

Council Minutes March 26, 2019

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 26th day of March, 2019 with the following members present:

Jim Griffin
Dan Cogan
Roger Fisher
Amy Sabol
Roy Turner

Mayor
Councilmembers

constituting a quorum.

Councilmember Boyter arrived at 6:42 p.m. Councilmember Sartor was absent from the meeting.

Staff present included:

Brian Bosshardt
Cliff Blackwell
Stan Lowry
Michael Wells
Natalie Foster
Jeff Gibson
Wendy Hartnett
Meg Jakubik
Bill Syblon
Cissy Sylo

City Manager
Assistant City Manager
City Attorney
City Secretary
Public Information Officer
Police Chief
Interim Recreation Manager
Strategic Services Manager
Development Director
Capital Projects Director

REGULAR SESSION 6:30 p.m.

The Regular Session began at 6:32 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION (Reverend Balaji Boyalla, St. Michael Catholic Church)

Reverend Balaji Boyalla of St. Michael Catholic Church gave the invocation.

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS/UPCOMING EVENTS

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Public Information Officer Natalie Foster reported on upcoming events, including Bedford ArtsFest at the Boys Ranch Activity Center on March 30, 2019; Clean Up Bedford Day on April 6, 2019; and Keep Bedford Beautiful's Urban Harvest Class on April 8, 2019.

OPEN FORUM

Roger Gallenstein, 4103 Fairmont Court, Bedford – Mr. Gallenstein singed up to speak on Item #13. He stated since 2014, he has spoken to Council about the City needing a destination. He discussed an article in the Star-Telegram written in 2017 regarding Bedford residents wanting performing arts as part of the Phase Next bond package. He stated there is a need for more sales tax revenue and something that drives people to Bedford. He felt the discussion on Phase Next should be in more of an open forum than just in the Council meeting. He stated people demand arts and that in a different format, there would be a bigger turnout for those that love the arts.

CONSIDER APPROVAL OF ITEMS BY CONSENT

- 1. Consider approval of the following City Council minutes:
a) March 12, 2019 regular meeting**

Motioned by Councilmember Turner, seconded by Councilmember Cogan, to approve the following item by consent: 1

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

COUNCIL RECOGNITION

2. Employee Service Recognition

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

Vladimir Morales, Police Department - 5 years of service
Lasedric Johnson, Police Department - 10 years of service

3. Proclamation recognizing the week of April 7-13, 2019 as National Crime Victims' Rights Week.

Mayor Griffin read a proclamation recognizing the week of April 7-13, 2019 as National Crime Victims' Rights Week. Police Chief Jeff Gibson and Crime Victims/Domestic Violence Coordinator Jessica Burke accepted the proclamation.

4. Proclamation declaring the month of April 2019 as Child Abuse Prevention Month in the City of Bedford.

Mayor Griffin read a proclamation declaring the month of April 2019 as Child Abuse Prevention Month in the City of Bedford. Jamie Harton with Alliance For Children accepted the proclamation.

NEW BUSINESS

- 5. Consider an ordinance amending Chapter 2. "Administration," Article IV. "Boards, Commissions, and Committees," Division 4. "Cultural Commission," Section 2-237.**

"Creation" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; and declaring an effective date.

City Secretary Michael Wells presented information regarding this item, which is an amendment to the ordinance establishing the Cultural Commission, allowing non-Bedford residents to serve as the representatives of the active Bedford arts organizations on the Commission. He stated Council directed staff to bring forth this amendment at their meeting on March 12, 2019. There was discussion on the arts organization position.

Motioned by Councilmember Sabol, seconded by Councilmember Cogan, to approve an ordinance amending Chapter 2. "Administration," Article IV. "Boards, Commissions, and Committees," Division 4. "Cultural Commission," Section 2-237. "Creation" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; containing a savings clause; and declaring an effective date.

Motion approved 5-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Cogan, Councilmember Sabol, Councilmember Boyter and Councilmember Turner

Voting in opposition to the motion: Councilmember Fisher

6. Consider a resolution appointing members to Bedford's Citizen Boards and Commissions.

Motioned by Mayor Griffin, seconded by Councilmember Boyter, to approve a resolution appointing the following members to Bedford's Citizen Boards and Commissions.

Community Affairs Commission

Joshua Renken – Place 3 – Term Expires September 30, 2020

Cultural Commission

Kimmie Hamm – Place 9 Arts Organization – Term Expires September 30, 2020

Planning and Zoning Commission

Ralph Blackman – Place 1 – Term Expires September 30, 2020 (To be effective May 15, 2019)

Motion approved 5-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Cogan, Councilmember Sabol, Councilmember Boyter and Councilmember Fisher

Voting in opposition to the motion: Councilmember Turner

EXECUTIVE SESSION

- a) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Bedford Commons, and adjacent to the Bedford Boys Ranch Park.
- b) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation - Apartment Association vs. City of Bedford.

Council convened into Executive Session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, lease or value of real property - Bedford Commons, and adjacent to the Bedford Boys Ranch Park; and Section 551.071, consultation with City Attorney regarding pending or contemplated litigation - Apartment Association vs. City of Bedford, at 7:18 p.m.

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Council reconvened from Executive Session at 7:49 p.m. Any necessary action to be taken as a result of the Executive Session will occur during the Regular Session.

- 7. Consider a resolution authorizing the City Manager to execute an all cash contract of sale and all necessary documents with Realty Capital Bedford, LLC for the purchase of property rights in land being all of Tract 1, Tract 2, and Tract 3 situated in the T.W. Williams Survey, Abstract Number 1735 in the City of Bedford, Tarrant County, Texas.**

City Manager Brian Bosshardt presented information regarding this item. He stated the City initiated the Central Bedford Development Plan to create a vision and action plan for the development of the core area of the community. Council approved the vision for the Central Bedford Development Zone, now known as Bedford Commons, in 2013. The vision document further identified the Central Bedford Urban Center, which consists of a large portion of the remaining developable land in the City, a majority of which is owned by the City. Staff is recommending using special project fund balance to purchase an additional portion of the Urban Center, consisting of eight acres bounded by Bedford Road, E.M. Bilger Jr. Boulevard, Parkwood Drive, and the BluesFest property. An agreement was reached with Realty Capital to purchase the land for \$2,500,000. Mr. Bosshardt stated in the opinion of staff, the purchase will allow the City to better control the ultimate development of that property.

Motioned by Councilmember Boyter, seconded by Councilmember Sabol, to approve a resolution authorizing the City Manager to execute an all cash contract of sale and all necessary documents with Realty Capital Bedford, LLC for the purchase of property rights in land being all of Tract 1, Tract 2, and Tract 3 situated in the T.W. Williams Survey, Abstract Number 1735 in the City of Bedford, Tarrant County, Texas.

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

- 8. Consider a resolution authorizing the City Manager to execute an all cash contract of sale and all necessary documents with The Clubhouse for Special Needs, Inc. for the purchase of property rights in land and improvements being all of Bedford Lake Addition, Block 2, Lot 4 in the City of Bedford, Tarrant County, Texas.**

Mr. Bosshardt presented information regarding this item. He stated the voters of the City approved \$70,000,000 in general obligation bonds for park and recreation improvements at the Boys Ranch. Discussions were entered with the property owner adjacent to the yet-to-be-built ballfields in the northeast corner of the park. Staff and the design consultants believe adding the additional property at 1308 Harwood Road would allow for an improved ballfield development, including a potential entrance and parking. An agreement was reached with the Clubhouse for Special Needs to purchase the property for \$700,000 using bond proceeds, with the condition the Clubhouse be allowed to operate in the building until October 1, 2019.

Motioned by Councilmember Fisher, seconded by Councilmember Turner, to approve a resolution authorizing the City Manager to execute an all cash contract of sale and all necessary documents with The Clubhouse for Special Needs, Inc. for the purchase of property rights in land and improvements being all of Bedford Lake Addition, Block 2, Lot 4 in the City of Bedford, Tarrant County, Texas.

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

9. Consider a resolution authorizing the City Manager to enter into an annual maintenance agreement with Tyler Technologies for an amount not to exceed \$85,261.05.

Assistant City Manager Cliff Blackwell presented information regarding this item. He stated the City entered into a contract with New World Systems to upgrade its software in 2014, which included a five-year schedule for standard software maintenance. New World was acquired in 2015 by Tyler Technologies based in Plano, Texas. The maintenance agreement expired in February, and Tyler is now taking over the maintenance, which will include the same level of service as the previous agreement. He stated the annual fee for the agreement includes cost of living increases. In response to questions from Council, Mr. Blackwell stated Tyler's level of service is good and they have been responsive to the City's needs. As the software is proprietary, there is no other company that can support it.

Motioned by Councilmember Fisher, seconded by Councilmember Boyter, to approve a resolution authorizing the City Manager to enter into an annual maintenance agreement with Tyler Technologies for an amount not to exceed \$85,261.05.

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

10. Consider a resolution authorizing the City Manager to execute and deliver a continuing disclosure agreement with the Trinity River Authority of Texas.

Mr. Blackwell presented information regarding this item. He stated that a continuing disclosure agreement (CDA) is a requirement of the Security and Exchange Commission to protect the holder of municipal securities from fraud. Language has been added to the City's CDA with the Trinity River Authority regarding financial obligations, as well as any event that would cause the bond holder to default.

Motioned by Councilmember Sabol, seconded by Councilmember Turner, to approve a resolution authorizing the City Manager to execute and deliver a continuing disclosure agreement with the Trinity River Authority of Texas.

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

11. Mayor/Council Member Reports

Mayor Griffin reported bike lanes were installed on Cummings Drive from Forest Ridge Drive to Highway 121 with the assistance of Tarrant County, Precinct 3. He stated the Boy Scout Mayors' Breakfast will be held the upcoming Thursday at the Hurst Conference Center. He reported the 6Stones Community Powered Revitalization Spring Blitz will be held on April 5 and 6, 2019.

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

✓ **Animal Shelter Advisory Board**

Councilmember Fisher reported there were several adoptions from the Bedford Animal Shelter, the North Richland Hills Animal Shelter and the SPCA of North Texas at the Pet Fair held the previous Saturday.

✓ **Beautification Commission**

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Councilmember Turner reported the Clean Up Bedford Day and Chunk Your Junk events will be held on April 6, 2019. There were 111 vehicles at the recent Crud Cruiser event.

✓ **Community Affairs Commission**

Councilmember Boyter stated the City Expo was an event proposed by the late Roy Savage. He reported the Commission recommended removing the faith-based and city expo subcommittees and adding subcommittees for their annual awards and block parties. A residential outreach meeting is scheduled for April 11, 2019, a block party is scheduled for April 26, 2019, and a business outreach meeting is scheduled for May 15, 2019.

✓ **Cultural Commission**

No report was given.

✓ **Library Advisory Board**

Councilmember Boyter reported the Library purged over 9,000 library cards from their system. He stated the Library is conducting a survey on a "Library of Things," which are for common everyday items that could be possibly be loaned out by the Library. He reported the Library Foundation's Mardi Gras event raised over \$16,000. He presented information on Library statistics, including programs, attendance and circulation.

✓ **Parks and Recreation Board**

No report was given.

✓ **Teen Court Advisory Board**

Councilmember Cogan reported the Teen Court Gala will be held at Texas Star on April 11, 2019. The proceeds for the event go towards scholarships for the student volunteers in the Teen Court program.

✓ **Senior Citizen Liaison**

No report was given.

13. City Manager/Staff Reports

City Manager Brian Bosshardt reported the milling and paving on Hospital Parkway began earlier in the week, and will be followed up with the milling and paving of L. Don Dodson Drive from Central Drive to Murphy Drive, and Harwood Road from Central Drive to Martin Drive. He stated there are 30 meters left to install as part of the automated meter reading program. The Police Department is graduating one of nine new police recruits on the upcoming Thursday. He stated the next Council meeting will be held at the former library building and will focus on economic development.

• **Receive a report on recent Police Department activities.**

This item was moved to the Council meeting on April 23, 2019.

• **Presentation of the Prioritized Community Needs for Boys Ranch - Phase Next.**

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Michael Svetz with PROS Consulting stated the presentation is an overview of the key findings that came out of the community input portion of the project. One hundred fifty people participated in the public meetings and 120 people participated in the stakeholder meetings. Based on the input from those meetings, the top outdoor park amenities were covered picnic areas, covered playgrounds, restrooms, shade trees, a special event area and walking trails. Mr. Svetz stated the list of amenities indicates the importance of shade. The top indoor aquatic facilities were indoor hot tubs, indoor waterslides, lap and competition pools, learn to swim programs, a multi-functional pool, pool party rooms, resistance walking and water exercise classes. Mr. Svetz stated competition pools are normally built in partnership with other entities, like school districts or the YMCA. The top outdoor aquatic facilities were a competitive pool, an interactive water play area, a lazy river, a lazy river with waves, waterslides, a relaxing wet deck, a tot water play area and a wading pool. Mr. Svetz stated the outdoor aquatics are geared towards fun, while the indoor aquatics are about programs and functionality. The top indoor recreation facilities were aerobics classes, cardio equipment, a child care center, a jogging track, meeting/party rooms, a multi-generational lounge, multi-use courts, a rec center café, strength training equipment, and a yoga studio. Mr. Svetz stated five of the top ten priorities are geared towards health, wellness and fitness. The top arts and entertainment functions were art classes, a ballroom, a game and entertainment room, a kitchen, a large performance theater, and a small performance theater.

Mr. Svetz presented information on the community survey and stated there were 1,155 responses representing 3,600 people. The current age segmentation in Bedford was very similar to the segmentation represented by the survey. The top three responses on how people learn about recreation programs and activities were Facebook, temporary signs, and friends and neighbors, while the top three responses for how people would prefer to learn about programs and activities were technology driven and included Facebook, the City's website, and email. He stated this data can help the City to prioritize how it markets its programs and facilities. The top answer responses for why residents have not participated in programs was that they did not know they were offered. The most important park amenities included walking trails, restrooms, an outdoor pool, playgrounds, and a covered picnic area. The most important recreation/senior center amenities included group exercise studios, an indoor walking/jogging track, indoor swimming facilities, and indoor cardio/weight training areas. The most important programs and services included fitness and wellness programs, outdoor special events, community special events, water fitness/lap swim programs, art classes, and performing arts/music programs.

Mr. Svetz discussed the prioritization of needs for recreation program and services and stated the higher needs are typically the activities and amenities that appeal to the whole community. The highest needs for recreation programs and services included community special events, fitness/wellness programs, outdoor special events, swimming related activities, open gym time, indoors special events, and art classes. The biggest needs for arts and entertainment programs and services included community festivals, programs in parks, music, after school programs, work by local artists, and theater. The biggest needs for recreation and senior center facilities and amenities included swimming and exercise activities, gymnasium space, and multi-purpose pools. The biggest needs for park facilities and amenities include restrooms and walking trails.

Duncan Webb with Webb Management Services, Incorporated presented information on the arts and entertainment needs assessment. He stated they looked at a 10-mile ring and a 15-minute drive time as the primary market area for arts and entertainment facilities in Bedford. Within the drive time radius, the population is estimated to exceed 350,000 people. A demographic analysis indicates Bedford has a high level of education, which he stated is the best indicator of arts participation. A large segment of the population in Bedford is 55 to 74 years of age, but in the 15-minute drive time radius, the market is more about the population up to 25 years of age. He discussed the results of the survey and community input related to arts

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and entertainment needs and stated that all age groups expressed an interest in arts and entertainment facilities. Mr. Webb discussed the market potential index for arts and entertainment and how people in Bedford are more likely to participate in the performing and visual arts. He stated a survey of local arts organizations and their satisfaction with current facilities shows that they are satisfactory; however, he felt the overall response was incomplete. He stated there is limited demand for performance space but a high demand for exhibit, rehearsal, class and creative spaces. He stated the Hurst-Euless-Bedford Independent School District is interested in a larger performing arts facility but cannot yet quantify that demand. He further stated ONSTAGE has a significant demand for its own facility. He presented information on local performance facilities, outdoor performance facilities, and meeting and event facilities within a ten-mile radius, and stated neighboring cities are doing a good job of serving their own populations with arts and entertainment facilities.

Jim Tharpe with Oxley Williams Tharp Architects stated the collected data will help the design teams to design the facilities to accommodate as many of the desires from the public as possible. He presented the timeline for the design of the multi-generational building and the outdoor park amenities.

There was discussion on the multi-generational facility, the list of local performance facilities and meeting and event facilities, the construction manager-at-risk process, and the process behind the arts and entertainment needs assessment.

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

Items #7 and #8 were voted on during the regular session.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 9:17 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary