



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, August 1, 2017

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 Fiscal Year 18 Budget - Presented by Kathleen Mercer, Budget Director

Kathleen Mercer, Budget Director, presented the proposed FY2017/18 budget. Proposed Revenues for FY 2017/18 are \$129,995,619. FY 2017 Taxable Property values are \$12,317,890,808, with a 9.7721% projected increase for a total of Proposed Taxable Values for FY2018 of \$13,521,607,208. Total estimated tax revenues for FY 2018 are \$89,688,553. Ms. Mercer said there is a proposed change to move .002353 to the Debt Service to keep current tax rate at .669998. Proposed expenditures are \$129,463,377.

Ms. Mercer said there will be an average 4.25% water/wastewater rate increase to residential, commercial and industrial customers. There will be a 4% solid waste rate increase to residential customers and a 5% increase to storm drainage fees for all customers.

Ms. Mercer reminded Council of the August 25 Budget Workshop; first public hearing on the proposed budget on September 5; and budget adoption on September 19.

Council Member Swafford stated the Finance and Government Committee has reviewed compensation for employees along with benefits including the health care program which will need to be significantly adjusted.

Council Member Giessner said the health insurance fund is challenging and it is the same across every market. He said the Finance and Government Committee has looked at stop loss insurance and self funding. Mr. Giessner added that growth in property tax and sales tax revenues are very positive. Council Member Clemson thanked staff for their excellent job. Council Member Swafford stated that property tax caps were being considered by the legislature and this could affect cities and

schools. Council Member Copeland asked if that legislation would affect this budget. Mayor Jensen said it would not. He said the Senate wanted a 4% cap, but 6% was passed out of committee and it may not get out of Calendars in the House. City Manager Tom Hart said the tax rate had not changed in many years, but taxpayers have experienced higher taxes because of increased valuation. He said the years that the city had devaluation, the tax rate was not increased. Over the last ten years, only a few years were above the 4% increase. Mr. Hart said there are years that we need extra money such as this year because of the health care issue. Mayor Jensen said the greater concern is Austin's desire to take home rule away from cities and the tax caps are just a small portion of that effort.

Presented

- 2** Update on Epic Waters - Presented by Rick Coleman, Executive Vice President, American Resort Management

Postpone

- 3** Recognition of students in the Youth in Public Service & Leadership Program - Presented by May Shen, Volunteer Coordinator

May Shen, Volunteer Coordinator, introduced students in the 2017 Youth in Public Service and Leadership Program: Deana Ayers, Molly Chambers, and Micah Withers. These volunteers have spent 20 hours a week volunteering in various city departments.

Trish Nasworthy, Prosecuting Attorney, introduced Eugenia Apraku, a past intern from South Grand Prairie High School. Ms. Nasworthy said Ms. Apraku started as a student volunteer in Municipal Court and then went on to law school. Ms. Apraku also went to nursing school and has passed the Texas bar exam. Ms. Apraku thanked the city for this opportunity because interning at the city and working with Ms. Nasworthy has opened doors for her.

Presented

- 4** Life Jacket Initiative - Presented by Erica Paige, Assistant to Mayor & City Manager

Mr. Hart asked that this item be tabled for two weeks.

Postpone

Agenda Review

Council Member Del Bosque stated his Town Hall meeting is scheduled for August 8 at the Young Women's Leadership Academy from 7:00 - 8:00 p.m.

Council Member Swafford stated that staff had asked to remove Items 18 and 27 from the Consent Agenda for individual consideration.

Tim Plumer, Parks, Arts and Recreation, asked to table Item 36 until the August 15 Council Meeting.

Council Member Fregoe asked for an update on Item 9. Andy Hennings, Project Manager, said the original plan was to have multiple smaller library kiosks in the main lobby but now have decided to install a large vending kiosk to insert a library card

and choose the slot in which the book is located. He said that \$500,000 had been allocated in the Epic budget for the kiosk and books.

Ron McCuller, Public Works Director, stated that Item 27 was incomplete since bids were just opened earlier in the day. He distributed an updated Council Communication with the recommendation for the winning bid.

Executive Session

Mayor Jensen convened a closed session at 5:14 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 5:53 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:53 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Jose Luis Luna, Restauracion y Luz. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Wooldridge.

Council Member Del Bosque announced his town hall meeting to be held August 8 from 7:00 - 8:00 p.m. at the Young Women's Leadership Academy.

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Items 5 through 17, remove item 18 for individual consideration, approve Items 19-26, remove item 27 for individual consideration, and approve items 28 through 32. The motion carried unanimously.

5 Minutes of the July 18, 2017 Council Meeting

Approved on the Consent Agenda

6 Interlocal Cooperation Agreement between Ellis County and Grand Prairie for floodplain development permits in the City's Extraterritorial Jurisdiction (ETJ)

Approved on the Consent Agenda

- 7 Purchase of Generator 125-149 KVA from United Rentals at a cost of \$59,633 through a national inter-local agreement with Texas Multiple Award Schedule (TXMAS) Smartbuy
Approved on the Consent Agenda
- 8 Professional Services Contract for auditing services with Weaver, LLP, in an estimated annual amount of \$165,500.00 for Fiscal Year 2017, and authorize the City Manager to approve up to four one-year term renewal options, as long as the Council appropriates funds. The total amount estimated to be paid to the vendor if all renewal options are executed shall not exceed \$827,500.00 as long as the Council appropriates funds and the total cost of this contract does not increase by \$50,000.00.
Approved on the Consent Agenda
- 9 Authorize the City Manager to enter into contract with D-Tech for purchase of a library book vending machine to go in the lobby of the Epic \$124,500.00. This contract will be for the initial purchase, setup, and installation of the vending machine including annual support for the first term, with four additional one-year term renewal options for future annual support services; 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
- 10 Contract renewal with monetary increase with Cyson Technology Group for network cable installation services in the increased annual amount of \$93,750.00.
Approved on the Consent Agenda
- 11 Contract with Finesse Construction, LLC for Monument Construction in the amount of \$163,502.56 - Westchester PID (Council District 6)
Approved on the Consent Agenda
- 12 Amendment (Change order) No.4 to professional engineering and surveying services contract with Kimley-Horn and Associates for Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the total amount of \$58,929
Approved on the Consent Agenda
- 13 Cottonwood Creek culvert improvements at Great Southwest Parkway, Marshall Drive and Robinson Contract Amendment/Change Order No. 5 to Engineering Professional Consultant Services contract with Halff Associates,

Inc.in the amount of \$139,744.00

Approved on the Consent Agenda

- 14** Interlocal Agreement with Trinity Railway Express (TRE) for FY 2017 and payment of Grand Prairie's portion of the operating cost in the amount of \$120,607

Approved on the Consent Agenda

- 15** Change Order/Amendment No. 12 in the net amount of \$153,528.66 with Austin Bridge and Road, L.P. for MacArthur Paving and Drainage Improvements

Approved on the Consent Agenda

- 16** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order/Amendment No.6 with Jackson Construction LTD for I-30 Frontage Road Utility Relocations (from NW 7th St. to Belt Line Rd.) in the net amount of \$137,198

Adopted

Enactment No: ORD 10303-2017

- 17** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Ratification of Change Order/Amendment No.5 with Jackson Construction LTD for I-30 Frontage Road Utility Relocations (from NW 7th St. to Belt Line Rd.) in the amount of \$162,129

Adopted

Enactment No: ORD 10304-2017

- 18** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; contract with Motorola Solutions, Inc. to replace the radio tower in the amount of \$2,074,373.44 through a national inter-local agreement with HGAC, 5% contingency of \$103,719.00; additionally \$300,000.00 will be transferred and appropriated towards future procurement of additional fiber, equipment, installation and additional expenses (subject to applicable State and Local procurement laws).

Council Member Swafford stated the City Attorney said this item and item 27 needed to be acted on separately because they were related to another item on the Consent Agenda.

Council Member Swafford moved, seconded by Council Member Clemson, to approve Items 18 and 27 on the Consent Agenda.

Enactment No: ORD 10305-2017

- 19** Ordinance amending the FY 2016/2017 Capital Improvement Budget; and authorize the City Manager to purchase lighting and installation for the City Hall complex buildings from Inception Lighting in the amount of

\$112,725.00 through a national inter-local contract with TIPS-USA.

Adopted

Enactment No: ORD 10306-2017

- 20** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; construction contract with McMahon Contracting, L.P. for Drainage Improvements (#Y1118): Section 1-Cottonwood Creek Culvert Improvements at Great Southwest Parkway Section 2 Oakdale Road Culvert Improvements, in the total amount of \$ 1,320,917.08; material testing with Reed Engineering in the amount of \$19,802.75; in-house engineering in the amount of \$66,045.85; and 5% construction contract contingency in the amount of \$66,045.85; for a total project cost of \$1,472,811.53

Adopted

Enactment No: ORD 10307-2017

- 21** Ordinance amending sections of the City of Grand Prairie Code of Ordinances by adopting the 2017 National Electrical Code and modifying building permit fees

Adopted

Enactment No: ORD 10308-2017

- 22** Ordinance amending Schedule III of the Traffic Register by updating school zone effective times for all elementary school zones within the City of Grand Prairie to align with their afternoon bell times.

Adopted

Enactment No: ORD 10309-2017

- 23** Ordinance amending the FY 2016/2017 Hotel Motel Tax Fund and Hotel Motel Building Fund; Authorize the City Manager to enter into contract with Johnson Construction Services for repairs to the historic Bowles Home, gazebo, barn and windmill shed in the amount of \$43,000.

Adopted

Enactment No: ORD 10310-2017

- 24** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; authorize the City Manager to enter into contract with The Décor Group for the purchase of a 34' Christmas tree and ornaments for \$48,773.87

Adopted

Enactment No: ORD 10311-2017

- 25** Ordinance amending the Code of Ordinances, Chapter 2 "Administration," Section 2-4 "Candidate Filing Fees" to provide for an alternative to file a

petition in lieu of a filing fee

Adopted

Enactment No: ORD 10312-2017

26

Ordinance amending the FY 2016/2017 Capital Improvement Project Fund; Additional funding request for an agreement with Miami Partners LLC and Highway I-30 Investors LLC; dedicating rights of way and easements and constructing a Palace Parkway extension in the amount of \$300,610

Adopted

Enactment No: ORD 10313-2017

27

Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget and the Park Venue Fund; Construction contract to Layne in the base bid amount of \$1,198,814.00 and add alternate #2 in the amount of \$84,329.00 for a total construction contract amount of \$1,283,143.00 for the construction of an irrigation well at Central Park; Material testing with Alliance Geotechnical Group in the amount of \$6,040; 5% contract contingency in the amount of \$64,157; In-house engineering in the amount of \$64,157 for a total project cost of \$1,417,497.00

Adopted

Enactment No: ORD 10314-2017

28

Resolution declaring expectation to reimburse expenditures with proceeds of future debt for the acquisition and installation of a water well related to park improvements.

Adopted

Enactment No: RES 4896-2017

29

Resolution denying ONCOR Electric's Application to Change Rates Filing

Adopted

Enactment No: RES 4897-2017

30

Resolution granting 380 Agreement for Economic Development Incentives with Flex-N-Gate Texas LLC; granting a 75% rebate on ad valorem real estate and business personal property improvements for nine years

Adopted

Enactment No: RES 4898-2017

31

Resolution entering into an agreement with Miami Partners LLC and Highway I-30 Investors LLC; dedicating rights of way and easements and constructing a Palace Parkway extension

Adopted

Enactment No: RES 4899-2017

32

Resolution declaring expectation to reimburse expenditures with proceeds of future debt to replace the radio tower and move it from the current location near the service center to the higher elevation near fire station 3.

Adopted

Enactment No: RES 4900-2017

Public Hearing on Zoning Applications**33**

Conduct a public hearing and consider an ordinance authorizing the abandonment of an unneeded portion of the 200 block of Northeast 6th Street

Steve Norwood, Planning Director, stated this item was for a right-of-way abandonment of the 200 block of NE 6th Street which is a dead end street and the property owner asked for the abandonment. He said staff received no opposition for this abandonment.

Mayor Pro Tem Wooldridge moved seconded by Council Member Swafford, to close the public hearing and approve the right-of-way abandonment.

Ayes: 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 and Council Member Jim Swafford

Enactment No: ORD 10315-2017

Items for Individual Consideration**34**

Place a proposal on the September 19, 2017 agenda to adopt a 2017 proposed tax rate of \$0.00669998/\$100 valuation, and, call two public hearings on a tax rate that exceeds the effective tax rate for August 15, 2017 and September 5, 2017.

Council Member Swafford moved, seconded by Council Member Fregoe, to approve Item 34 with a correction of the proposed tax rate to \$.669998/\$100 valuation. The motion carried unanimously.

Ayes: 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 and Council Member Jim Swafford

35

Public hearing regarding the FY 2018 Transit Grant Application for "The Grand Connection" and approval of a Resolution authorizing the City Manager to submit Fiscal Year 2018 grant application with the Federal Transit Administration (FTA) for \$345,891, North Central Texas Council of Governments (NCTCOG) for \$262,000 and the Texas Department of

Transportation (TXDOT) for \$170,584

Walter Shumac, Transportation Director, stated this grant application would be for federal funding for the capital portion of the budget. Two transit budgets will be replaced as well as mobile transit units.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve Item 35. The motion carried unanimously.

Ayes: 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 and Council Member Jim Swafford

Enactment No: RES 4901-2017

36

Public hearing and resolution in support of a Texas Parks and Wildlife grant application for park property at the former site of the Great Southwest Golf Course (tabled at the August 1, 2017 meeting)

Council Member Fregoe moved, seconded by Deputy Mayor Pro Tem Copeland, to table Item 36. The motion carried unanimously.

Ayes: 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 and Council Member Jim Swafford

37

Annual Board and Commission Appointments

Council Member Clemson moved, seconded by Council Member Wooldridge, to appoint Zelda Freeman to the Housing Finance Corporation, and Eula Vaughan to the Keep Grand Prairie Beautiful Commission. The motion carried unanimously.

Ayes: 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 and Council Member Jim Swafford

Citizen Comments

Maston Sillin, 529 Newberry Street, spoke to Council about the tree trimming program. He said that homeowners' trees that hang over the street need to be trimmed to 14' and if it is not done, a letter is sent to the homeowner and if the trees are not trimmed as requested, the city hires a company to trim the trees and invoices the homeowner which could result in a lien if not paid. Mr Sillin said the city provides other services to the residents including pothole repair and mosquito spraying and should provide tree trimming as well.

Adjournment

Mayor Jensen adjourned the meeting at 6:51 p.m.

The foregoing minutes were approved at the August 15, 2017 meeting.

Catherine E. DiMaggio, City Secretary