Resource Officer at Bedford Junior High School and one police officer to serve as the School Resource Officer at Harwood Junior High School.
2. The School Resource Officers shall have the school to which they are assigned as their primary duty and will not regularly be assigned additional police duties. City reserves the right, however, to reassign these officers temporarily in the event of an emergency and for training.

B. Job Responsibilities of School Resource Officers

1. The primary function of the School Resource Officers shall be to insure the safety of students and faculty and provide campus security. Specifically, the School Resource Officers shall assist in limiting access to the school grounds to authorized persons, provide police protection of school property, personnel and students, investigate criminal acts on school grounds, assist with enforcement of compulsory student attendance laws, and serve as liaison between the school, the police department, juvenile officials, probation officials, courts, and other agencies of the juvenile justice system.
2. The Principal will be the authority regarding all school issues. The School Resource Officers will be the authority on all law enforcement issues. The School Resource Officers will communicate with the Principal regarding all law enforcement incidents on the campus or at school related activities, and the Principal shall be involved in the decision making process in custodial arrests. The School Resource Officers area solely responsible to the Chief, but shall work directly and in cooperation with the Principal of the school to which they are assigned.
3. The School Resource Officers will attend professional development training as required by the Police Department, the District, and School Resource Officer training.
4. The School Resource Officers shall, as time permits, be available as resource persons to teach, lead a discussion, or offer information on topics on which the officers have special competence due to their law enforcement training. The School Resource Officers shall also attempt to identify and counter deviant behavior, such as gang activity, through information and other assistance to young people.
5. The School Resource Officers shall make themselves visible in a public relations role in order to provide a highly visible crime deterrent on school property in order to effectively promote security and order in the schools.

6. The School Resource Officers shall also attempt to provide guidance and direction for students, parents, and staff when appropriate; to work with school administration to resolve school-police problems; and to work with parents of troubled students.

7. The Principal of the school to which an officer is assigned and the Chief are authorized to establish and modify, as needed, rules and regulations concerning the School Resource Officers' duties and schedule so long as they both agree on such changes.

C. Hours of Work

1. Unless otherwise directed by the Principal, City shall assign officers to work during the 178 instructional days of the school year, Monday through Friday, eight hours a day, with Saturday and Sunday off. Each Principal shall be responsible for determining a consistent eight-hour schedule per day for the School Resource Officer assigned to that Principal's campus (1,424 hours).

2. In addition to the regular eight-hour day, the School Resource Officers will work 192 hours at the discretion of the Principal. Each Principal will compensate the School Resource Officers for any hours worked beyond the regular eight-hour days plus the additional 192 hours.

3. The School Resource Officers will not work on District professional development days, during summer school, or during student holidays. The School Resource Officers will not routinely work during the summer vacation. If the School Resource Officers are utilized during summer school, District will provide additional compensation to the School Resource Officers.

D. Consideration

1. District agrees to pay the City \$79,233.32 per officer assigned to the program. The total amount will be divided into four equal installments, and will be billed by the City, to be due on or before September 1, December 1, March 1, and June 1 of the contract year.

2. City shall provide law enforcement training and certification, a vehicle, and police equipment, including communication equipment necessary to allow the officer to communicate with the police department and other officers. District shall provide any radio equipment necessary to allow the officer to communicate with school staff, if desired by the district.

E. Term

1. This contract shall be effective August 15, 2016, and shall expire July 31, 2017. Either City or District may cancel this contract by giving the other party thirty (30) days written notice of cancellation. If this contract is terminated prior to the end of the contract year, District shall be entitled to a pro-rate reimbursement of unused funds paid by the district.

F. Indemnification

1. The City waives, releases, indemnifies, and holds harmless, to the extent authorized by the law, the District from any and all claims, damages, injuries, causes of action, or lawsuits arising out of the acts, or failures to act, of the School Resource Officers, whether such acts or failures to act occurred on or off District property.

2. The City will furnish the District an Insurance Certificate with a "Waiver of Subrogation" for General Liability, Automobile Liability, Law Enforcement Liability and Workers Compensation in favor of Hurst-Eules-Bedford ISD, its officers, employees, elected officials, representatives or agents. Also include "Additional Insured" coverage for General Liability, Automobile Liability and Law Enforcement Liability in favor of Hurst-

Eules-Bedford ISD its officers, employees, elected officials, representatives or agents.
The Certificate will be furnished to the District before the effective date of this contract.

G. Miscellaneous

1. This Contract supersedes all prior agreements and representations concerning the School Resource Officers, and constitutes the complete agreement between the parties.

2. City and District agree that no promise or agreement which is not herein expressed has been made to either party and that neither party is relying upon any statement or representation other than the terms stated in this Contract.

3. No amendments to the Contract shall be binding unless reduced to writing and signed by both parties.

4. This Contract is fully performable in Tarrant County, Texas. Venue for any claim under this Contract shall be in Tarrant County, Texas.

AGREED TO:

HURST-EULESS-BEDFORD
INDEPENDENT SCHOOL DISTRICT

By: Ellen Jones
PRESIDENT
HEB ISD BOARD OF TRUSTEES

ATTEST:

Monte Parrott
SECRETARY
HEB ISD BOARD OF TRUSTEES

AGREED TO:

CITY OF BEDFORD

By: _____
ROGER GIBSON
CITY MANAGER

ATTEST:

MICHAEL WELLS
CITY SECRETARY



Council Agenda Background

PRESENTER: Jeff Gibson, Chief of Police

DATE: 08/09/16

Council Mission Area: Demonstrate excellent customer service in an efficient manner.

ITEM:

Consider a resolution authorizing the City Manager to enter into the second year of a four-year contract with Scobee Foods, Inc., for the purchase of prisoner meals for the Detention Facility.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

The Police Department provides meals to all individuals held at the Bedford Detention Facility, including those detained by Immigration and Customs Enforcement (ICE).

Prisoner meals consist of three meals per day (breakfast, lunch and dinner) and all three meals combined must meet a minimum of 2,400 calories, per ICE contract guidelines. To simplify the feeding process, all individuals housed at the Bedford Detention Facility are provided the same meals.

On August 11, 2015, the Police Department awarded Scobee Foods, Inc. the contract to provide prisoner meals. Scobee Foods, Inc. was awarded the contract based upon prior performance and submitting the lowest bid. The contract duration is for four years, with a yearly contract renewal. The Police Department has utilized Scobee Foods, Inc. since 2004, and has been pleased with their level of service.

The quantity of prisoner meals purchased varies year-to-year based upon prisoner counts, especially ICE detainees. Based upon current fiscal year expenditures, the Police Department projects prisoner meals to total approximately \$45,000.

A portion of the revenues received through the ICE contract offsets the costs incurred with providing meals to ICE detainees.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the City Manager to enter into the second year of a four-year contract with Scobee Foods, Inc., for the purchase of prisoner meals for the Detention Facility.

FISCAL IMPACT:

Approximately \$45,000 paid out of Prisoner Care in the Detention Services budget.

ATTACHMENTS:

Resolution
Prisoner Meal Contract
Exhibit "A" (Quote Sheet)

RESOLUTION NO. 16-

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SECOND YEAR OF A FOUR-YEAR CONTRACT WITH SCOBEE FOODS, INC., FOR THE PURCHASE OF PRISONER MEALS FOR THE DETENTION FACILITY.

WHEREAS, the City Council of Bedford, Texas determines the need to provide prisoner meals for those held at the Detention Facility; and,

WHEREAS, the City Council of Bedford, Texas recognizes that in order to meet Immigration and Customs Enforcement contract guidelines, three meals containing a combined minimum of 2,400 calories must be provided each day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That the City Manager is hereby authorized to enter into the second year of a four-year contract with Scobee Foods, Inc., for the purchase of prisoner meals for the Detention Facility.

PRESENTED AND PASSED this 9th day of August, 2016, by a vote of ___ ayes, ___ nays and ___ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney

**STANDARD FORM OF AGREEMENT
BETWEEN THE CITY OF BEDFORD AND CONTRACTOR**

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2016 by and between the City of Bedford (hereinafter called the CITY) and

SCOBEE FOODS, INC.

of the city of Dallas, County of Dallas, State of Texas (hereinafter called CONTRACTOR).

The CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. PROJECT SCOPE

The PROJECT for the WORK detailed under the Contract Documents (see Article 8 of this Agreement for items included in the Contract Documents) is generally identified as following:

**CONTRACTOR'S Service Quotation – Exhibit "A"
Subject: Prisoner Meals**

Article 2. CONTRACT TIME.

The Work will be completed in accordance with CONTRACTOR'S Service Quotation as outline in the attached hereto exhibit "A".

Article 3. CONTRACT PRICE.

3.1. The CITY shall pay CONTRACTOR the prices in the CONTRACTOR'S price agreement proposal plus additional work performed or when authorized by the CITY.

Article 4. PAYMENT PROCEDURES.

4.1. Payment to CONTRACTOR will be paid as addressed on the quotation from the CONTRACTOR. All charges are to be less sales tax as the CITY is tax exempt.

Article 5. CONTRACTOR'S REPRESENTATIONS.

In order to induce the CITY to enter into this agreement, CONTRACTOR makes the following representations:

5.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents and Specifications.

5.2. CONTRACTOR has correlated the results of all such observations and studies with the terms and conditions of the Contract Documents.

5.3. CONTRACTOR has given the CITY written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by the CITY is acceptable to CONTRACTOR.

Article 6. MISCELLANEOUS.

6.1. ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may limited by law), and unless specifically stated to the contrary in written consent to an assignment will release the assignor from any duty or responsibility under the Contract Documents.

6.2. The CITY and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

6.3. TERMINATION: The CITY may terminate the Contract by giving CONTRACTOR a **ten day notice** in writing. Upon delivery of such notice by the CITY to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Contract and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Contract. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in detail the services performed under this Contract to the date of termination. The CITY shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Contract bear to the total services called for under this Contract less such payments on account of the charges as have been previously made.

6.4. SUBCONTRACTING:

1. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to the CITY a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as the CITY may require.

2. CONTRACTOR shall be fully responsible to the CITY for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for acts and omissions of persons directly employed by him.

3. Nothing contained in this Contract shall create any contractual relation between any subcontractor and the CITY. CONTRACTOR is an independent contractor.

Article 7. GOVERNING LAWS, VENUE.

The Contract shall be construed according to the laws of the State of Texas; and, venue shall lie in the State district courts of Tarrant County, Texas.

Article 8. CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire agreement between the CITY and CONTRACTOR, same being attached hereto and incorporated herein as Exhibit A, consist of the following:

8.1 CONTRACTOR'S Service Quotation

Article 9. INDEMNIFICATION.

The CONTRACTOR hereby agrees to defend, indemnify, and hold the CITY and all of its officers, agent, employees, and elected officials whole and harmless against any and all claims for damages, cost, and expenses of persons or property that may arise out of, or be occasioned by, of from any negligent act, or omission of the CONTRACTOR, or any agent, servant, or employee of the CONTRACTOR in the execution of performance of this Contract, without regard to whether such persons are under the direction of City agents or employees.

Executed on behalf of the CONTRACTOR by its owner shown below, and on behalf of the CITY by its City Manager, or authorized representative, this agreement will be effective

on the _____ day of _____, 2016.

The City:

CITY OF BEDFORD
2000 FOREST RIDGE DRIVE
BEDFORD, TEXAS 76021

By: Roger Gibson, City Manager

CONTRACTOR:

Name: Scobee Foods, Inc.
Address: 1812 Corinth Street
City: Dallas
State & Zip: TX, 75215

By: 

Steve Scobee
(214)421-0898

(City Attorney review if Contracted Service Cost is Greater than \$15,000)

Approved as to Form and Legality this 2nd day of August 2016.



City Attorney

CONTRACTOR'S Seal (if incorporated)

EXHIBIT "A"

QUOTE SHEET

The quantities listed are estimates only and the City reserves the right to order more or less during the term of the contract.

This contract is for twelve months with three consecutive twelve month renewals. Each renewal will require a 30 day advance notice from the contractor. A price increase at the time of renewal will be considered by the City based on the consumer price index, but not to exceed 5% of the total annual contract.

ITEM	ITEM DESCRIPTION	UNIT PRICE
BREAKFAST	SEE ATTACHED	
LUNCH		
DINNER		

AUTHORITY TO QUOTE

I agree to meet the stated minimum requirements as set forth in these specifications and in the instructions to Bidders for the quoted process indicated above.

Date: 6/18/2015

Bidder/Company Name: SCOBEE FOODS

Authorized Representative: RICHARD INGE

Signed: [Signature] Title: VP

Address: 1812 CORINTH STREET

City, State & Zip: DALLAS, TX 75215

Phone: 214-421-0898 Email: INFO@SCOBEEFOODS.COM

Bedford Jail Bid Prices

63075	Bacon Cheddar Burger 5.75 oz 2.5 oz patty, 1 slice cheddar,1 slice bacon, 4 1/2" bun	\$2.12
63074	Charbroil Burger w/ Cheese 5.5oz 2.5oz patty, 1 slice imitation cheese,mustard, 4 1/2" bun	\$1.82
60300	Giant Turkey & Swiss 6.5oz 3oz Turkey, 1 slice imitation American cheese, Texas Toast	\$1.72
50701	Breakfast on a Bun 5.75oz 1.5oz sausage patty, 1 slice Cheddar, 1 Fried Egg Patty, 4" Bun	\$1.29
65228	Ham & Cheese on White Bread 5.0 oz 2.5oz Ham, .5oz real Cheese on White Bread	\$1.14
65229	Turkey & Cheese on White Bread 5.0 oz 2.5oz Turkey, .5oz Real Cheese on White Bread	\$1.14
7087000002	Honey bun 4oz	\$0.79
2840007916	Grand Ma's Choc. Chip Cookies 2.5oz	\$0.49
104 ct	Small Chips Plain (cs)	\$36.25
6068	Don Miguel Beef & Bean Burrito 10oz	\$1.20



Council Agenda Background

<u>PRESENTER:</u> Clifford Blackwell, CGFO, Director of Administrative Services		<u>DATE:</u> 08/09/16
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Receive the 2016 Ad Valorem Tax Roll from the Tarrant Appraisal District as certified by the Chief Appraiser, Jeff Law. City Attorney Review: N/A City Manager Review: _____		
<u>DISCUSSION:</u> Section 26.04 of the Texas Tax Code requires the appraisal roll for a taxing unit be submitted to the governing body each year by August 1 or as soon thereafter as practicable. This information shall include the total appraised, assessed, and taxable values for all properties within the City of Bedford's jurisdiction. In addition, this information includes the total taxable value of new property that did not exist on the previous year's tax roll. The attached information has been supplied by the Tarrant Appraisal District and certified by its chief appraiser, Jeff Law. It reflects the taxable values of all properties on the City of Bedford tax roll as of July 25, 2016. The information from this certified roll will be used to calculate the property tax revenues in the Fiscal Year 2016-2017 proposed budget.		
<u>RECOMMENDATION:</u> No action necessary – for City Council information only.		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> 2016 Certified Appraisal Roll Valuation Summary Supporting documentation	



Jeff Law, Chief Appraiser

CITY OF BEDFORD 002

**Appraisal Roll Information Valuation Summary as of July 25, 2016
2016 Certified Property Information**

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their Certified Appraisal Roll.

APPRAISED VALUE (Considers Value Caps) -----> \$ 4,102,463,843

Number of Accounts: 17,964

Absolute Exemptions	\$ 259,589,517
Cases before ARB – Appraised Value	\$ 171,361,727
Incompletes	\$ 76,801,515
Partial Exemptions	\$ 203,836,311
In Process	\$ 599,599

NET TAXABLE VALUE -----> \$ 3,390,275,174

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -----> \$ 3,566,086,055

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Jeff Law, Chief Appraiser



Tarrant Appraisal District
Jeff Law, Chief Appraiser

CITY OF BEDFORD 002

Appraisal Roll Information Valuation Summary as of July 25, 2016 2016 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 171,361,727

Total appraised value of properties under protest.

\$ 166,851,851

Net taxable value of properties under protest.

\$ 116,796,296

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.



Tarrant Appraisal District
Jeff Law, Chief Appraiser

CITY OF BEDFORD 002

Appraisal Roll Information Valuation Summary as of July 25, 2016 2016 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

\$ 76,801,515

Total appraised value of incomplete properties

\$ 58,414,986

Estimated net taxable value of incomplete properties.

This value should be added to the net taxable value on page one.



Tarrant Appraisal District
Jeff Law, Chief Appraiser

CITY OF BEDFORD 002

Appraisal Roll Information Valuation Summary as of July 25, 2016 2016 In Process Property Information

The values below are from In Process properties and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 599,599

Total appraised value of In Process properties

\$ 599,599

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.



**Tarrant Appraisal District
CITY OF BEDFORD 002
Totals for Roll Instance July Certification - 7-22
2016**

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	2,625,708,911	2,470,542,767	13,928	2,261,612,303
Real Estate Commercial	1,457,112,203	1,457,112,203	843	1,181,948,119
Real Estate Industrial	5,076,195	5,076,195	3	5,076,195
Personal Property Commercial	167,934,983	167,934,983	1,315	165,707,498
Personal Property Industrial	1,787,623	1,787,623	5	1,787,623
Mineral Lease Properties	9,860	9,860	1,869	9,660
Agricultural Properties	189,042	212	1	212
Total Value	4,257,818,817	4,102,463,843	17,964	3,616,141,610
Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	173,330,376	171,361,727	339	166,851,851
Incomplete Accounts	76,801,515	76,801,515	501	58,414,986
In Process Accounts	643,135	599,599	2	599,599
Certified Value	4,007,043,791	3,853,701,002	17,122	3,390,275,174

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	116,422,089	116,422,089	259	116,422,089
Absolute Charitable	78,674,670	78,674,670	40	78,674,670
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	64,492,758	64,492,758	42	64,492,758
Indigent Housing	0	0	0	0
Nominal Value	4,829	4,829	20	4,829
Disabled Vet 10-29%	7,994,366	205,000	41	7,542,286
Disabled Vet 30-49%	3,427,912	127,500	17	3,209,649
Disabled Vet 50-69%	3,723,308	200,000	20	3,463,684
Disabled Vet 70-99%	37,113,722	2,238,000	187	33,877,541
Disabled Vet 100%	11,539,001	8,847,489	53	10,646,489
Surviving Spouse Disabled Vet 100%	2,084,483	1,223,742	10	1,874,732
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	168,065	136,000	1	154,990
Inventory	7,662,988	0	0	7,662,988
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	754,545,716	190,844,119	3,852	697,562,879
Homestead Local Option-Disabled Person	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	442,286	9,632	2	442,286
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total Exemptions		463,425,828	4,544	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	189,042	188,830	1	212
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	189,042	188,830	1	212

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	9,807	9,807	1	9,807
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	0	0	0	0
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	852,130	20,000	4	797,590
Disabled Vet 30-49%	807,248	30,000	4	775,485
Disabled Vet 50-69%	178,797	10,000	1	178,797
Disabled Vet 70-99%	5,820,995	360,000	30	5,334,554
Disabled Vet 100%	1,902,092	1,421,911	10	1,779,911
Surviving Spouse Disabled Vet 100%	1,255,765	879,136	6	1,189,136
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	6,564,419	0	0	6,564,419
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	14,905,678	3,505,630	72	14,078,058
Homestead Local Option-Disabled Person	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	5,319	1	194,812
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total New Exemptions		6,241,803	129	

New Construction	Market	New Value	Counts	Taxable
All Real Estate	85,588,556	49,081,658	71	33,187,158
New business in new improvement	0	0	0	0
Total New Construction	85,588,556	49,081,658	71	33,187,158
New Construction in Residential	19,167,124	8,078,968	66	18,103,244
New Construction in Commercial	66,421,432	41,002,690	5	15,083,914
	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	754,545,716	499,078,089	3,852	1,846,927.00
Disable Person	24,281,594	21,281,209	141	85,939.00
Total Ceilings	778,827,310	520,359,298	3,993	1,932,866.00
New Over 65 Ceilings	12,138,270	0	58	0.00
New Disabled Person Ceilings	0	0	0	0.00
Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	1,626,766,592	153,153,959	8,254	1,473,612,633
New Cap this Year	1,458,675,986	144,242,566	7,534	1,314,433,420
All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	779,218,739	207,768,464	4,042	720,884,151
Commercial	256,089,818	255,657,164	272	256,089,818
Industrial	0	0	0	0
Mineral Lease	200	200	8	200
Agricultural	0	0	0	0
Exemption Total		463,425,828	4,322	
	Market	Exempt	Counts	Appraised
Prorated Absolute	0	0	0	0
Multi-Prorated Absolute	0	0	1	9,807
		Current Taxable	Counts	Appraised
Value Loss - 25.25(d)		0	0	0
	Average Market	Average Appraised	Counts	Average Taxable
Averages for Value Single Family	195,837	184,134	12,820	168,609



Entity Exemptions Report 2016 July Certification - 7-22

002 CITY OF BEDFORD

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Charitable	\$78,674,670	40	\$0	0	\$45,252	2	\$78,719,922	42
Absolute Miscellaneous	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Public	\$116,422,089	259	\$0	0	\$513,562	2	\$116,935,651	261
Absolute Religious & Private Schools	\$64,492,758	42	\$3,347,876	1	\$17,825,555	12	\$85,666,189	55
Community Housing Development	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 100%	\$8,847,489	53	\$0	0	\$0	0	\$8,847,489	53
Disabled Vet 10-29%	\$205,000	41	\$0	0	\$0	0	\$205,000	41
Disabled Vet 30-49%	\$127,500	17	\$0	0	\$0	0	\$127,500	17
Disabled Vet 50-69%	\$200,000	20	\$0	0	\$0	0	\$200,000	20
Disabled Vet 70-99%	\$2,238,000	187	\$12,000	1	\$0	0	\$2,250,000	188
Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Foreign Trade Zone	\$0	0	\$0	0	\$0	0	\$0	0
Historic Sites	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Over 65	\$190,844,119	3,852	\$1,150,000	23	\$0	0	\$191,994,119	3,875
Homestead State Mandated-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-Over 65	\$0	0	\$0	0	\$0	0	\$0	0
Indigent Housing	\$0	0	\$0	0	\$0	0	\$0	0
Inventory	\$0	0	\$0	0	\$0	0	\$0	0
Misc Personal Property (Vehicles, etc.)	\$0	0	\$0	0	\$0	0	\$0	0
Nominal Value	\$4,829	20	\$0	0	\$2,160	7	\$6,989	27
Pollution control	\$9,632	2	\$0	0	\$0	0	\$9,632	2
Solar & Wind Powered Devices	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse Disabled Vet 100%	\$1,223,742	10	\$0	0	\$0	0	\$1,223,742	10
Surviving Spouse Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse KIA Armed Service Member	\$0	0	\$0	0	\$0	0	\$0	0
Transfer Base Value for SS Disable Vet	\$136,000	1	\$0	0	\$0	0	\$136,000	1



Entity Exemptions Report 2016 July Certification - 7-22

002 CITY OF BEDFORD

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	\$0	0	\$0	0	\$0	0	\$0	0

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	\$188,830	1	\$0	0	\$0	0	\$188,830	1
Scenic Deferrals	\$0	0	\$0	0	\$0	0	\$0	0

Entity Totals	
Total Appraised *	\$4,102,463,843
Absolute Exempt	\$259,589,517
Cases Before ARB	\$171,361,727
Incompletes	\$76,801,515
Partial Exemptions	\$203,836,311
In Process	\$599,599
Calculated Net Taxable Value	\$3,390,275,174
Total # of Accounts *	17,964

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.



Council Agenda Background

<u>PRESENTER:</u> Clifford Blackwell, CGFO, Director of Administrative Services		<u>DATE:</u> 08/09/16
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Receive the certified anticipated collection rate from the Tarrant County Tax Assessor Collector for the City of Bedford, Texas. City Attorney Review: N/A City Manager Review: _____		
<u>DISCUSSION:</u> Section 26.04 of Texas Property Tax Code requires the Tax Collector to certify the anticipated collection rate for the current year. Ron Wright, Tarrant County Tax Assessor-Collector, has certified the anticipated collection rate for the City of Bedford at 100%. If the projection is less than 100% and the sum of taxes collected exceeds the amount the collector estimated would be collected for the preceding year, the collector must determine the amount of excess debt taxes collected. When calculating the debt rate for the next year, the rate must be adjusted to compensate for the inaccurate prediction. If the prediction is greater than 100%, then 100% is used and no adjustment is necessary.		
<u>RECOMMENDATION:</u> No action necessary - for City Council information only.		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> Certified letter from the Tarrant County Tax Assessor Collector	



TARRANT COUNTY TAX OFFICE

100 E Weatherford St, Room 105
Fort Worth, Texas 76196-0301
817-884-1100 Taxoffice@tarrantcounty.com

Ron Wright
Tax Assessor-Collector

July 1, 2016

Mr Clifford Blackwell
Director of Administrative Services
City of Bedford
2000 Forest Ridge Dr
Bedford TX 76021

Re: Certified Estimate of Anticipated Collection Rate for Tax Year 2016

Dear Mr Blackwell:

Section 26.04 (b) of the TEXAS TAX CODE requires your Tax Collector to certify your entity's anticipated collection rate for the current year.

The anticipated collection rate for your entity for tax year 2016 is 100.00%.

If the actual collection rate for 2015 exceeded the anticipated rate for that year, the collector must also certify the amount of debt taxes collected in excess of the anticipated rate. When calculating the debt rate for 2016 the rate must be adjusted to compensate for excess debt collections in 2015.

Your excess debt collection for the 2015 tax year is \$0.00.

I am also including a form on which you should report your tax year 2016 tax rates and exemptions. Please return this completed form to the Tarrant County tax office by September 16, 2016. If you are unable to set your tax rate before this date please provide the information as soon as it is available.

If I may be of further assistance to you, please call me at (817) 884-1123 or come by my office in the Administration Building – Room 102.

Sincerely,

Elisa H. Hand

Elisa H. Hand, PCC, CTA
Director of Property Tax
For
Ron Wright
Tarrant County Tax Assessor-Collector



Council Agenda Background

PRESENTER: Meg Jakubik, C.G.F.O., Strategic Services Manager

DATE: 08/09/16

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider a proposed tax rate and set two public hearings on the proposed tax rate, if required.

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

The tax rate used to propose funding for the FY 2016-2017 budget as presented is \$0.476509 per \$100 assessed valuation.

Definitions:

Effective Tax Rate: The tax rate that will generate the same amount of tax revenue as the previous year from the same property. This rate serves as the benchmark from which all Truth-in-Taxation requirements are measured. The effective rate for FY 2016-2017 is \$0.448259 per \$100 valuation.

Effective Maintenance & Operations (M&O) Rate: The tax rate that will generate the same amount of tax revenue for maintenance and operations as the previous year. The effective M&O rate (prior to the sales tax rate adjustment) for FY 2016-2017 is \$0.391153. The effective operating rate after the sales tax rate adjustment of \$0.118697 is \$0.272456.

Rollback Tax Rate: The maximum tax rate the City may adopt without initiating the possibility of a rollback election. The rollback tax rate for FY 2016-2017 is \$0.476509.

Debt Tax Rate: The rate required to generate revenue to meet debt service requirements, which is unlimited in terms of calculating the rollback rate. The debt tax rate for FY 2016-2017 is \$0.172761.

Maximum Public Hearing Rate: The effective tax rate or the rollback rate, whichever is less. The calculated maximum public hearing rate for FY 2016-2017 is \$0.448259, which is equal to the effective tax rate.

It is necessary at this time for the City Council to vote on the maximum tax rate that would be considered for implementation of the FY 2015-2016 budget. The City Council is not actually setting a tax rate at this time. The purpose of this vote is to establish the upper threshold for the tax rate that the City Council will consider when an actual vote is required on September 8, 2015. At that time, the City Council may consider any rate up to the amount that is approved at this time, but may not exceed that rate.

IN SUMMARY:

2015-2016 Adopted Tax Rate: \$0.494830 / \$100 AV

2016-2017 Effective Tax Rate: \$0.448259 / \$100 AV

Maximum public hearing rate: \$0.448259 / \$100 AV

The rate used to project the property tax revenues presented in the FY 2016-2017 budget is:
\$0.448259 per \$100 assessed valuation

Should the City Council vote to consider a tax rate greater than \$0.448259, two public hearings will be required, and they must be at least three days apart (per section 26.06 of the Tax Code). In order to meet the publication and scheduling requirements in both the City Charter and the Truth-in-Taxation laws, the recommended dates for the public hearings are the following:

- Tuesday, August 23, 2016
- Tuesday, September 6, 2016

The actual vote on the tax rate will take place on Tuesday, September 13, 2016.

RECOMMENDATION:

Staff recommends the following motion:

Consider a tax rate of \$0._____ per \$100 assessed valuation to be voted on the September 13, 2016 agenda, and schedule a public hearing to discuss the tax rate on Tuesday, August 23, 2016 at 6:30 p.m. at Bedford City Hall and a second public hearing to discuss the tax rate on Tuesday, September 6, 2016 at 6:30 p.m. at Bedford City Hall.

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A



Council Agenda Background

<u>PRESENTER:</u> Meg Jakubik, C.G.F.O., Strategic Services Manager		<u>DATE:</u> 08/09/16
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Call a public hearing on the proposed FY 2016-2017 budget to be held on August 23, 2016 at 6:30 p.m. in the City Hall Council Chambers. City Attorney Review: N/A City Manager Review: _____		
<u>DISCUSSION:</u> Section 4.05 of the City Charter states that the City Council shall determine the place and time of the public hearing on the budget. In order to meet the appropriate timeline to approve the budget and tax rate for submittal to Tarrant County, it is recommended that the City Council call the public hearing on the proposed FY 2016-2017 budget for August 23, 2016 at 6:30 p.m.		
<u>RECOMMENDATION:</u> Staff recommends the following motion: Call a public hearing on the proposed FY 2016-2017 budget to be held on August 23, 2016 at 6:30 p.m. in the City Hall Council Chambers.		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> N/A	