



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, April 5, 2016

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

**Present** 8 - Mayor Ron Jensen  
Mayor Pro Tem Jim Swafford  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Jeff Copeland  
Council Member Greg Giessner  
Council Member Tony Shotwell  
Council Member Lila Thorn  
Council Member Jeff Wooldridge

**Absent** 1 - Council Member Richard Fregoe

#### Staff Presentations

##### 1 Keeping the City Rolling - Presented by Jayson Ramirez, Fleet Manager

*Jayson Ramirez, Fleet Services Manager, stated there were 19 employees in the fleet division. There are 14 service bays with 10 technicians, 5 administrative employees, two high school interns, two service bays at Lake Ridge with two technicians. The division is responsible for maintenance and repair of 1200 pieces of equipment; vehicle acquisition; minor accident repairs; and fuel sales and maintenance of six fueling stations. Each year the fleet division holds two auctions.*

*Council Member Copeland asked what the administrative employees do. Mr. Ramirez said there is a fleet manager, a service advisor who generates repair orders, a part-time office assistant to help with the sticker program, a fleet coordinator who oversees the office, and an account clerk. Council Member Copeland asked what types of savings are derived from buying bulk gas. Mr. Ramirez stated the average cost of fuel currently is \$1.90/gallon and last week he paid \$1.63 for regular gas and \$1.40 for diesel fuel, however, the cost fluctuates daily.*

**Presented**

##### 2 Grand Connection Update - Presented by Tony Flowers

*Tony Flowers, Grand Connection Manager, said the bus service started in 1989 as a volunteer service with one van. There are currently 4,087 registered clients and 792 active clients. Hours of service are 4:30 a.m. – 5:00 p.m. Monday through Friday. The Grand Connection takes citizens to the grocery store, school, work and medical appointments. Total number of trips in 2015 was 49,082. Four new replacement busses will be brought on line this year with the cost being reimbursed by the FTA in the amount of \$239,136. Each of these new busses will have an AED. The Grand*

Connection offices are currently being remodeled.

The FTA, TXDOT and NCTCOG will also be funding the Grand Connection for FY2016-17. Council Member Copeland asked if each person is counted as a trip. Mr. Flowers replied that it was. Council Member Copeland said this is a tremendous benefit for citizens, but why not make the trips free to the nutrition program, work, grocery shopping and school. Mr. Flowers stated the demand would be too much. The current charge of \$1 per trip helps to prevent people from taking advantage of the program. Council Member Thorn asked who the Grand Connection was available to. Mr. Flowers said it is available to those over 60 and those with a disability that prevents them from operating a motor vehicle. Council Member Wooldridge stated that at the Public Safety, Health and Environment Committee staff was concerned that funding might not be available but he was pleased to see the program is funded through FY2016/17. Council Member Swafford asked how many busses the Grand Connection has. Mr. Flowers said they have 12 busses but could use 20 but then staff would be needed to drive those busses and there is a need for weekend transportation. Daon Stephens, Transportation Manager, said that operating funds are capped and it is difficult to get additional money from NCTCOG. Deputy Mayor Pro Tem Clemson asked about the seating capacity for the busses. Mr. Flowers said that most busses can seat 14 to 18 but one bus seats 27.

#### **Presented**

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#### **Residential Water Meter Audit Results - Presented by Thao Vo, Internal Auditor**

Thao Vo, Internal Auditor, Management Services, showed the results of a recent water audit performed by his department. He stated the city purchases most of its water from Dallas and Fort Worth, has the ability to purchase from Midlothian, and can take water from 10 city wells. There are two wastewater treatment plants in Grand Prairie and the TRA is looking at an increase of 9% which will be passed along to users.

Mr. Vo explained the tiered rate for water fees. He said the average customer uses 7-8,000 gallons of water per month. The tiered water rate was put in place as a water conservation measure. Dallas and NTWD also mandate water conservation including a two-day limit for irrigation systems. He said the Grand Prairie's rates fall somewhere in the middle of other Metroplex cities' rates.

Mr. Vo said the city conducted a water audit using independent third party verification of water meters. The average flow rate is from 96% to 102% and these are generally accepted rates. He said the audit showed that rates were set up properly within the billing system with what Council approved during the budget process. There was no water bill discrepancy between the utility billing system and a manual calculation. There were no significant discrepancies occurring in the water billing process. In a sample of fifty meter reads versus ERT readings there was a variance of -10 to +70 gallons, with 91% of ERT's under reading. The third party testing of fifty meters indicated the average accuracy was 98% to 101% which was well within American Water Works Association guidelines.

Mr. Vo said water would continue to be a scarce resource and water supplies will continue to increase rates to the city. He said the city's new AMI system will allow customers to manage their water use in the future.

Council Member Copeland asked if highlights of this audit should be included in the water bills. Council Member Giessner thanked Mr. Vo for the comprehensive audit. He said there is a public meeting scheduled on April 21, at the Westchester HOA

meeting. Anna Doll, Deputy City Manager, stated the Amy Sprinkles, Marketing Director, was putting together a program to inform citizens about water conservation and it will be on the website and in the Pipeline. Council Member Giessner suggested adding information on the new water meters and that these new meters are not a result of covering up faulty meters. Council Member Copeland asked if the new software could send users a message that there is peak usage at a certain time. Mr. Vo said once the customer portal becomes active, customers can set alarms. Ron McCuller, Public Works Director, said the new meters are beginning to be installed on the peninsula and at each of the Council Members' and Department Managers' homes.

**Presented**

## **Agenda Review**

## **Executive Session**

Mayor Jensen convened a closed session at 5:28 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property." The closed session was adjourned at 5:58 p.m.

## **Recess Meeting**

Mayor Jensen recessed the meeting at 5:59 p.m.

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## **6:30 PM Council Chambers**

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Mayor Jensen reconvened the meeting at 6:33 p.m.

**Pastor Tom Watson, Bowles Baptist Church, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Deputy Mayor Pro Tem Clemson.**

## **Presentations**

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Swearing In Ceremony for Bryan Arnold - Municipal Court Judge

Tom Hart, City Manager, introduced Bryan Arnold, new City Judge, and stated he will be a great asset to the city. Mayor Jensen stated it had been an honor to work with Mr. Arnold on the Sports Corporation. Judge Arnold said he loved the community and the chance to serve the city in this capacity meant a lot to him. He thanked his family for their support. He said he hoped to be a positive force for change for the youth of the city. He noted that 42% of the city's population is 24 and younger.

**Presented**

- 5** Organ Donor Awareness Month Proclamation - Presented to Rodney Debaun and the David Nicklas Organ Donor Awareness Foundation
- Deputy Mayor Pro Tem Clemson read the Organ Donation Month proclamation. Mayor Jensen presented the proclamation to Rodney Debaun and the David Nicklas Organ Donor Awareness Foundation.*
- Presented**
- 6** Presentation of Check from IMPACT to Lifeline Shelter - Presented by Gina Alley, Senior Assistant to the City Manager
- Gina Alley, Senior Assistant to the City Manager, presented a check from IMPACT to members of the Life Line Shelter Board.*
- Mayor Jensen recognized Boy Scout Troop 500 and their Scout Master, Vance Roper.*
- Presented**

### **Consent Agenda**

**Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 7 through 27 on the Consent Agenda with one correction to Item 22 to remove the word "thirds" after three/fourths vote of the council. The motion carried unanimously.**

- 7** Minutes of the March 22, 2016 Meeting
- Approved on the Consent Agenda**
- 8** Price agreement for Locksmith Services from A-1 Locksmith (up to \$20,000.00 annually) for one year with the option to renew for four (4) additional one year periods totaling \$100,000 if all extensions are exercised; award a secondary to Michael's Keys Inc. (up to \$20,000.00 annually) for one year with the option to renew for four (4) additional one year periods totaling \$100,000 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; and reject bid 16063
- Approved on the Consent Agenda**
- 9** Price agreement for traffic signal parts from Trafficware Group, Inc. (up to \$36,275 annually) for one year with the option to renew for four additional one year periods totaling \$181,375 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**

- 10** Purchase of four (4) 18-passenger transit buses from Creative Bus Sales for the Grand Connection in the total amount of \$239,136; and reject bid # 16032 Transit Buses

**Approved on the Consent Agenda**

- 11** Reject renewal option of contract with American Landscape Systems and award new contract to the recommended secondary best value contractor, Terracare Associates, LP (Successor & interest to VMC Landscape Services), for landscape maintenance services at Central Park and IH30 Park & Ride with an estimated annual cost of \$195,290.87 for one year; option to renew for (3) three additional one year periods totaling \$781,163.48, 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**

- 12** Contract with Site Landscape Development for landscape maintenance (\$171,303.44) in Lake Parks PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 13** Authorize Sale of Five Tax Foreclosure Properties (2030 Beaumont Street; 1809 Dodge Trail; 602 NW 18th Street; 3 NW 19th Street; and 1717 Lakeview Drive)

**Approved on the Consent Agenda**

- 14** Contract renewal with Focused Advocacy, LLC for legislative services in the amount of \$8,686.33 per month for 24 months with one 24-month renewal option

**Approved on the Consent Agenda**

- 15** Amendment Number 4 to the annual GovernmentJobs.com, Inc. (dba "NEOGOV") Applicant Tracking ("INSIGHT") solution to upgrade to the new "ONBOARD" solution in the pro-rated amount of \$2,250 for the remainder of the existing contract period through May 31, 2016. Effective June 1, 2016 and, with annual renewal options thereafter, the annual fee of \$9,000 for ONBOARD and \$10,000 for INSIGHT shall apply, to total \$19,000 annually for as long as the software solution is in the best interest of the City; annual renewals for such software licensing may continue to be authorized beyond the initial contract period by the City Manager so long as such fees do not increase by a cumulative amount of \$50,000 of the current licensing fees, for all renewals combined, and that funding for such services are appropriated

annually in the budget

**Approved on the Consent Agenda**

- 16** Contract with Knight Erosion Control, Inc. for installation of R-Rap wall at pond in the amount of \$56,067 - High Hawk PID (Council District 6)

**Approved on the Consent Agenda**

- 17** Change Order/Amendment No. 1 in the negative amount of (\$27,431.93) with Austin Bridge and Road, L.P for MacArthur Blvd Paving and Drainage improvements

**Approved on the Consent Agenda**

- 18** Remodel of the Code Enforcement restrooms at the Development Center and minor construction work in the front of the office area by Gallagher in the amount of \$64,739.40, with a 5% contingency in the amount of \$3,237, for a total cost of \$67,976.40, through a national inter-local agreement with TIPS/TAPS

**Approved on the Consent Agenda**

- 19** Purchase of a Skywatch Manned Mobile Surveillance System (Skywatch Tower) from FLIR Detection, Inc. at a cost of \$138,692 through the General Services Administration (GSA) Cooperative Purchasing Program

**Approved on the Consent Agenda**

- 20** Resolution authorizing the use, by the power of eminent domain for public use to acquire street right-of-way parcels, located on the Tarrant Road Extension from West Tarrant Road to IH 30

**Adopted**

Enactment No: RES 4811-2016

- 21** Resolution for Creek Erosion and other Drainage Policy Updates

**Adopted**

Enactment No: RES 4812-2016

- 22** An Ordinance of the City of Grand Prairie, Texas, amending Chapter 2 of the Grand Prairie Code of Ordinances by the amendment of Section 2-7(g) concerning terms for city boards and commissions; repealing all ordinances in conflict herewith; providing a cumulative clause, and a savings clause; and to become effective upon passage and approval

**Adopted**

Enactment No: ORD 10023-2016

- 23** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; construction contract with McMahon Contracting, Inc. in the amount of \$3,018,611.49 for Capetown Paving, Drainage, and Wastewater Improvements; material testing with Team Consultants in the amount of \$36,681; in-house labor distribution in the amount of \$90,558; 5% contingency in the amount of \$150,930; for a total project cost of \$3,296,780.49

**Adopted**

Enactment No: ORD 10024-2016

- 24** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Construction contract with Jackson Construction in the amount of \$2,593,080 for I-30 Frontage Road Utility Relocations from NW 7th Street to Belt Line Road; Material testing with Reed Engineering in the amount of \$21,605; 5% contract contingency in the amount of \$129,654; In-house labor distribution in the amount of \$77,793 for a total project cost of \$2,822,132.

**Adopted**

Enactment No: ORD 10025-2016

- 25** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; construction cost for a new taxilane and run-up area not to exceed \$382,500 and approval of a Memorandum of Lease and Proposed Construction of Improvements Agreement with Staggerwing Development #4, LLC at the Grand Prairie Municipal Airport

**Adopted**

- 26** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; award of a construction contract to North Rock Construction for the Jefferson Street Bridge #3 Rehabilitation, in the amount of \$709,223, and a 5% contingency of \$35,461, for a total appropriation of \$744,684

**Adopted**

Enactment No: ORD 10026-2016

- 27** Ordinance amending the FY2015/2016 Capital Improvement Projects Budget; engineering and surveying services contract with Halff Associates, Inc. for a 12" waterline installation along Wildlife Parkway across the Trinity River in the total amount of \$54,000

**Adopted**

Enactment No: ORD 10027-2016

### **Items for Individual Consideration**

- 28** Ordinance amending the FY 2015/2016 Baseball Fund and Capital Improvement Projects Fund Budget; for repair maintenance and water expenses and authorize the City Manager to approve Ballpark Amendment No. 2

**Council Member Shotwell moved, seconded by Council Member Thorn, to approve the ordinance and Ball Park Amendment #2 as presented by staff, The motion carried unanimously.**

Enactment No: ORD 10028-2016

- 29** Ordinance of the City of Grand Prairie, Texas, amending Chapter 17 of the Code of Ordinances of the City of Grand Prairie, Texas by the addition of Article V, Credit Access Businesses, which sets forth registration requirements and credit extension guidelines for credit access businesses; providing for a fine of up to \$500 for each offense in violation of this ordinance

*Gordon Martinez, 7780 McCullum Blvd, #26305, Dallas, TX 75252, secretary of Faith in Texas, spoke in support of the ordinance. He said predatory lending had a negative impact on his life. He said he put up an \$8,000 tuba in assurance of a \$500 loan. He said he made payments but could not pay it off and went to another payday loan business. After a series of payments he ended up defaulting and lost \$3700 in interest and loan extensions in addition to the loss of the tuba and the end of his marriage. Mr. Martinez said these lending places work to get repeat customers of the most vulnerable people.*

*Carolyn Williamson, 2459 Lakewood Drive, spoke in support of the ordinance. She said the primary reason she supported the ordinance is that it impacts the lives of older people who make loans for their children and these people are on a fixed income. She said that hopefully regulation of these types of businesses will be passed by the Texas Legislature. She said she would be sending a resolution to State Representatives to pass this as a State law.*

*Rob Norcross, 2225 W. Southlake Blvd., Suite 413, Southlake Texas 76092, stated he represents the trade association who operate 70% of the stores across the state. He said this particular ordinance was a product of a 2011 state legislative effort that went to Dallas and Austin to get the ordinance passed and at that time the State started collecting data on payday loans in 2012. Despite this ordinance, prices go up because they will go to a neighboring city or internet and rates are higher. Thirty-three cities have passed this ordinance but stores have been fined zero times because no one is enforcing the ordinance. Dallas and Denton have been sued about the constitutionality of the ordinance. A new federal agency that was looking at the payday loan industry last summer sent out a 50-page summary that has the chairman of the agency promising regulation. He said the report to regulate the payday loan industry will be available in May so he asked to have the ordinance tabled.*

*Chris Daugherty, Federal Cash Advance, 409 Sandra Drive, Lewisville, TX 75057, Manager of the Grand Prairie Store, stated in the last four years since Dallas enacted the ordinance, stores that followed the ordinance have had to close. This created a hardship for those customers and employees. He asked the Council to table the ordinance.*

*Mayor Pro Tem Swafford stated that staff and Council had been discussing the pros and cons of this ordinance and thought there was additional work that needed to be*



*done and with possible legislation that may be forthcoming, he felt this ordinance may be in conflict with that future legislation.*

**Mayor Pro Tem Swafford moved, seconded by Council Member Giessner, to table the credit access ordinance indefinitely. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Lila Thorn and Council Member Jeff Wooldridge

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Appointment to fill a vacancy on the Sports Facilities Development Corporation Board

**Mayor Pro Tem Swafford moved, seconded by Council Member Wooldridge, to appoint Mike Skinner to the Sports Development Corporation with a term to expire July 31, 2016. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Lila Thorn and Council Member Jeff Wooldridge

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Board and Commission Appointments

*There were no appointments to boards and commissions.*

**Withdrawn**

## Citizen Comments

*Rosemary Trujillo, 2605 Piazza Court, Unit 4, stated that Lakeshore Village Townhomes HOA was being turned over to the homeowners. She said the homeowners had serious concerns before Bloomfield turns the community over. Ms. Trujillo said there is inadequate parking in the development and it is not yet fully built out. She said the homeowners had asked Bloomfield to make changes, but the reply was that Council has already approved the site plan and it cannot be changed. The residents are required to be a member of an HOA at \$130/month and the PID at \$.12 per \$100 of valuation. She said there was no signage indicating the development at the entry. Lighting is inadequate and this creates an unsafe condition. She said these homes add a lot of value to the community. Ms. Trujillo said there are flooding issues on some streets when it rains. Ms. Trujillo said the homeowners are now told that they have to make those changes out of HOA money. She said the City marked fire lanes so there is no parking in those places which adds to already inadequate parking. Mayor Jensen stated that Bill Crolley, Planning Director, was out of the city but he would review this situation when he returns.*

*William Elliott, 2640 Unit 3 Venice Drive, stated the development is still in progress and reiterated Ms. Trujillo's comments.*

*Mike Williamson, 2605 Piazza Court, Unit 2; Jennifer Elliott, 2640 Venice Drive, Unit 3, and Andrea Kinloch, 2655 Unit 2, Villa Di Lago, were present in support of Ms. Trujillo.*

## Adjournment

**Mayor Jensen adjourned the meeting at 7:15 p.m.**

*The foregoing minutes were approved at the April 19, 2016 meeting.*

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*Catherine E. DiMaggio, City Secretary*