

AGENDA

Regular Meeting of the Bedford City Council
Tuesday, June 10, 2014
Bedford City Hall Building A
2000 Forest Ridge Drive
Bedford, Texas 76021

Council Chamber Work Session 6:00 p.m.
Council Chamber Regular Session 6:30 p.m.

COMPLETE COUNCIL AGENDAS AND BACKGROUND INFORMATION ARE AVAILABLE FOR REVIEW
ONLINE AT <http://www.bedfordtx.gov>

WORK SESSION

- Review and discuss items on the regular agenda and consider placing items for approval by consent.
- Discussion regarding modifications to the Council meeting schedule as a result of the recently passed Charter Amendments. **This item requested by Mayor Griffin.
- Receive an update on Economic Development.

EXECUTIVE SESSION

To convene in the conference room, if time permits, in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 533 Bedford Road.
- b) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – Jonathan David Tsuchiya vs. The State of Texas et al.
- c) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Lot 3A, First State Addition; Lot Ar1A Plaza Center Addition; and Block A, Lot 4B1 Bedford Plaza Addition.

REGULAR SESSION 6:30 P.M.

CALL TO ORDER/GENERAL COMMENTS

INVOCATION (Pastor Robert White, Cornerstone North Church)

PLEDGE OF ALLEGIANCE

OPEN FORUM

(The public is invited to address the Council on any topic that is posted on this agenda. Citizens desiring to speak on Public Hearing(s) must do so at the time the Public Hearing(s) are opened. In order to speak during Open Forum a person must first sign in with the City Secretary prior to the Regular Session being called to order. Speakers will be called upon in the order in which they sign in. Any person not signing in prior to the commencement of the Regular Session shall not be allowed to speak under Open Forum. Further, Open Forum is limited to a maximum of 30 minutes. Should speakers not use the entire 30 minutes Council will proceed with the agenda. At the majority vote of the Council the Mayor may extend the time allotted for Open Forum.)

CONSIDER APPROVAL OF ITEMS BY CONSENT

APPROVAL OF THE MINUTES

1. Consider approval of the following City Council minutes:
 - a) May 27, 2014 special and regular meeting
 - b) May 29, 2014 joint work session

NEW BUSINESS

2. Consider a resolution authorizing the City Manager to purchase two replacement electronic door control panels from Montgomery Technology Systems, LLC in the amount of \$24,995 for the Detention Facility.
3. Discussion and action regarding the appointment of the Mayor Pro Tem and Board and Commission Liaisons.
4. Report on most recent meeting of the following Boards and Commissions:
 - ✓ Animal Shelter Advisory Board - Councilmember Boyter
 - ✓ Beautification Commission - Councilmember Turner
 - ✓ Community Affairs Commission - Councilmember Boyter
 - ✓ Library Board - Councilmember Davisson
 - ✓ Parks & Recreation Board - Councilmember Davisson
 - ✓ Senior Citizen Advisory Board - Councilmember Turner
 - ✓ Teen Court Advisory Board - Councilmember Champney
5. Council member Reports
6. City Manager/Staff Reports

EXECUTIVE SESSION

To convene in the conference room in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- a) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 533 Bedford Road.
- b) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – Jonathan David Tsuchiya vs. The State of Texas et al.
- c) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Lot 3A, First State Addition; Lot Ar1A Plaza Center Addition; and Block A, Lot 4B1 Bedford Plaza Addition.

7. Adjourn into Regular Session

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

(Any item on this posted agenda may be discussed in executive session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.)

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: **Friday, June 6, 2014 at 5:00 p.m.**, and remained so posted at least 72 hours before said meeting convened.

Michael Wells, City Secretary

Date Notice Removed

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to mwells@bedfordtx.gov. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services or accommodations.)



Council Agenda Background

PRESENTER: Jim Griffin, Mayor

DATE: 06/10/14

Work Session

ITEM:

Discussion regarding modifications to the Council meeting schedule as a result of the recently passed Charter Amendments. **This item requested by Mayor Griffin.

City Manager Review: _____

DISCUSSION:

Mayor Griffin requested this item be placed on the agenda for discussion.

ATTACHMENTS:

Letter of Request

Please add an agenda item to the June 10th council meeting to discuss modifications to council meeting schedule as a result of the recently passed Charter Amendments.

Thanks,
Mayor Griffin

Sent from my iPad



Council Agenda Background

PRESENTER: Bill Syblon, Development Director

DATE: 06/10/14

Work Session

ITEM:

Receive an update on Economic Development.

City Manager Review: _____

DISCUSSION:

Bill Syblon will give an update on Economic Development in the City of Bedford.

ATTACHMENTS:

N/A



Council Agenda Background

PRESENTER: Michael Wells, City Secretary

DATE: 06/10/14

Minutes

ITEM:

Consider approval of the following City Council minutes:

- a) May 27, 2014 special and regular meeting
- b) May 29, 2014 joint work session

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

May 27, 2014 special and regular meeting
May 29, 2014 joint work session

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Special Session at 5:30 p.m., Work Session at 6:00 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 27th day of May, 2014 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Ray Champney	
Jim Davisson	
Roy W. Turner	

constituting a quorum.

Councilmember Nolan was absent from the meeting.

Also in attendance:

Steve Farco	Councilmember-Elect
Roger Fisher	Councilmember-Elect

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Cliff Blackwell	Administrative Services Director
Roger Gibson	Police Chief
Mirenda McQuagge-Walden	Managing Director
Maria Redburn	Library Director
Jacquelyn Reyff	Planning Manager
Bill Syblon	Development Director
James Tindell	Fire Chief

SPECIAL SESSION

Mayor Griffin called the Special Session to order at 5:30 p.m.

- **Administer Statement of Elected Officer and Oath of Office to newly elected Council Members Place 4 and Place 6 and presentation of the Certificates of Election.**

City Secretary Michael Wells administered the Statement of Elected Officials and Oath of Office to newly elected Council Members Steve Farco, Place 4, and Roger Fisher, Place 6. Mayor Griffin presented the Certificate of Election to Council Members Farco and Fisher.

Mayor Griffin adjourned the Special Session at 5:35 p.m.

WORK SESSION

Mayor Griffin 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 placing the following items on consent: 5, 6 and 7.

Deputy City Manager David Miller presented information regarding Item #6. As part of the NTE project, rights-of-way needed to be acquired in order to place the new highway. This item is the cost of those rights-of-way to be paid to the City. Per State law, 50 percent of the value of these rights-of-way can be given back to the City by TxDOT. The current plan is for the \$133,000 to be set against the City's share of the utility costs, which will be presented to Council at their June 24 meeting. There was discussion on utilizing those funds for the Economic Development Fund or for the work on 533 Bedford Road. Staff was directed to verify with TxDOT whether the funds can be received in the form of a check.

Administrative Services Director Cliff Blackwell presented information on Item #7, which is to consider the renewal of a two-year agreement with Valley View Consulting for investment advisory services. The City has done business with Valley View for 12 years. State statutes require that if a municipality utilizes an investment advisor, the agreement has to be done every two years. The Investment Committee met and recommended approval of the agreement. The services they provide include cash flow analysis, bank depository requests for proposals, and investment strategies. Their services are fee-based and are based on the size of the City's portfolio, at approximately eight basis points per quarter. As part of this discussion, Councilmember Turner presented his report on the Investment Committee meeting of March 31. He stated that the City's money is very safe and that it is primarily invested in CDs and money market funds. The earnings over the last quarter were 17 basis points. He has enjoyed working with Valley View, that they have been very helpful to staff, and he recommends continuing that relationship. In answer to questions from Council, Mr. Blackwell stated that as this is a professional services agreement, the City has the leeway not to go through the bidding process; that the agreement has not changed and the fee structure of eight basis points has remained in place; that Valley View has 36 clients statewide, primarily municipalities; that he is confident that the City pays less than what other entities pay for their services; and that CDs earn an average of 33 to 50 basis points but when grouped with the money market accounts, the overall average yield is 17 basis points.

- **Discussion and report on progress made to remove debris on the property formerly known as Stonegate Pools located at 533 Bedford Road. **This item requested by Councilmember Boyter.**

Councilmember Boyter requested this item be placed on the agenda for discussion. Mr. Miller gave an update on the progress on the property. Council took action on this item at their last meeting. Both debris piles have been removed from the site. Asbestos testing is being performed on the remaining structures on the site and staff will bring back an action plan to Council once those results are back. In answer to questions from Council, Mr. Miller stated that the determination of what can be done with the rest of the structures depends on the results of the asbestos testing, which usually takes two to three weeks once a sample is taken; that the reason these tests were not performed at the time of the previous testing was that these structures were not in the same condition as the debris pile; that he does know that there is a per test charge but does not know if there is a trip charge; and that discussion regarding what is to be done with the rest of the property would need to be discussed during an Executive Session.

EXECUTIVE SESSION

To convene in the conference room, if time permits, 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 Bedford Forum Addition, Block 4 Lot CR.**
- b) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 3737 Cummings Road.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations relative to Bedford Forum Addition, Block 4 Lot CR, and Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 3737 Cummings Road at 6:20 p.m.

Council reconvened from Executive Session at approximately 6:36 p.m. Council was unable to finish the Executive Session and will convene again at the end of the Regular Session.

Mayor Griffin adjourned the Work Session at 6:38 p.m.

REGULAR SESSION 6:30 P.M.

The Regular Session began at 6:38 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

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

Senior Pastor Nosa Onaiwu of Arise and Shine Int'l Ministries gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given

OPEN FORUM

Tom Culbert, 1925 Charleston, Bedford - Mr. Culbert signed up to speak on Item #8. He stated that he is concerned about how the dances are being run at the Senior Center. There was a band that drew 73 people in mid-February but has not been rescheduled. Every band since then has drawn less, partly due to the weather. He stated that if there is a band that is hot and draws well, they should be rescheduled; however, their next time to play is not until June 30. 50 people need to attend for the event to break even and he stated that the bands should be asked to take less money. He stated that there was discussion on having dances every other Monday, which would be a death wish for the dance. Councilmember Turner, the Council liaison to the Senior Citizen Advisory Board, stated that the Senior Center Manager Cathy Haskell is aware of these issues and is looking into it.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Champney, seconded by Councilmember Turner, to approve the following items by consent: 5, 6 with the stipulation from the standpoint of the funds that would be accrued back to the City to be utilized either in economic development or for remediation of 533 Bedford Road, and 7.

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

COUNCIL RECOGNITION

1. Proclamation declaring June, July and August as Summer Reading Club Season.

Mayor Griffin read a proclamation declaring June, July and August as Summer Reading Club Season. Susan Hulseley, Librarian for Bedford Heights Elementary School, was present to accept the proclamation.

APPROVAL OF THE MINUTES

2. Consider approval of the following City Council minutes:

- a) **May 13, 2014 regular meeting**
- b) **May 20, 2014 special meeting**

Motioned by Councilmember Champney, seconded by Councilmember Davisson, to approve the minutes of the May 13, 2014 regular meeting and the May 20, 2014 special meeting.

Motion approved 5-0-2. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Boyter, Councilmember Davisson, Councilmember Champney and Councilmember Turner.

Abstaining from voting: Councilmember Farco and Councilmember Fisher

NEW BUSINESS

- 3. Public hearing and consider an ordinance to amend Ordinance 10-2978, specific to the Bedford Comprehensive Land Use Plan (2010) for two parcels from Schools and Churches/Semi-Public and Commercial to Medium Density Residential. The parcels are known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition, located at 2403 Bedford Road and Tract 2A, Abstract 94, Mary Ann Barnes Survey, located at 2300 Bedford Road, Bedford, Texas; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty clause; and declaring an effective date. The properties are generally located north of Bedford Road and east of Central Drive. (A-038)**

Planning Manager Jacquelyn Reyff presented information regarding this item, which is to amend the City's Comprehensive Land Use Plan for the subsequent rezoning of properties at 2403 and 2300 Bedford Road for the purpose of constructing 22 Medium-Density Residential Single-Family Detached homes. The properties are currently utilized by the Church at Meadow Creek, which has a contract to sell the properties to a development company for the development of the homes. The applicant is requesting to rezone the properties from Single-Family Residential Detached District R-9,000 to Planned Unit Development (MD-3), Medium-Density Residential – Single-Family Detached District. In order for this to happen, the Council would have to amend the Plan, the purpose of which is to give direction to future development to prevent the creation of incompatible physical impacts. The current Plan was adopted in 2010 and it is not uncommon to amend the Plan, and the requested change would not impose any future issues as the surrounding land uses are primarily residential and contiguous. The Planning and Zoning Commission approved this item at their April 24 meeting by a vote of 4-0-1.

Ms. Reyff presented information on Item #4, which is the second piece of the proposed development. The request is to rezone the properties from Single-Family Residential Detached District to Planned Unit Development (PUD) Medium-Density Residential – Single-Family Detached District. The properties are currently zoned R-9,000 and are proposed to go to a PUD with very closely matched MD-3 standards. The total land area is approximately four acres and the medium finished floor areas shall not be less than 1,600 square feet. The development would consist of 22 units. The heights match the proposed zoning but there is a small difference in the lot widths, at a proposed 40 feet compared to 45 feet. The applicant is requesting front yard setbacks of 15 feet and the side yards of five feet or zero on one side and a 10 foot maintenance easement on the other, all of which follows MD-3 standards. There is a change in the rear yard setbacks from 15 feet to 10 feet. Parking is two spaces per unit for a total of 44 spaces. Ingress and egress will be along Bedford Road across from Park Place Boulevard. The streets will be public, and owned and maintained by the City. The lot coverage numbers meet the required percentages of the Zoning Ordinance. The applicant is proposing to provide 44 trees, including one canopy and one ornamental for each lot. Sidewalks will be of concrete and five feet wide. There will be a masonry screening wall along Bedford Road, the elevation of which is indicated on the landscape plan, and will be maintained by the HOA. A detention pond is shown to the east of the homes, which will be maintained by the HOA, and include amenities such as a gazebo and additional trees. At the time of platting, issues related to engineering and drainage will be required to meet the City's Code of Ordinances. Variances from the MD-3 zoning standards include rear yard setbacks reduced from 15 feet to 10 feet and minimum lot widths reduced from 45 feet to 40 feet. This item was approved by the Planning and Zoning Commission at their April 24 meeting by a vote of 4-0-1.

In answer to questions from Council, Ms. Reyff stated that there were representatives from the two subdivisions south of Bedford Road at the Commission meeting that expressed concerns regarding the effect of storm water and runoff on their homes; that Tom Hoover with Baird, Hampton and Brown

attended the meeting to discuss drainage; that what is being reviewed is conceptual engineering that would eventually be flushed out and would need to be accepted by the City to meet the Code of Ordinances at the time of platting; and that as the streets would be public, parking would be allowed on both sides and there would be room for fire trucks.

Mayor Griffin opened the public hearing on Item #3 and Item #4 at 7:02 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:03 p.m.

Motioned by Councilmember Davisson, seconded by Councilmember Champney, to approve an ordinance to amend Ordinance 10-2978, specific to the Bedford Comprehensive Land Use Plan (2010) for two parcels from Schools and Churches/Semi-Public and Commercial to Medium Density Residential. The parcels are known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition, located at 2403 Bedford Road and Tract 2A, Abstract 94, Mary Ann Barnes Survey, located at 2300 Bedford Road, Bedford, Texas; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty clause; and declaring an effective date. The properties are generally located north of Bedford Road and east of Central Drive. (A-038)

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

- 4. Public hearing and consider an ordinance to rezone the properties known as Lot 1R, Block 1, Bedford Baptist Temple Addition, located at 2403 Bedford Road and Tract 2A, Abstract 94, Mary Ann Barnes Survey, located at 2300 Bedford Road, Bedford, Texas, from "R-9,000" Single-Family Residential Detached District, Section 4.2 of the City of Bedford Zoning Ordinance to Planned Unit Development District (PUD), Section 4.15 of the City of Bedford Zoning Ordinance, for Avalon Place; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty clause; and declaring an effective date. The properties are generally located north of Bedford Road and east of Central Drive. (Z-247)**

This item was discussed at the same time as Item #4.

Motioned by Councilmember Davisson, seconded by Councilmember Champney, to approve an ordinance to rezone the properties known as Lot 1R, Block 1, Bedford Baptist Temple Addition, located at 2403 Bedford Road and Tract 2A, Abstract 94, Mary Ann Barnes Survey, located at 2300 Bedford Road, Bedford, Texas, from "R-9,000" Single-Family Residential Detached District, Section 4.2 of the City of Bedford Zoning Ordinance to Planned Unit Development District (PUD), Section 4.15 of the City of Bedford Zoning Ordinance, for Avalon Place; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty clause; and declaring an effective date. The properties are generally located north of Bedford Road and east of Central Drive. (Z-247)

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

- 5. Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the cities of Bedford Colleyville, Euless, Grapevine, Haltom City, Hurst, Keller, North Richland Hills, Richland Hills, Roanoke, Southlake, Trophy Club MUD #1, Watauga and Westlake. This group of cities is also known as the Northeast Fire Department Association (NEFDA) to establish a fund for the replacement of jointly used emergency response equipment.**

This item was approved by consent.

- 6. Consider a resolution authorizing the City Manager to execute Quitclaim Deeds with the State of Texas for property interests included in agreements 183-U-0503 and 183-U-0503-0002 of the North Tarrant Express Project.**

This item was approved by consent with the stipulation from the standpoint of the funds that would be accrued back to the City to be utilized either in economic development or for remediation of 533 Bedford Road.

7. Consider a resolution authorizing the City Manager to renew a two-year agreement with Valley View Consulting, L.L.C., to provide investment advisory services.

This item was approved by consent.

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

✓ **Animal Shelter Advisory Board - Councilmember Boyter**

No report was given.

✓ **Beautification Commission - Councilmember Turner**

Councilmember Turner stated that for only the second time in the past seven years, the Commission lacked a quorum and were unable to meet. He urged people to go by the Community Garden on Highway 157.

✓ **Community Affairs Commission - Councilmember Boyter**

Councilmember Boyter recognized Commission members Ruth Culver, Amy Sabol, Gary Morlock, and Roy Savage, who were in attendance. The Commission hosted an HOA roundtable the previous Wednesday. A local insurance agent discussed the topic of HOA insurance considerations, and there were other discussions regarding mosquitoes, West Nile Virus, and drought contingency planning. Representatives from 16 different HOAs, representing 1,200 households, were in attendance. The Commission will be hosting a Mayor's Roundtable regarding the results of the citizen survey at 7:00 p.m. on June 12 at the Library. More details can be found on the City's website.

✓ **Investment Committee – Councilmember Turner**

Councilmember Turner gave his report during the Work Session.

✓ **Library Board - Councilmember Davisson**

Councilmember Davisson reported that the Board discussed the recent Library survey and that the positives far outweigh the negatives.

✓ **Parks & Recreation Board - Councilmember Davisson**

Councilmember Davisson reported that 631 people attended the opening of Splash, which included season ticket holders and Summer Reading Club members.

✓ **Senior Citizen Advisory Board - Councilmember Turner**

Councilmember Turner reported that the Board will meet next month.

✓ **Teen Court Advisory Board - Councilmember Champney**

No report was given.

9. Council member Reports

Mayor Griffin stated that at the June 10 meeting, there will be discussion on Council liaison and Mayor Pro Tem assignments, as well as the meeting schedule for the remainder of the year based on the recent Charter amendment that passed regarding Council meetings. They are working on a Saturday work session for the end of June to discuss Boards and Commissions including mission statements,

Council priorities, a preview of the budget, and aspects of the citizen survey that they want to address and improve. He stated that there was an article about the survey in the City-by-City section of the Star-Telegram.

Councilmember Fisher stated that he is excited and humbled that the citizens again elected him to Council. He is looking forward to working with staff and Council.

Councilmember Farco stated that he is looking forward to working with staff. He is excited and humbled by the voters for electing him and he hopes to do a good job.

10. City Manager/Staff Reports

City Manager Beverly Griffith reported that there will be a Twilight Thursday event on May 29, starting at 7:00 p.m. at the Old Bedford School, which is rescheduled from May 8. The band is Hazard County, which is modern rock with a mix of Nashville country. There will be an irrigation quick-fix class on Monday, June 9 at 6:30 p.m. at the Library. From June 10-13 and June 14-18, aspiring engineers from ages five to 11 can attend "Learning with Legos" classes at the Boys Ranch Activity Center. Bedford Splash and the Roy Savage Pool at Central Park will open daily starting on May 31.

Councilmember Champney stated that the Twilight Thursday event with Behan, a Celtic band, will also be rescheduled.

EXECUTIVE SESSION

To convene 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 Bedford Forum Addition, Block 4 Lot CR.**
- b) Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 3737 Cummings Road.**

Council convened into Executive Session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations relative to Bedford Forum Addition, Block 4 Lot CR, and Section 551.071, consultation with City Attorney regarding pending or contemplated litigation regarding 3737 Cummings Road at 7:17 p.m.

11. Adjourn into Regular Session

Council reconvened from Executive Session at approximately 7:45 p.m.

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

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

ADJOURNMENT

Mayor Griffin adjourned the meeting at 7:46 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in joint work session with the Planning and Zoning Commission at 6:30 p.m. in the TXI Conference Room, 1805 L. Don Dodson on the 29th day of May, 2014 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Ray Champney	
Jim Davisson	
Steve Farco	
Roger Fisher	
Roy W. Turner	

constituting a quorum.

The following members of the Planning and Zoning Commission were present:

Bill Reese	Chairperson
Todd Carlson	Commissioners
Jason Sinisi	
Tom Stroope	
Mitchell Austin	Alternates
Lee Pierson	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Meg Jakubik	Assistant to the City Manager
Mirenda McQuagge-Walden	Managing Director
Jacquelyn Reyff	Planning Manager
Bill Syblon	Development Director

Also in attendance:

Jayashree Narayanal	Gateway Planning
Jim Tharp	Oxley Williams Tharp

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order at 6:36 p.m. He discussed the resignation of Planning and Zoning Commission member Hank Henning and stated he was told it had to do with Mr. Henning's health. He is impressed and excited about the draft of the design guidelines

document and the process tonight is to shape the document into what the Council and Commission want. One additional step for the night is to rename the CBDZ to the “Bedford Commons,” and there was discussion on whether there is an apartment complex or strip center in the City with that name. Commission Chairperson Reese stated that he appreciated the Council’s help and thanked the consultants for doing such a thorough job. He stated that Commissioner Henning will be missed.

JOINT WORK SESSION

- **City Council and Planning and Zoning Commission Joint Work Session to discuss the Central Bedford Development Zone (aka CBDZ) and to review and discuss the draft of the design guidelines document. (A-039)**

Development Director Bill Syblon stated that they will all get to know this material together and this is a new way of looking at things. He discussed presenting the draft plan to brokers at the International Council of Shopping Centers.

Jayashree Narayanan with Gateway Planning discussed the central square of the CBDZ being named the Bedford Commons. She stated that they can discuss the overall structure of the document and then hold another meeting to go over the details. She showed the original vision of the plan area and the revised vision, which includes Parkwood Drive serving as “Main Street,” a central square, and potential redevelopment of vacant land along L. Don Dodson with a civic anchor. She discussed the conceptual zoning framework with standards tailored to central Bedford. The main element of the Development Code is the regulating plan or zoning map, which is geared toward the plan area. It identifies different character zone standards for each zone. She discussed frontage types and stated that all four sides of a City block would not be treated the same. For example, Type A frontages would be pedestrian friendly and Type B would be for parking or service areas. Since it will be unknown what future blocks are going to be, the Code specifies that at least one frontage has to be Type A, and its placement would depend on the surrounding context to maintain the continuity of pedestrian frontage. She discussed street classification as what happens between right-of-way lines. She displayed street cross sections, and discussed these standards being in the City’s Public Works manual and that the streets need to be looked at differently than other streets in the City. She stated the standards could be attached as an appendix to the Code or put in a technical manual. She stated that there would be a need to have cross sections of future streets as well as alleys. She displayed the Code’s table of contents, which includes such sections such as administration, sign standards and subdivision regulations. There was discussion on the sign standards being applied City-wide or just in the CBDZ; there being a symbiotic relationship between signs as well as being points of differentiation; that for the highway and regional retail zones, the Code defaults to the City’s current Sign Ordinance; sign regulations being based on the type of street; setting up standards for pedestrian, walkable streets and defaulting to the regular Sign Ordinance for auto-oriented streets; the Code containing a list of signs and if one is not listed, it is not permitted; and that the section on signs can be adjusted.

Ms. Narayanan discussed the process of using the Code. Steps including finding out where the property is located on the Regulating Plan; identifying the character zone, frontages, and civic/open space types that affect the property; looking at the schedule of uses; looking at the Site Development Standards; and looking at the Building Design Standards, including the building’s skin, windows, doors, materials, screening and shading along the front of the building. She discussed building residential to commercial code standards; specifying materials that would be prohibited; locating drive-throughs on Type B or highway frontages; parking garages and how they would be designed; terminated vistas; and gateway features. She discussed Street Design Standards including addressing new streets; and Streetscape and Landscape Standards including having higher standards on Type A street frontages as opposed to Type B,

and elements such as sidewalks, street trees and streetscape, screening, street lighting, street furniture, utilities, and parking lot landscaping. She discussed not including standards for street lighting; creating a palette of street lighting in the Public Works manual that makes sense for the CBDZ and which can evolve over time; and not having to have a zoning change to change a light standard. She discussed the Open Space Standards including how it relates to development; that there are no existing standards for residential development; ten percent as the minimum of a site area that has to be open space; that they can be privately owned but publicly accessible; that the Code provides in the attachment the types and standards of open spaces with characteristics that would be recommended; and that the types and standards would not be regulatory but would let a developer know the intent of the Code. There was discussion on the difference between intent and having it in the Code; flexibility; approval of items through the staff review process versus going to the Commission and Council; having enough detail in the Code; and drainage, including what is going to happen when impervious surfaces are created over what is currently dirt, not being able to capitalize on the overall development plan if there has to be on-site detention, and taking a more regional approach and creating a plan. There was discussion on open green space including creating green space on prime commercial real estate; open space creating value; and the "Texas Superstar" program. Ms. Narayanan displayed the Sign Standards, which includes a table with images. She discussed Type I applications that meet the Code or meet it with a minor modification; Type II applications where there are some gray areas, staff is not comfortable approving it at their level, and/or is a big enough project that it would have to go through the Commission and Council; and that any changes to the overall boundary of the CBDZ would have to go through the Commission and Council. There was discussion on site plan reviews including that if a use is allowed by right, it can be done at the staff level; and if a specific use permit or zoning change is required, or the site is commercial and over three acres in size, it would have to go to the Commission and Council. There was discussion on minor modifications including that they are defined and have specific criteria and standards. There was discussion on non-conforming uses and structures; that most current structures would be made non-conforming; that currently, if 50 percent or more of a building is destroyed, or the building footprint is changed by more than 20 percent of the overall site, it has to be built to current standards; making the regulations loose as it will take time for the market to evolve; allowing the market to drive the development and allowing building owners to make minor changes to their property; the impetus for owners to change non-conforming buildings; having an area that is eclectic; that it may take years for buildings to be scraped and rebuilt; and the City creating a matching fund to incentivize property owners.

Ms. Narayanan discussed the next steps in the process including working with stakeholders and property owners to go through the details of the Code, holding public meetings and an open house, and then formal adoption of the Code. There was discussion on the Cultural District; tying it to the CBDZ through signage and street-scaping; signage being used for FourthFest; examples of signage found on Abrams Street in Arlington; 1,500 people attending Twilight Thursdays in May; and the City's reputation as a cultural center and getting the attention of developers and retailers. There was discussion on the cost and length of the development of the City of Roanoke's "Main Street," which included drainage, roundabouts, utility poles and on-street parking. There was discussion on the measurement of mileage of the streets in the CBDZ; the proposed streets and side streets; the creation of roundabouts; the City owning a lot of property offsetting costs; whether the City would define the proposed streets or if they would be defined in discussions with developers; building required and recommended streets including block standards and dimensions; the City making some investment; one side of the central square facing the wall of a neighboring subdivision, which can be hidden by trails and landscaping; access and exits; reducing Forest Ridge Drive to three lanes and adding a turn lane; the expenses related to work on Forest Ridge Drive; phasing and determining priorities; the project having a single developer or multiple developers; the Schedule of Uses and using the term "stacked residential" instead of apartments; the timeframe after approval of the Code;

the City doing street modifications first or working with developers; establishing seed money, and frontloading the infrastructure and costs; determining a clear answer on costs to include City owned land; the impact of the Harley-Davidson development; marketing the plan to developers; the feasibility of requesting developers participate in public art; what would happen to City Hall property and replacing City offices, including locating them in the southern part of the City; having a vision and a concept; mechanisms for funding; and the CBDZ bringing in people and utilizing the increased funds in the southern part of the City. There was discussion on the public process including being honest with the citizens regarding this being the first phase, that there that there will be analysis of how the development will be financed, and that it is an evolving process. There was discussion regarding the point at which the City would determining cost estimates for the initial designs and the parks; having design charettes for the public meetings; the City's revenue sources; the City's property currently being zero on the tax rolls; the financial analysis having to have some assumptions; utilizing the data from Catalyst Commercial; performing a fiscal impact analysis and returns from property and sales tax; being prepared for questions at the public forums; the plan being a template and developer driven; and putting notices for the public meetings in the Bedford Connection. The Council and Commission agreed to have questions and comments back to staff by June 13.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary



Council Agenda Background

PRESENTER: Eric Griffin, Deputy Police Chief Charles Carlisle, Risk & Contractual Services Manager		DATE: 06/10/14
Council Mission Area: Demonstrate excellent customer service in an efficient manner.		
ITEM: Consider a resolution authorizing the City Manager to purchase two replacement electronic door control panels from Montgomery Technology Systems, LLC in the amount of \$24,995 for the Detention Facility. City Attorney Review: N/A City Manager Review: _____		
DISCUSSION: The Police Department requests funding to purchase two replacement electronic control panels that operate the doors within the Detention Facility. The current control panels are original to the building, which opened in 1999. The Detention staff utilizes control panel systems to open and secure doors and jail cells throughout the Detention Facility. The Detention Facility has two control panels: one is located at the booking counter and the other is located in the control room. The control panels are unable to be serviced as parts for these systems are no longer available. Due to the age of the electronic systems and the concerns of future safety issues, staff is recommending replacement of both electronic door control panel systems. Montgomery Technology Systems, LLC, (MTS) provided the lowest quote for the replacement of the two systems. MTS was the vendor selected by the City for the original installation of the entire electronic door/jail cell controlled system. By utilizing MTS, the City does not have to replace the entire electrical system for the door/jail cells, but rather just the two control panels. The new systems will come with a one-year warranty, with the ability to purchase an extended five-year warranty.		
RECOMMENDATION: Staff recommends the following motion: Approval of a resolution authorizing the City Manager to purchase two replacement electronic door control panels from Montgomery Technology Systems, LLC in the amount of \$24,995 for the Detention Facility.		
FISCAL IMPACT: Facilities Maintenance Fund	\$24,995	ATTACHMENTS: Resolution Control Panel Replacement Quote from Montgomery Technology Systems, LLC

RESOLUTION NO. 14-

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE TWO REPLACEMENT ELECTRONIC DOOR CONTROL PANELS FROM MONTGOMERY TECHNOLOGY SYSTEMS, LLC IN THE AMOUNT OF \$24,995 FOR THE DETENTION FACILITY.

WHEREAS, the City Council of Bedford, Texas determines a necessity to replace the two electronic door control panels located within the Detention Facility; and,

WHEREAS, the City Council of Bedford, Texas determines that the systems are unable to be serviced as parts for these systems are no longer available.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct, and are incorporated herein.

SECTION 2. That the City Manager is hereby authorized to purchase two replacement electronic door control panels from Montgomery Technology Systems, LLC in the amount of \$24,995 for the Detention Facility.

PRESENTED AND PASSED this 10th day of June 2014, by a vote of ___ ayes, ___ nays and ___ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Jim Griffin, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Stan Lowry, City Attorney



May 9, 2014

Subject: Bedford Law Enforcement Center, TX– MTI Control System Upgrade

Montgomery Technology Systems, LLC is pleased to provide a quote for all necessary material and labor for a complete and fully functional control system for the above referenced project. MTS is proposing to provide a Montgomery Technology, Inc. (MTI) control system. MTI has been in business for over 26 years and has completed over 1800 installations in the detention market. This quote is based on original project documents.

Base Scope of Work

MTS proposes to replace the existing MTI control system with a MTI Firefly control system. MTS will provide two (2) new control stations with 22” touchscreen monitors to replace the existing graphic panels. The new control stations will have similar functionality of the existing graphic panels.

MTS will reuse all existing field devices except where otherwise noted. MTS will assist the facility in troubleshooting problems with existing field devices. Once an existing field device is found to be defective, it will be the facility’s responsibility to repair or replace the existing device.

The material/labor to be supplied consists of the following:

- Two (2) Control Stations. A control station is comprised of HP EliteDesk 800 G1 SFF computer, a 22” Elo touchscreen monitor and a desktop microphone.
- One (1) 91695 Embedded Controller
- One (1) 91620D Data Loop Boards
- One (1) Lambda Power Supplies 12V 6Amp
- One (1) J9661A ProCurve 8 Port Network Switch
- One (1) 81042 Opto Coupler
- One (1) 30x30 Cabinets
- One (1) GXT3-1000 Liebert UPS, External 100VA power capacity
- All programming, engineering & software required for system operation.
- Reuse existing system inputs and outputs including termination boards, decoder boards and driving relays.

Budgetary Pricing

MTS is pleased to provide the above scope of work for a **total of \$24,995.**

Option – Combine existing panels into one (1) touchscreen control station – **Deduct \$4,450**

Warranty

- MTS provides the manufacturers standard warranty that all products are to be free of defects in material and workmanship for a period of one year from date of substantial completion.
- Note that the conditions of the warranty apply only to materials supplied as part of this quote.
- MTS is not responsible for damage caused by neglect or abuse by others who have gained access to the equipment.

Lead Times and Submittals:

- MTS will provide submittals within 6 weeks of receipt of contract.
- MTS will provide all necessary material within 4 weeks of receipt of approved submittals.

Terms of Payment

1. All pricing is good through November 1, 2014.
2. All invoices will be paid within 45 days from invoice date.
3. All invoices not paid within 45 days will be subject to a 2% per 30-day late charge.
4. All invoices not paid within 60 days will result in the account being put on Credit Hold.
5. A tax exemption certificate must be provided for each project.

If I can be of any assistance or answer any questions, please do not hesitate to call me at 800-392-8292.

Sincerely,

Michelle Gafford



Council Agenda Background

PRESENTER: Mayor and Council
Michael Wells, City Secretary

DATE: 06/10/14

Council Request

ITEM:

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

City Manager Review: _____

DISCUSSION:

Attached is the current listing of all existing Boards and Commissions in which Council Members serve as liaisons. New appointments need to be made for the 2014-2015 Council term.

For the Street Improvement Economic Development Corporation, the terms of office for the Board of Directors are two years per the Articles of Incorporation. The term of Councilmembers Turner and Davisson will expire this year.

ATTACHMENTS:

Council Appointments to Boards and Commissions

**CITY OF BEDFORD
MAYOR AND CITY COUNCIL APPOINTMENTS TO
BOARDS, COMMISSIONS, AND COMMITTEES 2014-15**

Mayor Pro-Tem	OPEN	NEW MAYOR PRO-TEM
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BEDFORD BOARD, COMMISSION, AND COMMITTEE LIAISON	CURRENT COUNCIL MEMBER LIAISON	STAFF LIAISON	MEETING DATE	NEW COUNCIL MEMBER LIAISON
Animal Shelter Advisory Board	Michael Boyter	Eric Griffin	6x per year	
Beautification Commission	Roy W. Turner	Don Henderson	3 rd Mondays @ 6:30pm	
Building & Standards Commission	N/A	Russell Hines	As called	N/A
Community Affairs Commission	Michael Boyter	David Miller	3 rd Thursday @ 5:30pm	
Cultural Commission	OPEN	Beverly Griffith Mirenda McQuagge-Walden	TBD	
Ethics Commission	N/A	Cliff Blackwell	1x a year	N/A
Library Board	Jim Davisson	Maria Redburn	3 rd Wednesday @ 7:00pm	
NCTCOG/RTC	Michael Boyter	N/A	Varies	
Parks & Recreation Board	Jim Davisson	Mirenda McQuagge-Walden	1 st Thursday @ 7:00 pm	
Planning & Zoning Commission	N/A	Bill Syblon Jackie Reyff	2 nd & 4 th Thursdays	N/A
Senior Citizen Advisory Board	Roy W. Turner	Cathy Haskell	Quarterly	
Teen Court Advisory Board	Ray Champney	Mindy Eichorst	Quarterly	
Trinity River Authority	Michael Boyter	N/A	As necessary	
Zoning Board of Adjustments	N/A	Bill Syblon Jackie Reyff	3 rd Wednesday @ 6:00pm	N/A

COMMITTEE, FOUNDATION, AND CORPORATION MEMBERS	CURRENT COUNCIL MEMBER(S)	MEETING DATE	NEW COUNCIL MEMBER(S)
Audit Committee (Mayor and 2 Members required)	Jim Griffin, Roy W. Turner, OPEN	Varies	
Industrial Development Authority	Jim Griffin, Jim Davisson, Ray Champney	As necessary	
Economic Development Foundation	Jim Griffin	As necessary	
Street Improvement Economic Development Corporation	OPEN, Roy W. Turner, OPEN, Jim Davisson	3 rd Tuesday of January & July	
Investment Committee Member	Roy W. Turner	Varies	
Health Facilities Development Corporation	Roy W. Turner, OPEN, Michael Boyter	As necessary	