

**Council Minutes April 9, 2019**

**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. at the former library building, 1805 L. Don Dodson, on the 9th day of April, 2019 with the following members present:**

Jim Griffin	Mayor
Michael Boyter	Council Members
Dan Cogan	
Roger Fisher	
Amy Sabol	
Rusty Sartor	
Roy W. Turner	

constituting a quorum.

Staff present included:

Brian Bosshardt	City Manager
Cliff Blackwell	Assistant City Manager
Michael Wells	City Secretary
Sean Fay	Fire Chief
Natalie Foster	Public Information Officer
Jeff Gibson	Police Chief
Meg Jakubik	Strategic Services Manager
Maria Joyner	Finance Director
Kenny Overstreet	Public Works Director
Bill Syblon	Development Director
Cissy Sylo	Capital Projects Director

**CALL TO ORDER/GENERAL COMMENTS**

Mayor Griffin called the Work Session to order at 5:32 p.m.

**WORK SESSION**

- **Discussion regarding City Council's Vision and Goals as they relate to Economic Development.**

Mayor Griffin stated Council discussed the importance of economic development, specifically designed around the redevelopment of aging shopping centers and residential areas, during the strategic planning session on February 22, 2019. Council decided to have a work session to focus deeper on economic development. He stated the goal of this meeting is for Council to agree on what they want economic development to look like and how it can be achieved.

City Manager Brian Bosshardt stated there is a need to discuss and define economic development. He stated with the maturation of the Bedford community, the City is in a

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redevelopment mode He asked Council if they have a shared, community-wide vision for Bedford's future and if there is a plan in place to accomplish that vision.

Development Director Bill Syblon stated the core focus areas of economic development are business retention, business expansion, business recruitment, new development, redevelopment and workforce development. He stated the way to determine that economic development is occurring is an increase in the standard of living, a real increase in the level of average household income, the local tax base is keeping pace with the mounting cost of government services, businesses are creating quality jobs, and the quality of life keeps getting better. Mr. Syblon presented information on incentive agreements the City has entered, including Polycoat, American Motorcycle, Chick-fil-A, Chipotle, El Pollo Loco, Texas Harley-Davidson, Chili's, Mexican Inn, Movie Tavern, Applebee's, Cheddars, Twisted Root, the Bedford Meadows Shopping Center, On The Border, State National, and TXI. He discussed the impact of the Highway 183 expansion and stated of the 22 businesses physically impacted by the expansion, 16 were retained. Upcoming opportunities include facade improvements at the shopping center where Turning Point brewery is located, Central Arts of Bedford activating another section of Bedford, and an opportunity with the former Stericycle building. Mr. Syblon discussed the top five businesses people indicated they wanted at the recent City Expo, including an HEB grocery store, Chick-fil-A, and Winco.

There was discussion on maintaining the focus on sales tax revenue; and the TXI incentive agreement, including the move of their sales headquarters to Bedford and refurbishment of the former library building. There was further discussion on assessing incentive agreements that did not come to fruition; assessing what incentive agreements make sense for the City; exploring entrepreneurial types of development; trends in the sales tax generating retail market; what neighboring cities do to attract businesses; Bedford's aggressiveness with incentive agreements; addressing issues with the City's housing stock and incentivizing homeowners to tear down older houses and build new ones; changing socio-economic numbers to attract businesses; and revitalizing commercial nodes.

There was discussion on hiring a consultant to assess the City's commercial and residential areas and develop a plan similar to the City of Hurst; Hurst's Sustainable Neighborhoods Plan, including its development and how it has been utilized; partnerships with shopping center owners to redevelop; the serviceable life of a plan like Hurst's; citizen involvement in the development of the plan; what happens if the recommendations of the plan are opposite of the desire of residents; how to pay for the recommendations of the plan, and the plan as a guiding document for development.

There was discussion on developments coming before Council; the City's Zoning Ordinance and Comprehensive Land Use Plan; updates to the City's codes; sales tax as a key factor to development; churches; and Bedford as a potential biotech hub.

Council was of the consensus to hire a consultant to develop a plan similar to Hurst's and agreed that there is a need to redevelop shopping centers and neighborhoods.

### **ADJOURNMENT**

Mayor Griffin adjourned the work session at 7:13 p.m.

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Jim Griffin, Mayor

ATTEST:

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Michael Wells, City Secretary