



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, March 6, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 4:30 p.m.

- Present** 8 - Mayor Ron Jensen
Mayor Pro Tem Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Jim Swafford
- Absent** 1 - Council Member Tony Shotwell

Staff Presentations

- 1** Delfasco Groundwater Plume - Presented by Jim Cummings, Environmental Services Director
- Tom Hart, City Manager, said the EPA and TCEQ came in and briefed staff on the Delfasco plume and as a result of that meeting he felt he needed to bring this forward to Council to determine a course of action. Jim Cummings, Environmental Services Director, showed the Bell Helicopter plume which contains TCE (trichloroethylene is a known human carcinogen) and the mechanism Bell put in place to contain the plume since 1999.*
- Mr. Cummings said Delfasco was located at 114 NE 28th Street and the facility did industrial forging and used degreaser chemicals containing TCE. In 2002, groundwater contamination was discovered and they entered TCEQ's voluntary cleanup program. The EPA installed vapor mitigation systems in homes in the area. Delfasco declared bankruptcy in 2008 and then were not responsible for the plume. TCEQ has continued limited investigations. Mr. Cummings showed how the vapor mitigation systems operate. He said there was money left from the Delfasco bankruptcy and TCEQ has been monitoring the plume which is expanding and moving to the northeast. Therefore, additional homes may be subject to vapor intrusion.*
- Mr. Cummings went over options including: status quo which will have the consequences of the plume boundary being unknown, leaving citizens unknowingly exposed. State and federal resources will not be available; and it will take decades for the TCE plume to naturally attenuate. A second option would be to apply for the NPL Listing (Superfund). This would provide access to federal funding and would provide the affected citizens to have a voice in the course of action. Technology exists that can limit further expansion of the plume. The entire process could take 10-15 years.*

Mr. Cummings said a neighborhood meeting would be held near the end of April to explain the results of the TCEQ investigation.

Mr. Hart asked if the Superfund required a resolution of support. Mr. Cummings replied they do not, but a lot of cities have passed resolutions of support. Mr. Hart said we may prefer to not have the city's name on that list. Discussion took place on the possible devaluation of property. Mr. Cummings said there was not much money left in the Superfund and he would like to have non-city funds available. Council Member Giessner asked if the EPA is spearheading this effort. Mr. Cummings said they were and the vapor systems costs between \$5,000-6,000. However, if the system fails, it is the homeowner's responsibility to pay for repairs. Council Member Swafford asked who was going to tell homeowners their homes are not sellable. Mr. Cummings said the value depends on the people who are interested in buying. Mayor Jensen said that, personally, he would like to do a resolution of support. Mr. Cummings said he would like to wait until it is listed in the Federal Register to do the resolution. Deputy Mayor Pro Tem Copeland asked if the cleanup wells were part of the EPA process. Mr. Cummings, yes, but Bell paid for the cleanup of their plume. He said none of these treatment systems have been done in Delfasco and they have to be paid for by the Superfund. It would take \$10-15 million to clean up this site. Council Member Swafford asked how the bankruptcy could be discharged with that much liability. City Attorney Megan Mahan said bankruptcy laws are very complicated. Council Member Giessner asked if a resolution of support would sway the decision of the Superfund. Mr. Cummings said it would not.

Presented

2

Neighborhood Task Force Update - Presented by Letecia McNatt, Economic Development Coordinator

Letecia McNatt, Economic Development Department, gave an overview of the Neighborhood Matching Grant Program. She said the matching grants would be available up to \$25,000 for an eligible project. The program would be open to all residents. Ms. McNatt went over the eligibility requirements for the program. She said the 1:1 match required of the residents can be made in volunteer hours, in-kind donations, or cash; with at least 50% volunteer hours required. Eligible groups include existing HOAs within a defined neighborhood; or a neighborhood organization. Ms. McNatt then gave examples of eligible and ineligible projects and the grant process for applicants.

Council Member Fregoe asked if the focus was strictly on private property. Ms. McNatt said it could be any public place that benefits the neighborhood as a whole. Council Member Fregoe asked if PIDs would be eligible. Mr. McNatt replied that they would be eligible. Bill Hills, Housing and Neighborhood Services Director, said PIDs and HOAs were definitely eligible for the fence programs that they could not otherwise afford.

Deputy Mayor Pro Tem Copeland praised staff for setting up the procedures for the process. He said he had a concern about disbursing the funds to an HOA especially if it is in volunteer hours. Mr. Hills said for every hour of volunteer service it equals \$10. Deputy Mayor Pro Tem Copeland asked about city liability for the volunteers. Ms. McNatt said it would be made clear in the contract that they are the project managers and liability is placed on the organization. Andrew Fortune, Assistant to the City Manager, said city staff would have oversight of the projects. Deputy Mayor Pro Tem Copeland said he would rather have the city paying the invoices rather than giving money to HOA's. Mr. Hills said that was something that staff had been considering.

Mr. Hart said the task forces had done a super job but one of the issues was the payment process. He said he did not want funds going to an individual, but an HOA or PID would be different. He said the task force members suggested small groups outside an HOA or PID could perhaps partner with a service club and funds could be given to them rather than the group. Mr. Hart said volunteer hours may be a burden because homeowners would not have the ability to accomplish some of the improvements. Mr. Fortune said volunteer hours would not have to be part of the project; applicant could do other volunteer hours within the city. Ms. McNatt said the volunteer hours would have to be completed prior to the project.

Presented

3 Task Forces Financial Overview - Presented by Steve Dye, Chief of Police

Mr. Hills said staff had identified available project funding in some of the areas that the task force had been charged to look at. He said a presentation had been made to the Finance and Government Committee regarding funding of the projects and they supported the program. The task force has proposed combining several funds for Task Force Funding. Mr. Fortune went over funding for the following projects: decorative crosswalks; murals; tactical urbanism; pop-up events; requested reallocation: \$250,000. Neighborhood Task Force; fence rehab program; neighborhood matching grant program; requested reallocation: \$500,000. Commercial Task Force: requested reallocation: \$750,000. Mr. Fortune said no additional funding is needed for the Hotel/Motel Task Force at this time. Big Event funding: \$25,000. Infrastructure requested reallocation: \$196,785. Mr. Fortune said the ending amount available was \$10,117,761. Deputy Mayor Pro Copeland clarified that this is reallocation of funds and no new funds.

Presented

4 Parks, Arts and Recreation End of Year Report - Presented by Rick Herold, Director of Parks, Arts and Recreation

Postpone

Agenda Review

There were no questions on the Consent Agenda items.

Executive Session

Mayor Jensen convened a closed session at 5:26 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations" and Section 551.076 "Deliberations Regarding Security Devices or Security Audits" - School Security." Mayor Jensen adjourned the closed session at 6:00 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:00 p.m.

6:30 PM Council Chambers

Mayor Jensen reconvened the meeting at 6:30 p.m.

The Invocation was given by Council Member Jorja Clemson. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Fregoe.

Presentations

- 5** Proclamation recognizing Grand Prairie ISD AP Honor Roll Status

Mayor Jensen read the proclamation and presented it to Dr. Susan Hull, Grand Prairie ISD Superintendent and congratulated her and the other GPISD staff who were present.

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Items 6 through 30 on the Consent Agenda. The motion carried unanimously.

- 6** Minutes of the February 20, 2018 Meeting

Approved on the Consent Agenda

- 7** Price agreement with the sole source provider Hadronex, Inc. DBA Smartcover Systems, Inc.(\$39,387.35 annually) for the annual maintenance, licenses, warranty, monitoring, and support services for their SmartLevel and SmartRain systems for one year with the option to renew for four additional one-year periods totaling \$196,936.75 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 8** Price agreement for testing and repair of cross connection control devices with 1-A Fire & Domestic Testing not to exceed \$29,586 annually for one year with the option to renew for four additional one year periods totaling \$147,930 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of

the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 9 Price agreement for annual support services and maintenance for the Fire Department's LifePak software from the sole source provider, Physio-Control, Inc., in the estimated annual amount not to exceed \$28,339.20 for an initial term of three (3) year with no renewals totaling \$85,017.60

Approved on the Consent Agenda

- 10 Price agreement for maintenance and repairs of Motorola equipment from DFW Communications (Crosspoint Communications) through a national inter-local agreement with Buyboard at an estimated annual cost of \$60,000 for one year with the option to renew for two additional one year periods totaling \$180,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 11 Price agreement for mosquito laboratory services and chemical application with Municipal Mosquito for an amount not to exceed \$72,500 for one year with the option to renew for four (4) additional one year periods totaling \$362,500 if all extensions are exercised; and authorize the City Manager to execute the renewal options with the aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term

Approved on the Consent Agenda

- 12 Price agreement for Grand Prairie Skate Park Operations from Action Park Alliance (up to \$30,000.00 annually) for one year with the option to renew for four additional one year periods totaling \$150,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 13 Amendment to AirHogs Stadium Use Agreement Section 14 "Utilities and Stadium Operation Expenses" with Neltex Promotional, LLC

Approved on the Consent Agenda

- 14 Contract with Ensafe for professional engineering services relating to the closure activities of the leaking petroleum storage tank closure at the Service Center in the amount of \$49,040
Approved on the Consent Agenda
- 15 Purchase of one (1) 2018 MaxxD GDX10220 Lube/Fuel Trailer through a national inner-local agreement with Buyboard from North Texas Trailers in the amount of \$81,267.68
Approved on the Consent Agenda
- 16 Purchase of new fitness equipment for the Tony Shotwell Life Center from Team Marathon Fitness in the amount of \$54,955 through the national interlocal BuyBoard contract #502-16
Approved on the Consent Agenda
- 17 Purchase and replacement of track and fitness area flooring at the Tony Shotwell Life Center in the amount of \$106,029.30 with RFS, Inc. through the national interlocal agreement with BuyBoard and authorize a 5% contingency in the amount of \$5,302 for a grand total of \$111,331.30
Approved on the Consent Agenda
- 18 One-Year Contract with Site Landscape Development for landscape maintenance (\$318,517.54) in Westchester PID (Council District 6)
Approved on the Consent Agenda
- 19 Change Order/Amendment No.1 for Vision Communities Management for Westchester PID wall repairs in the total amount of \$21,175 (Council District 6)
Approved on the Consent Agenda
- 20 Change Order/Amendment No.6 to professional engineering and surveying services contract with Kimley-Horn and Associates for Phase II Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the total amount of \$47,430
Approved on the Consent Agenda
- 21 Five year extension for GHA Barnett LLC to drill gas wells on the Race Padsite at 2200 Lower Tarrant Road
Approved on the Consent Agenda
- 22 Resolution authorizing the filing of a project application with the North Central Texas Council of Governments for a Regional Solid Waste Program Local Implementation Project; authorizing Tom Hart, City Manager or his designee to act

on behalf of the city in all matters that are related to this project application, pledging that if funding for this project is received, the City of Grand Prairie will comply with all project requirements of the North Central Texas Council of Governments, the Texas Commission on Environmental Quality and the State of Texas

Adopted

Enactment No: RES 4939-2018

- 23** Resolution granting a revised 380 Incentive Agreement with Dolabi Family LTD, doing business as National Autobody Parts, granting a 75% rebate on real property for nine years

Adopted

Enactment No: RES 4940-2018

- 24** Resolution authorizing the filing of an application with the Environmental Protection Agency for a 2018 Region 6 Environmental Education Local Grant; authorizing Tom Hart, City Manager, or his designee to act on behalf of the city in all matters that are related to this application, pledging that if funding for this project is received, the City of Grand Prairie will comply with all requirements of the application with the Environmental Protection Agency

Adopted

Enactment No: RES 4941-2018

- 25** Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher - Section 8 (Fund 3002) operating budgets for both calendar year 2018 and fiscal year 2017-2018; allocating and approving \$102,260.00 of the Housing Relief Trust Fund for the purchase of (4) four replacement vehicles and transferring the remaining \$38,418.00 to the Housing Administration (Fund 3001).

Adopted

Enactment No: ORD 10434-2018

- 26** Ordinance approving a Tariff Authorizing an Annual Rate Review Mechanism for Atmos Mid-Tex

Adopted

Enactment No: ORD 10435-2018

- 27** Ordinance Amending the FY 2017/2018 Baseball Fund for unexpected future expenses beyond current budget in the amount of \$250,000

Adopted

Enactment No: ORD 10436-2018

- 28** Ordinance authorizing the abandonment of a portion of un-needed 5-foot utility easement at 2707 Explorador; Authorizing City Manager to sign a Quitclaim Deed to Heath and Candace Orr for \$250

Adopted

Enactment No: ORD 10437-2018

- 29** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order/Amendment No. 3 in the net amount of \$39,711.30 with McMahon Contracting, L.P. for Fish Creek Road Paving and Drainage Improvements

Adopted

Enactment No: ORD 10438-2018

- 30** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget and the Capital Lending and Reserve Fund; Reallocation of funds for Redevelopment Projects

Adopted

Enactment No: ORD 10439-2018

Citizen Comments

Albert Hall, 1217 E. Seeton Road, stated that he tried to vote today in the Texas Primary, but could not find the correct polling location. He said that the sign for the city landfill on MacArthur seemed to be located on the wrong side of the road making the landfill difficult to find. Mr. Hall also spoke about police response to his call and some concerns he had about reaching the police sergeant he was referred to. He expressed concerns about traffic on Seeton Road near Spring Creek south of Grand Peninsula. He said there are speeding cars and trucks making the road dangerous.

Adjournment

Mayor Jensen adjourned the meeting at 6:45 p.m.

The foregoing minutes were approved at the March 20, 2018 meeting.

*Catherine E. DiMaggio
City Secretary*