

Council Minutes June 28, 2022

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Regular Session at 6:00 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 28th day of June, 2022 with the following members present:

Amy Sabol
Dan Cogan
Steve Farco
Rich Steves

Mayor Pro Tem
Councilmembers

constituting a quorum.

Mayor Boyter and Councilmember Gagliardi were absent from the meeting.

Staff present included:

Jimmy Stathatos
Andrea Roy
Bryn Meredith
Michael Wells
Molly Fox
Maria Joyner
Bobby LaPenna
Caryn Riggs
Cheryl Taylor
Bill Walker
Blake Williams

City Manager
Assistant City Manager
City Attorney
City Secretary
Communications Director
Finance Director
Deputy Police Chief
Chief Financial Officer
Public Works Director
Fire Chief
Purchasing Manager

REGULAR SESSION

The Regular Session began at 6:00 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Pro Tem Sabol called the meeting to order.

INVOCATION

Reverend Balaji Boyalla with Saint Michael Catholic Church gave the invocation.

PLEDGE OF ALLEGIANCE

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

COUNCIL RECOGNITION

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- **Employee Service Recognition**

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

Zach Meager, Fire Department – 5 years of service
Joseph Dorman, Police Department – 5 years of service
Jeff Pruett, Police Department – 15 years of service
Amy James, Police Department – 35 years of service

- **Proclamation recognizing the month of July 2022 as National Parks and Recreation Month in the City of Bedford.**

Mayor Pro Tem Sabol read a proclamation recognizing the month of July 2022 as National Parks and Recreation Month in the City of Bedford. Parks Superintendent Don Henderson, Special Events Manager Wendy Hartnett, Special Events Assistant Cortney Beach, and Parks Crew Leaders Daniel Leslie and Jeff Scott accepted the proclamation.

- **Proclamation recognizing the month of July 2022 as National Monarch Butterfly Month in the City of Bedford.**

Mayor Pro Tem Sabol read a proclamation recognizing the month of July 2022 as National Monarch Butterfly Month in the City of Bedford. Beautification Advisory Board Chairperson Marty Geer accepted the proclamation.

PRESENTATIONS

- **Presentation on the results of the National Community Survey, conducted by the National Research Center at Polco.**

Communications Director Molly Fox presented the results of the National Community Survey. She stated the City Council approved a community survey the previous year. The last survey was conducted in 2014. She stated staff needed a company with great statistically valid results to be able to be compared with other cities around the nation. Ms. Fox presented an overview of the survey process, which was conducted between January 27 and March 17. She stated the responses were weighed to reflect the City's demographics and there is a 95 percent level of confidence in the results. She stated the purpose of the survey is to gauge Bedford's livability based on economy; mobility; community design; utilities; safety; natural environment; parks and recreation; health and wellness; education, arts, and culture; and inclusivity and engagement.

Ms. Fox presented an overview of the results, with most results being similar to the national benchmarks, with the following exceptions: ranking higher with the job the government is doing at welcoming resident involvement; ranking higher with ease of travel by car, ease of public parking, and traffic flow on major streets; ranking lower on the overall quality of the transportation system; ranking higher on animal control; ranking much lower on water resources, which includes lakes, rivers, oceans; ranking higher on availability of affordable quality healthcare and health services, and the overall quality of health services; and ranking higher on the quality of public library services. She further presented an overview of separate public arts questions as well a comparison of results to similarly sized cities in the region of Texas, Arizona, Utah, and Oklahoma. She stated immediate priority areas based on the survey include the overall economic health in Bedford and a focus on the overall quality of the City's transportation system, meaning the quality of the streets.

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In response to questions from Council, Ms. Fox stated there is a balance between performance and importance. Regarding timing, she stated such surveys should be done every two to three years. There was a total of 320 participants in the survey, all of which were weighted and non-biased. She felt the overall goal of the survey was to get higher benchmarks than national average. There was discussion on the statistical validity of the survey; deficiencies found in the survey, including volunteering being low; acting on the surveys; and future improvements, including work being done on the City's streets, improvements to the economy with Bedford Commons and with parks and recreation with Generations Park; and shaping the public arts program.

- **Presentation on the Quarterly Investment Report for the Fiscal 2nd Quarter ending March 31, 2022.**

Finance Director Maria Joyner stated the City's total portfolio as of March 31, 2022 was \$113,022,150 compared to \$142,343,985 at the same time the previous fiscal year, representing a decrease of 20.6 percent. The decrease was mainly due to expenditures for the Phase Next project and a property purchase for economic development purposes. The City has spent \$47,804,827 on the Phase Next Project and \$54,298 on the Bedford Performing Arts Center. Further, the City has earned \$3,550,637 in accumulated interest earnings for the Phase Next project over the life of the project.

Tim Pinion with Valley View Consulting, the City's investment advisors, stated the average yield on the City's funds increased from 0.26 percent to 0.40 percent over the previous quarter, with the average yield of State Water Implementation Fund for Texas (SWIFT) funds increasing from 0.11 percent to 1.11 percent. He discussed recent changes in the interest rate environment, interest earnings over the quarter and year-to-date, the City's portfolio comparing favorably to benchmark yields, the Treasury yield curves, and current interest rates in certificates of deposit and treasuries/agencies. He presented an overview of recent market highlights, including the Federal Reserve raising interest rates more than previously anticipated, employment moderating, a mismatch between job openings and job seekers, the increase of the median price of housing over the previous ten years, the recent increase in mortgage rates, and the decline in new home sales. He discussed the City's investment strategy, including the laddering of SWIFT funds.

OPEN FORUM

Nobody signed up to speak under Open Forum.

CONSIDER APPROVAL OF ITEMS BY CONSENT

City Manager Jimmy Stathatos presented an overview of the items on the consent agenda.

Motioned by Councilmember Cogan, seconded by Councilmember Farco, to approve the following items by consent: 1, 2 and 3.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

1. **Consider approval of the following City Council minutes:**
 - a) **June 14, 2022 regular meeting**

This item was approved by consent.

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2. **Consider a resolution authorizing the City Manager to amend the Professional Services Agreement with Halff Associates, Inc. in a reduced amount of \$111,733.14 for the survey, engineering, and landscape services for the preparation of construction documents of a community performing arts theater on the site of the Old Bedford School.**

This item was approved by consent.

3. **Consider a resolution recommending award of the construction contract for the 47th Year Community Development Block Grant (CDBG) to McClendon Construction Company, Inc. for the Walter Street Paving Improvements (Bedford Court East to Cheryl Avenue) in the amount of \$461,255.**

This item was approved by consent.

NEW BUSINESS

4. **Consider an ordinance approving a project and financing plan for Tax Increment Reinvestment Zone Number One, City of Bedford, Texas; making various findings related to such plan.**

Assistant City Manager Andrea Roy presented information regarding this item. **See tape** She stated the plan gives a road map to move forward with the Bedford Commons Development. She presented an overview of the final Project and Financing Plan and stated there were no major changes to the preliminary plan besides some adjustments to the numbers. She presented an overview of the Tax Increment Reinvestment Zone (TIRZ), including the 10 Area Development Zones (ADZ); the concept plan; the anticipated development in the ADZs with an estimated \$110,000,000 in additional tax value; the estimated \$23,000,000 in project costs to make the project move forward; and the TIRZ revenue, with a base year of 2020 and the participation rate of the City, Tarrant County, and the Tarrant County College District.

Motioned by Councilmember Cogan, seconded by Councilmember Steves, to approve an ordinance approving a project and financing plan for Tax Increment Reinvestment Zone Number One, City of Bedford, Texas; making various findings related to such plan.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

5. **Consider a resolution adopting the City of Bedford 2022 Parks and Trails Master Plan.**

Dennis Sims with Dunkin Sims Stoffels, Inc. presented information regarding this item. He stated the original Master Plan was originally prepared in 2016 and submitted to the Texas Parks and Wildlife Department (TPWD), which uses it to score grant applications. The Plan is good for ten years, though TPWD requires an update after five years. He stated they like to see public input, and the City held three public meetings as part of the process, gauging what citizens wanted to see and what they currently use in their park system. Further, the **boards** used in the public meetings were also set up in Library lobby for several days and an online voting tool was used as well. Mr. Sims stated he took information from the public input and discussed it with staff as well as analyzed each individual park for needs. From that, his company assigned values for construction. He stated the plan lays out both the long and short term needs of the City's park system for the next four years.

There was discussion on how long it would take to hear back from TPWD regarding the Master

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Plan. City Manager Jimmy Stathatos stated staff would bring to Council components to be considered for the grant from TPWD but cautioned that it would have to be used at a single park. There was discussion on how smoothly the process for developing the update went.

Motioned by Councilmember Farco, seconded by Councilmember Steves, to approve a resolution adopting the City of Bedford 2022 Parks and Trails Master Plan.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

6. Consider a resolution approving the City of Bedford's Purchasing Policy.

Purchasing Manager Blake Williams presented information regarding this item. He stated that the Purchasing Policy was streamlined to make it easier to read and understand. The first significant change was the centralization of the purchasing process through the Finance Department, and specifically himself. His role is to provide Departments guidance, feedback, and help them through the procurement process, and to make it more consistent, fair, and equitable. The second significant change was to implement internal controls for procurement cards, including multiple levels of review on purchases, punitive measures for misuse of the cards, and establishing a program administrator. He felt the changes made the document more responsive versus reactive.

Motioned by Councilmember Steves, seconded by Councilmember Cogan, to approve a resolution approving the City of Bedford's Purchasing Policy.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

7. Consider a resolution authorizing the City Manager to enter into an interlocal agreement between the City of Bedford and the City of Euless for the design of intersection improvements at SH 121 and Cheek Sparger Road between Rio Grande Boulevard and FM 157 (Industrial Boulevard) in an amount not to exceed \$205,000.

Public Works Director Cheryl Taylor presented information regarding this item. She stated the proposed improvements include a sidewalk along.....The City of Euless is taking the lead on the design of the improvements, and they approved this item at their meeting on June 14, 2022. The design should be completed over the summer, with construction slated to commence in the spring of 2023. Bedford's portion of \$205,000 would be paid from the Series 2021 General Obligation Bonds. In response to a question from Council, Ms. Taylor stated the main problem with the area is that there are no sidewalks along the access road for pedestrians to safely walk.

Motioned by Councilmember Steves, seconded by Councilmember Farco, to approve a resolution authorizing the City Manager to enter into an interlocal agreement between the City of Bedford and the City of Euless for the design of intersection improvements at SH 121 and Cheek Sparger Road between Rio Grande Boulevard and FM 157 (Industrial Boulevard) in an amount not to exceed \$205,000.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

8. Consider a resolution of the City of Bedford, Texas approving the American Rescue Plan Act Appropriation Plan; and recognizing and appropriating expenditures within the Fiscal Year 2022 Coronavirus Local Fiscal Recovery Fund Budget.

City Manager Jimmy Stathatos presented information regarding this item, which is to bury the utility lines at the southwest corner of Harwood Road and Forest Ridge Drive in the amount of

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\$520,350 to beautify the area around Generations Park. He stated staff is recommending against this as there are other projects on which American Rescue Plan Act (ARPA) funds could be used.

There was discussion on where the main monument sign would be placed; signage around Generations Park; other uses for the ARPA funds, including matching grant money for parks and to help funding for the construction of the Performing Arts Center; and the timeframe to bury the lines.

Motioned by Councilmember Cogan, seconded by Councilmember Farco, to deny a resolution of the City of Bedford, Texas approving the American Rescue Plan Act Appropriation Plan; and recognizing and appropriating expenditures within the Fiscal Year 2022 Coronavirus Local Fiscal Recovery Fund Budget.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

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

There was discussion regarding tabling the item as there were two Councilmembers absent from the meeting.

Motioned by Councilmember Farco, seconded by Councilmember Cogan, to table the appointment of the Mayor Pro Tem and Board and Commission Liaisons.

Motion approved 4-0-0. Mayor Pro Tem Sabol declared the motion carried.

10. Mayor/Council Member Reports

No reports were given.

11. City Manager/Staff Reports

City Manager Jimmy Stathatos invited everybody to attend the Fourth of July fireworks.

EXECUTIVE SESSION

- a) **Pursuant to Section 551.071. Consultation with City Attorney regarding a contract with A&M Construction and Utilities-Harwood Road Hurst City Limits to Bedfordshire Water System Improvements**

Executive Session was not held.

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

Executive Session was not held.

ADJOURNMENT

Mayor Pro Tem Sabol adjourned the meeting at 7:37 p.m.

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Michael Boyter, Mayor

ATTEST:

Michael Wells, City Secretary