

Council Minutes October 25, 2011

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 Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 25th day of October, 2011 with the following members present:

Jim Story	Mayor
Chris Brown	Council Members
Ray Champney	
Roger Fisher	
Jim Griffin	
Roy Savage	
Roy W. Turner	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Cliff Blackwell	Director of Administrative Services
Roger Gibson	Police Chief
John Kubala	Public Works Director
Mirenda McQuagge-Walden	Managing Director of Community Services
Bill Syblon	Development Director
James Tindell	Fire Chief

CALL TO ORDER

Mayor Story called the Work Session to order at 5:30 p.m.

WORK SESSION

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

Council discussed placing the following items on consent: 4, 6 and 9.

- **Presentation by Robert Hinkle, NTE, and Lara Kohl, Bluebonnet Construction, regarding the S.H. 183 expansion.**

Lara Kohl with Bluebonnet Construction gave an update to Council regarding progress on the S.H. 183 expansion and what can be expected the rest of the year. Recent activity includes demolishing and reconstructing the Murphy Drive portion of the Murphy/Westpark Bridge, which required some significant traffic detours on weekends. They worked closely with City staff to minimize the impact of these closures. The concrete for the new bridge was originally supposed to be poured last Saturday; however, it was postponed until last night due to rain. The area was back open this morning. Other projects included partial bridge demolition at the intersections at Forest Ridge Drive, Bedford Road and Central Drive as well as utility relocation, which has to be done before some of the major reconstruction.

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Ms. Kohl showed some pictures of some of the work including new columns being constructed at the 121/183 interchange, extensive excavation work in the Plainview/Norwood area in Hurst, and MSE retaining walls in the Murphy/Westpark area. The retaining walls, as well as the columns and bridge decks, will eventually be painted the colors decided on by the Aesthetics Committee.

In regards to coordination, NTE and Bluebonnet have been holding monthly meetings with City staff to ensure that the City gets a 30-60-90 day preview of what is going to happen with the expansion. They in turn receive information from City staff, including the impact of football games, making sure that designated detour routes are acceptable, and traffic management issues. They have also been doing business outreach in the area to those locations impacted by lane closures and detours. They have gone door-to-door to these businesses letting them know about the work and detour routes. Finally, the City's Public Information Office has been helpful in getting information on lane closures posted to the City's website.

Over the next three weeks, there will not be a lot of changes. Excavation, column construction and construction at the 121/183 interchange will continue. Through the end of the year, there will be much of the same activity including drainage and utility work, construction at the 121/183 interchange, and partial bridge reconstruction at the Forest Ridge, Bedford Road and Central Drive intersections. Starting in mid-November, they will begin holding public meetings with affected residents regarding sound walls being installed in the rights-of-way adjacent to their properties. Finally, there will be main lane construction from Central Drive to Brown Trail. Citizens can stay aware of the project through the project's website, the information hotline, Facebook, Twitter and the Information Center.

Ms. Kohl answered general questions from Council. The project is slated to take four more years, for a total of five. All the rights-of-way that are needed for the project are in the process of being acquired, though some are currently in litigation. A majority of the aesthetic treatments will be on the sound walls and in the City gateway areas; there will not be any patterns on most of the retaining walls, though they will be stained. In regards to comparisons with the DFW Connector Project, Ms. Kohl explained that project does not affect any residential areas, only impacts businesses along William D. Tate, and is mostly working in a "greenfield" environment. She stated they will work with their subcontractors to make sure they clean up their trash. Also, she asked to be contacted if any of the areas they are working on need to be mowed or otherwise maintained. As far as signage for businesses, there are the standard TxDOT blue driveway signs and some cities have chosen to create their own way-finding signs as well. Though these signs cannot be placed in the rights-of-way, NTE will work with the City on placement.

Police Chief Roger Gibson stated that NTE and Bluebonnet have been very helpful to the Police Department. For example, they provided maps of the construction at the Murphy Drive Bridge that were well detailed and clearly articulated what was occurring and how traffic was going to proceed. This information was given to the Patrol Division. Also, with a couple of recent fatalities on the highway, NTE helped the Department with portable signs, traffic support and barricades.

Ms. Kohl stated that during construction, incidents such as damage to the lines for signal lights do sometimes occur but that NTE works quickly to repair the issue.

Mayor Story adjourned the Work Session at 6:04 p.m.

EXECUTIVE SESSION:

To convene before the Regular Session, if time permits, 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, Lot D, Shady Oaks East Addition, Block 1, Lot 1Rb, Bedford Meadows Shopping Center, and Block 1, Lot 2R, Super 8 Motel/121 Addition.

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- b) Pursuant to Section 551.072, deliberation regarding the purchase, exchange, lease or value of real property relative to Ryanwood Baptist Church, 1400 Brown Trail.
- c) Pursuant to Section 551.071(2), consultation with the City Attorney on matters in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code – Zoning for group homes.

Council convened into Executive Session pursuant to the Texas Government Code regarding Section 551.087, deliberation regarding Economic Development Negotiations relative to Block, Lot D, Shady Oaks East Addition, Block 1, Lot 1Rb, Bedford Meadows Shopping Center, and Block 1, Lot 2R, Super 8 Motel/121 Addition; Section 551.072, deliberation regarding the purchase, exchange, lease or value of real property relative to Ryanwood Baptist Church, 1400 Brown Trail; and Section 551.071(2), consultation with the City Attorney on matters in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code – Zoning for group homes at approximately 6:04 p.m.

Council reconvened from Executive Session at approximately 6:40 p.m.

Council did not finish executive session and will convene again at the end of the meeting.

Council convened into Executive Session again at approximately 7:41 p.m.

Council reconvened from Executive Session at approximately 7:55 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 6:30 P.M.

The Regular Session began at 6:42 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Story called the meeting to order.

INVOCATION (Senior Pastor Nosa Onaiwu, Arise & Shine Int'l Ministries)

Senior Pastor Nosa Onaiwu of Arise & Shine Int'l Ministries gave tonight's invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

OPEN FORUM

Nobody chose to speak under tonight's Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilman Champney, seconded by Councilman Brown, to approve the following items by consent: 4, 6, 7 and 9.

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

COUNCIL RECOGNITION

1. **Consider a resolution authorizing the Beautification Commission to recognize Fort Worth Community Credit Union, for maintaining, improving, and/or keeping their property visually attractive to the community.**

Beautification Chairperson Michael Boyter presented information regarding this resolution. 1905 Forest Ridge Drive is the headquarters of the Fort Worth Community Credit Union and they have been located there since 2001, employing over 100 people. They actively participate in 4thFest and are a sponsor of the Library. They believe in setting the highest standards for their property and for setting the standard for others. They are nominated under the category of overall appearance. The Commission voted unanimously at their August meeting to approve this nomination. If approved, the award is scheduled to be presented Saturday, November 5. Council and Mr. Boyter discussed changing the date for the presentation due to the possibility of Council being unavailable on that date.

Motioned by Councilman Champney, seconded by Councilman Griffin, to approve a resolution authorizing the Beautification Commission to recognize Fort Worth Community Credit Union, for maintaining, improving, and/or keeping their property visually attractive to the community.

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

2. **Proclamation recognizing November 2011 as Pancreatic Cancer Awareness Month.**

Mayor Story read a proclamation recognizing November 2011 as Pancreatic Cancer Awareness Month.

3. **Employee Service Recognition.**

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

Elizabeth Swartzell, Police Department - 5 years of service
Robin Giselbach, Support Services - 5 years of service
Mark Williams, Fire Department – 20 years of service

APPROVAL OF THE MINUTES

4. **Consider approval of the following City Council minutes:**
 - a) **October 11, 2011 regular meeting**

This item was approved by consent.

NEW BUSINESS

5. **Consider a resolution adopting a Retail Center Revitalization Program.**

Development Director Bill Syblon presented information regarding this resolution. This item is a follow-up from a recent City Council Work Session. There is a continued desire from the public, Council and commercial property owners to see the City encourage the redevelopment and renovation of the City's aging shopping centers. This program encourages property owners to invest in their property by giving them up to a \$20,000 matching grant for items such as façade improvements, windows, window treatments, lighting, awnings, canopies, curbing, irrigation, landscaping, cleaning, repainting and parking lot improvements. The program also offers up to a \$5,000 matching grant for the cost to replace or remove older dilapidated signs and replace them with newer signs. The critical elements of the criteria are that the applicant must be the owner or tenant of a multi-tenant property that is over 20 years old and with a vacancy of at least 30%. Also, there is a minimum budget requirement of \$20,000.

Language added to the Program Guidelines, as advised by the City Attorne, is underlined as follows:
Article I. General Purpose, Paragraph 1. – The City will consider applications, and approve them in

whole or in part under the sole discretion of the Bedford City Council; Article V. Procedures, Section A. Application Review Step, Subsection 4. - In light of the proprietary nature of this data, all information included within the application shall remain confidential unless and until formal action is taken to establish an agreement, or required to be released by law; and Article V. Procedures, Section B. Consideration of Application, Subsection 5. - Upon approval of submitted bids by City staff, and approval by the City Council, the Applicant will enter into a contract for reimbursement with the City of Bedford. The maximum funding amount indicated on the contract will be based upon the lowest acceptable bid for proposed improvement project.

Motioned by Councilman Champney, seconded by Councilman Griffin, to approve a resolution adopting a Retail Center Revitalization Program, including the amendments that were stipulated and read by Mr. Syblon.

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

- 6. Consider a resolution authorizing the purchase of a Ford Taurus sedan vehicle in the amount of \$21,687 from Philpott Motors through the Houston-Galveston Area Council state contract.**

This item was approved by consent.

- 7. Consider a resolution authorizing a driveway closure and additional driveway construction at the Ryanwood Baptist Church located at 1400 Brown Trail.**

This item was approved by consent.

- 8. Consider a resolution naming the Chairperson and the Vice-Chairperson of the Cultural Commission.**

Mayor Story presented information regarding this resolution. The ordinance creating the Commission gave the Council the authority to appoint the chairperson and vice-chairperson of the Commission. Council had appointed Leighton Railsback as chairperson; unfortunately, Mr. Railsback recently passed away. Alicia McGlinchey, the current vice-chairperson, has agreed to become the chairperson. Councilman Champney stated that the Commission is in the process of evaluating members for the vice-chairperson position.

Motioned by Councilman Champney, seconded by Councilman Griffin, to approve a resolution naming Alicia McGlinchey as Chairperson of the Cultural Commission with the understanding there will be a nomination for vice-chair at a future meeting to be determined.

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

- 9. Consider a resolution authorizing the City Manager to enter into a lease agreement with ARTSNET, relative to the Trinity Arts Building located within the Bedford Boys Ranch Park.**

This item was approved by consent.

- 10. Report on most recent meeting of the following Boards and Commissions:**
✓ **Animal Control Board- Councilman Griffin**

No report was given.

- ✓ **Animal Shelter Advisory Board- Councilman Griffin**

No report was given.

- ✓ **Beautification Commission- Councilman Turner**

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Councilman Turner commended the Commission and specifically its Chairperson, Michael Boyter, for their enthusiasm. The Commission held its paper shredding day last Saturday and a record 255 cars were serviced. It is a remarkable service to the community.

✓ **Community Affairs Commission- Councilman Fisher**

Councilman Fisher stated he was proud of the Commission; after the business breakfast held on October 4, the Shop Bedford First program spiked to almost 200 businesses, nearly double that of other cities participating in SKEDS. Both the Commission and Kay Brown in the Development Department work really hard to get the word out on the program. There will be a Christmas promotion featuring coupons in the next Bedford Connection magazine.

✓ **Cultural Commission- Councilman Champney**

Councilman Champney reported that the Commission met last Monday and they are currently in the planning phase and giving assignments to Commission members. He is looking forward to major activity and progress in 2012.

✓ **Library Board- Councilman Brown**

No report was given.

✓ **Parks & Recreation Board- Councilman Griffin**

No report was given.

✓ **Senior Citizen Advisory Board- Councilman Savage**

Councilman Savage reported that the Board met last week and they received news that Senior Center Manager Virginia Chamblee will be retiring in January after 39 years with the City. Dates to remember are the Halloween Dance on October 31 starting at 7:00 p.m.; the Black and White Dance on November 28 starting at 7:00 p.m., Thanksgiving Dinner on November 16 starting at 12:00 p.m.; and the Christmas Dance on December 12 starting at 7:00 p.m.

Councilman Savage presented attendance figures for the Center. In July, there were 2,734 event attendees compared to 2,712 in 2010; 2,933 event attendees in August compared to 2,931 in 2010; and 2,612 event attendees in September compared to 2,464 in 2010. Overall attendance in July was 913 Bedford residents and 1,070 residents from other cities; in August was 1,172 Bedford residents and 1,340 residents from other cities; and, in September was 1,045 Bedford residents and 1,115 residents from other cities.

✓ **Teen Court Advisory Board- Councilman Griffin**

No report was given.

11. Council member reports

Mayor Story reported on the concert held by Di Wu, a Cliburn finalist, held on October 20 at the Old Bedford School. He also stated that the Senior Center craft sale will be held this Saturday from 9:00 a.m. to 3:00 p.m.

Councilman Champney commended Technical Sergeant Randy Gardner who made a presentation on safety and various other issues, as well as answered questions, at a recent homeowner's association meeting. He also reported that the paper shredding day was tremendous.

12. City Manager report

- ✓ **Status report on Adam Smith's Texas Harley Davidson request for street name change.**

City Manager Beverly Griffith updated Council on a request by Adam Smith's Texas Harley Davidson to change the name of Shoalmont Drive to Don Smith Drive. The City received a formal application for the name change after the requestor made a presentation under Persons to be Heard at a previous Council meeting. The City does have a policy and procedures for dedicating City facilities such as a street. One of the criteria that have been established is to include evidence of community support, such as a petition. Under the circumstances, the requestor has made it known that is something he does not want to do because then word would get out.

Council was of the consensus to have staff research to confirm that no other businesses would be affected by the name change and to place this item on the next Council meeting agenda for action.

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

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

ADJOURNMENT

Mayor Story adjourned the meeting at 7:55 p.m.

Jim Story, Mayor

ATTEST:

Michael Wells, City Secretary