

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in work session at 6:00 p.m. and regular session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 10th day of June 2008 with the following members present:

Jim Story	Mayor
Roy Savage	Mayor Pro Tem
Chris Brown	Council Members
Jeff Cason	
Ray Champney	
Lori Nail	
Roy W. Turner	

Constituting a quorum.

Staff present included:

Beverly Queen	City Manager
Steve Johnson	Deputy City Manager
Stan Lowry	City Attorney
James Hughes	Director of Parks and Recreation
Bill Syblon	Development Director
Mirenda McQuagge-Walden	Communications/Special Projects Manager
James Tindell	Fire Chief
David Flory	Chief of Police
Michael Wells	Assistant City Secretary

WORK SESSION

Mayor Story 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 approving the following items by consent: 2, 5, 6, 7, 8 and 9.

EXECUTIVE SESSION:

To convene before 7:00 p.m., if time permits, in the conference room pursuant to Sections 551.071 of the Texas Government Code to discuss the following:

- a) **Consultation with City Attorney regarding pending or contemplated litigation – Central Well and Millican Well Services, Inc., Juan A. Hernandez and the Sanders property at 2709 Murphy Drive, Bedford, TX.**

Council convened into Executive Session pursuant to Section 551.071 of the Texas Government Code to discuss the following regarding consultation with City Attorney regarding pending or contemplated litigation – Central Well and Millican Well Services, Inc., Juan A. Hernandez and the Sanders property at 2709 Murphy Drive, Bedford, TX at approximately 6:10 p.m.

Council reconvened from Executive Session at approximately 6:46 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.

REGULAR SESSION 7:00 P.M.

Mayor Story called the meeting to order.

CALL TO ORDER/GENERAL COMMENTS

Regular session began at 7:00 p.m.

INVOCATION (Pastor Nathan Finch, Bedford Baptist Temple)

Pastor Nathan Finch of Bedford Baptist Temple was unable to attend tonight's meeting. Mayor Story gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilman Savage, seconded by Councilman Turner to approve the following item(s) by consent: 2, 5, 6, 7, 8 and 9.

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

PERSONS TO BE HEARD

1. **The following individuals have requested to speak to the Council tonight under persons to be heard:**
 - a) **Tom Sullivan, 3737 Walnut Drive – Requested to speak to the Council regarding tougher code enforcement measures for mowing and weed eating.**

Tom Sullivan, 3737 Walnut Drive – Mr. Sullivan presented to Council pictures from his neighborhood showing yards that have foot-tall weeds and grass as well as grass that is encroaching onto the streets and sidewalks by a foot. He feels that if we want to make Bedford more beautiful, it is a simple matter for people to mow and weed-eat their yards. He wants the City to push citizens to be more responsible for their properties.

Russell Hines, Building Official, stated that the City does not have the ability to enforce edging. The maximum height for grass allowed is ten inches which is stricter than State guidelines. He also mentioned the City does work through a contractor for mowing medians and rights-of-way.

- b) **Wayne Rogers, 200 Wayside Court - Requested to speak to the Council regarding code enforcement and building codes regarding parking of recreational vehicles.**

Wayne Rogers, 200 Wayside Court – Mr. Rogers presented a complaint to Council regarding a neighbor of his that laid a concrete pad in their front yard for the parking of a recreational vehicle. He feels this will have a detrimental effect on real estate and property values in the area. He felt that the City is misinterpreting the ordinance governing this issue because he feels it only allows parking of vehicles on all-weather surfaces on the side yard but that it is completely banned in the front yard.

Russell Hines, Building Official, and Stan Lowry, City Attorney, stated that their interpretation of the ordinance is that it does allow for recreational vehicles to be parked in the front yard as long as it's on an all-weather surface.

Council stated that as it stands, the person is in compliance with the ordinance regarding the parking of the recreational vehicle. However, staff will look at the ordinance with the City Attorney and if changes or improvements need to be made, it will be brought back before Council.

APPROVAL OF THE MINUTES

2. **Consider approval of the following City Council minutes:**
 - a) **May 27, 2008 regular meeting**

This item was approved by consent.

OLD BUSINESS

3. **First and final reading of an ordinance (Zoning Case Z-172) request of Zek Niushiqi for London Car Wash to rezone Lot 1R, Block 1, Exxon Brown Trail Addition from Heavy Commercial to Heavy Commercial/Specific Use Permit/Car Wash. The property is generally located north of Airport Freeway and east of Brown Trail. (Item tabled at the May 13, 2008 City Council meeting)**

Bill Syblon, Development Director, presented the proposed zoning ordinance to Council and generally fielded questions.

Council expressed disappointment over the site plans that were brought back to Council. An accurate site plan is for both the City's protection as well as the applicants. There is a responsibility to support the business community but also one to ensure that what is built is satisfactory to the community. Council is anxious to see something develop at the location but they need to see what it looks like before they can approve it.

The applicant stated that he believes what he has presented to Council is what was asked for. He says he had turned in three 11X17 drawings with three different views showing the roll up door as well as the color schemes for the walls and overhead. However, staff said that no drawings as indicated above were presented to them to be included in this packet.

Motioned by Councilman Turner, seconded by Councilman Cason to table this item until the next Council meeting so that Council will have complete data.

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

NEW BUSINESS

4. **Public hearing and first and final reading of an ordinance (Zoning Case Z-173) request of Lisa Wilde for Ruby Tuesday to rezone property known as Lot 1R, Block A, Super 8**

Motel/121 Addition, Bedford, Texas from Heavy Commercial/Specific Use Permit/Restaurant/with Alcohol Sales to Heavy Commercial/Specific Use Permit/ Outside Seating Establishment. The property is generally located south of State Highway 183/121 and east of Forest Ridge Drive.

Bill Syblon, Development Director, presented the proposed zoning ordinance to Council and generally fielded questions.

Mayor Story opened the public hearing at 7:54 p.m.

Nobody elected to speak at the public hearing.

Mayor Story closed the public hearing at 7:54 p.m.

Motioned by Councilman Cason, seconded by Councilman Brown to approve the first and final reading of an ordinance (Zoning Case Z-173) request of Lisa Wilde for Ruby Tuesday to rezone property known as Lot 1R, Block A, Super 8 Motel/121 Addition, Bedford, Texas from Heavy Commercial/Specific Use Permit/Restaurant/with Alcohol Sales to Heavy Commercial/Specific Use Permit/ Outside Seating Establishment.

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

- 5. Consider a resolution authorizing the City Manager to enter into a contract with Mentalix, Inc. in the amount of \$39,415.00 to purchase and install a Live Scan system in the Detention Facility of the Law Enforcement Center.**

This item was approved by consent.

- 6. Consider a resolution authorizing the City Manager to enter into a contract with New World in the amount of \$12,000.00, to purchase and install a Live Scan interface for the Detention Records Management System.**

This item was approved by consent.

- 7. Consider a resolution regarding City of Bedford participation in Tarrant County's Community Development Block Grant Program for the three program year period, Fiscal Year 2009 through Fiscal Year 2011.**

This item was approved by consent.

- 8. Consider a resolution authorizing the City Manager to renew a 2-year agreement with Valley View Consulting, L.L.C., to provide Investment Advisory Services.**

This item was approved by consent.

- 9. Consider approval of a resolution authorizing the City Manager to enter into a contract with Betsy Price, Tarrant County Tax Assessor-Collector, and Tarrant County for assessment and collection services of ad valorem taxes levied by the City of Bedford.**

This item was approved by consent.

- 10. Council member reports on City business.**

a) Mayor Story - Resolution in recognition of the birthday of the United States Army.

Mayor Story read a resolution recognizing the 233rd birthday of the United States Army.

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

Motioned by Councilman Turner, seconded by Councilman Cason to approve a settlement agreement with Millican Well Services as per the terms of the May 29, 2008 letter from Millican's attorney.

Motioned approved 7-0-0. Mayor Story declared the motion carried.

Motioned by Councilman Savage, seconded by Councilman Champney to approve the six-month extension of the deadline of parking vehicles on the Sanders property until December 31, 2008

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

Councilman Cason voted in opposition to the motion.

OPEN FORUM

No one spoke during tonight's open forum.

ADJOURNMENT

Mayor Story adjourned the meeting at 7:59 p.m.

Jim Story, Mayor

ATTEST:

Shanae Jennings, City Secretary