

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 5:00 p.m. in the Building A Conference Room at City Hall, 2000 Forest Ridge Drive on the 7th day of July, 2011 with the following members present:

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

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Cliff Blackwell	Director of Administrative Services
John Kubala	Public Works Director
Mirenda McQuagge-Walden	Managing Director of Community Services
James Tindell	Fire Chief

### **CALL TO ORDER/GENERAL COMMENTS**

Mayor Story called the Work Session to order at 5:00 p.m.

### **WORK SESSION 5:00 p.m.**

#### **1) Council planning session to include discussion regarding capital improvement projects.**

City Manager Beverly Griffith spoke to Council regarding the need for a work session with Joe Gonzales to discuss action plans for the items that were discussed at the previous work session on June 25. The dates given were Friday, July 29 and Saturday, July 30. Mr. Gonzales will hold those dates for now while staff gets feedback from Council.

Ms. Griffith stated that this work session was scheduled to do some follow-up on capital projects that have been proposed. Council approved the Notice of Intent to Issue Certificates of Obligation at their meeting on June 26. The maximum for the certificates is \$7M. There is an urgency to finalize projects so that the offering documents can be put together. The City's bond rating is scheduled for July 13, so July 12 would be the last date to finalize the list of projects and final dollar amount.

Council proceeded to review the capital projects in order to prioritize them. Council was also presented with options for each category of project and their fiscal impact in regards to the tax rate.

- Traffic Signal Signalization (\$182,000) – This cost is for the City of Bedford match on this program. The cost was originally estimated to be \$250,000 in January and has since been pared down to \$182,000. Nothing is being trimmed from the project due to the cost reduction. Council was of the consensus to put this as Priority 1.

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- Fire Engine (\$560,000) - This item has already been purchased. Council was of the consensus to put this as Priority 1.
- Trunk Radios (\$669,000) – Council has not yet awarded a bid for this project. Fire Chief James Tindell stated that there are 34 radios, out of 209, currently out of service due to not being able to receive maintenance on them. The current radios are 17 years old. Once a contract is awarded, it would take approximately 30 days to receive the new radios. The cost for this project will include the trade-in value of the old radios as well as the cost of all the accessories. The new radios come with a one-year full warranty and a two-year warranty for replacement parts and accessories. Council was of the consensus to put this as Priority 1.
- Dump Truck (\$37,000) and Chipper (\$40,000) – These two items work in tandem. The chipper is 20 years old and the dump truck is 19 years old. During the last major storm event, the City had to pay a contractor \$30,000 to assist with the storm cleanup. Council was of the consensus to put this as Priority 1.
- Land and Building Improvements on Bedford Road (\$453,000) – This project has already been completed. Council was of the consensus to put this as Priority 1.
- City Facility Repairs (\$351,200) – These projects include major roofing repairs, water proofing and sealing. The costs for these projects were determined by bringing in building contractors, water infiltration specialists/companies, construction contractors, and architects. The City did not pay for these estimates. Any necessary roof repairs were not caused by hail or storm damage, but are due to poor construction or age. The City does have insurance in case of weather damage. Council was of the consensus to put this as Priority 1.
- Boys Ranch Park - Design Only (\$322,000) – The City has not received any proposals for this project. This item is for the design of engineering work to dredge the Boys Ranch Lake and for drainage throughout the Park. These designs would only cover Phase 1 of the Boys Ranch Master Plan. City Manager Beverly Griffith stated that Phase 1 would have to be done at some point from a maintenance standpoint. It would take approximately six to eight months for the design. Council was of the consensus to put the design of Phase 1 as Priority 1. In January, Council can discuss issuing bonds for the construction of Phase 1. Council was of the consensus to do Phase 1 of the Boys Ranch Master Plan as Certificates of Obligation and to do the rest of the phases as General Obligation Bonds.
- Dora Street – Design Only (\$175,000) – The design work for this project would determine if reconstruction would address drainage in that area. Council was of the consensus to put this as Priority 1.
- Dora Street – Construction (\$1,597,000) – Council discussed the need to get the design work for the street before determining the cost of reconstruction. Council was of the consensus to put this as Priority 3. This project will not be included in the final list of projects for the upcoming bond sale.

### Water and Sewer Projects – Repaid by water and sewer revenue.

- Infiltration & Inflow (I&I) Studies (\$220,000) - The last bond sale authorized studies in the southwest portion of the City. These studies are for surveys and tests to determine where there may be infiltration and inflow and, from that, develop contracts to repair and eliminate the issue. Council was of the consensus to put this as Priority 1.
- Sulphur Branch Sewer Main Rehab (\$491,000) – The repairs to this branch were identified in the last I&I study. Council was of the consensus to put this as Priority 1.

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- Sanitary Sewer Creek Crossings – Some of these were recently repaired with funds from the last bond sale. Council was of the consensus to put this as Priority 1.
- Simpson Terrace Elevated Well Site (\$1,300,000) – The design for this project has already been completed. This is for the construction of the well itself. The well will help to save money on water purchases and the payoff on this project will be approximately three to four years. Council was of the consensus to put this as Priority 1.
- North West Pressure Plane Improvements – Design Only (\$200,000) – Council was of the consensus to put this as Priority 1.

Storm Water Projects – repaid by storm water revenue.

- Sulphur Branch Structure Purchases (\$1,800,000) – This amount is to purchase all of the affected properties. If some property owners do not sell, there are other authorized uses for the funds within the Sulphur Branch project. Public Works Director John Kubala stated that they have heard from five owners and are there are still four they have not heard back from. Staff will be sending out another letter to the owners. Funds will be available by August and staff will then move forward on making offers. Council was of the consensus to put this as Priority 1.
- Schumac/Monterrey Storm Drain Improvements (\$1,400,000) – This project is to alleviate flooding caused by storm water that starts on Monterrey and comes up between houses on Schumac and the street behind it. This will be a disruptive project and there may the need to acquire a temporary construction easement. Water would flow into a channel in a wooded area off of Monterrey. Council was of the consensus to put this as Priority 1.
- Glenda Drive, Pipeline to Patricia (\$200,000) - This project should alleviate flooding in affected houses in a majority of rain events. Council was of the consensus to put this as Priority 1.

City Manager Beverly Griffith spoke about a refunding issue with First Southwest that will lower the current debt service on the 2002 G.O. debt and two water and sewer debts from 1998 and 2002. Savings would average approximately \$70,000 a year.

Councilman Turner left at 6:04 p.m.

Council discussed mechanisms for disseminating information to the public and marketing what the City is doing as far as infrastructure improvements.

The fiscal impact of these projects will be approximately \$0.015 on the tax rate. The increase on the base water rate will be 1.7% and on the sewer base rate, 3.5%. The goal is to keep the storm water rate the same.

### **ADJOURNMENT**

Mayor Story adjourned the meeting at 6:33 p.m.

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Jim Story, Mayor

ATTEST:

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Michael Wells, City Secretary