



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, February 16, 2016

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 9 - Mayor Ron Jensen
Mayor Pro Tem Jim Swafford
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Lila Thorn
Council Member Jeff Wooldridge

Staff Presentations

1 Code Enforcement - Update on Nuisance Abatement and Neighborhood Enrichment Team - Presented by Steve Collins

Steve Collins, Code Enforcement Manager, updated Council on recent improvements in his division. These improvements include one additional code enforcement officer; equipment upgrade; reduced area coverages; efficiency in property inspections, case development and citation effectiveness; reduced response time; and collaboration with the Police Department. Mr. Collins went over statistics for 2015 including: Code Cases 18,750; Violations 19,770; Complaints 4,224; and Citations 1,298. He explained Operation Clean Sweep where the department identifies properties in the city where there are numerous complaints and then focuses resources there. He stated this program has decreased the number of violations significantly. The Neighborhood Enrichment Team conducts investigations, nuisance abatements, demolitions and illegal operations.

Mayor Pro Tem Swafford commended the Code division and stated that the cooperation between Police and Code has helped to improve the community. Council Member Wooldridge stated Code does an amazing job and he expressed his appreciation for everything they do. Mr. Wooldridge asked how the amount of liens are arrived at. Mr. Collins replied that when staff cleans up the property the cost of labor and equipment is arrived at and the lien is placed in that amount. Council Member Copeland asked about the statistics that Mr. Collins quoted earlier in his presentation and which of those statistics he would most like to impact. Mr. Collins said the season dictates the number of complaints (i.e. a dry season vs. a rainy season when numbers are up). He said the economy also impacts code enforcement; for instance, if people are working they take care of their property, but high foreclosures mean more complaints and non-compliance. He said social media has also assisted with citizens making complaints. City Manager Tom Hart stated when the transition was made from Planning to Police, the staff was somewhat

apprehensive, but the Police Department has done a great job of collaborating with Code.

Presented

2

Prairie Lights Re-Cap - Presented by Beverly Grogan, Parks, Arts and Recreation Department

Beverly Grogan, Parks, Arts and Recreation, stated that the road in the park was flooded (under five feet of water) taking away access to many of the exciting Prairie Lights displays. However, the Streets and Parks Department built a road in two days but 25% of displays stayed in flood waters. The remaining 75% were all new displays. She said the VIP service had to be discontinued because the back gate stayed underwater. Ms. Grogan said there was not record attendance this year as in the past nine years. Prices had to be discounted because of the flooding but the event still grossed over \$1 million for the third year in a row. The Texas partner cities also experienced the significant rain events that Grand Prairie did but both cities made enough to continue the partnership. She said she has received inquiries from Los Angeles, New York, Missouri and Tennessee. Prairie Lights is the #2 attraction in the State (after the Riverwalk). Council Member Copeland asked how the attendance number of 164,000 is arrived at. Ms. Grogan said there is a formula for counting the crowd (i.e. cars and larger carriers). Council Member Giessner thanked Mayor Jensen for having "Cycling with the Mayor" at Prairie Lights.

Presented

Agenda Review

Council Member Shotwell referred to Consent Agenda Item 13 (Water and Wastewater Improvements behind 321 W. Main) and asked if this work would be for all tenants along that line. Bill Crolley, Executive Director of Planning, replied that it would. Mr. Shotwell asked if the city would pay for those connections. Ron McCuller, Public Works Director, replied the city would pay for the connections. Mr. Crolley said these improvements should be completed by November 1. Council Member Shotwell asked if the businesses would be notified about this project (i.e. water turnoff, etc.). Mr. McCuller replied that the contractor normally notifies the tenants.

Council Member Shotwell referred to Consent Agenda Item #18 (Epic Project funding) and asked how much money was currently in the Capital Lending Reserve Fund. Mayor Pro Tem Swafford said there was around \$7-8 million before this amount comes out. Council Member Wooldridge referred to Consent Agenda Item #14 (traffic signal at Fire Station 10) and asked if this was only for the traffic signal at Balboa. Walter Shumac, Transportation Director, replied that it was only for Balboa but the other intersections in this area would be coming to council for approval at a later date. Deputy Mayor Pro Tem Clemson asked about the huge range in bids on Item #9 (tree and brush services) from \$79,800 to \$399,000. Robert Myers, Purchasing Managers, said that was correct.

Executive Session

Mayor Jensen convened a closed session at 5:15 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" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." The closed session was adjourned at 5:45 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:45 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Jose Luna, Restauracion y Luz. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Richard Fregoe.

Presentations

- 3** Randy Galloway Proclamation
- Mayor Pro Tem Swafford read a proclamation honoring Randy Galloway. Mayor Jensen presented the proclamation to Mr. Galloway with Mr. Galloway's family also in attendance.*
- Presented**
- 4** Presentation of Check to Lone Star Park Charitable Foundation - Presented by First Lady Rebecca Jensen
- First Lady Rebecca Jensen and Karen Beich, Engineering Department, presented a check in the amount of \$7,250m to the Lone Star Park Charitable Foundation. The money was raised from a city employee raffle and sale of Christmas ornaments which were hand made by Rebecca Jensen.*
- Presented**
- 5** Miss Grand Prairie Proclamation Presentation - presented to Kaitlyn Ayrton
- Deputy Mayor Pro Tem Jorja Clemson read a proclamation in honmr of Kaitlyn Ayrton, Miss Grand Prairie. Mayor Jensen presented the proclamation to Ms. Ayrton.*
- Presented**

- 6 Miss Grand Prairie Outstanding Teen 2016 Proclamation Presentation - presented to Ady Forrester
- Council Member Lila Thorn read a proclamation honoring Ady Forrester, Miss Grand Prairie Outstanding Teen 2016. Mayor Jensen presented the proclamation to Ms. Forrester.*

Presented

- 7 Grand Prairie Police Department Youth Boxing Program - Recognition of Xavier Rodriguez and Jose Perez, Jr. - Presented by Chief Steve Dye.
- Chief Dye recognized Xavier Rodriguez and Jose Perez, Jr., members of the Grand Prairie Police Department Boxing Program and thanked the City Council for their ongoing support for the program.*

Presented

Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 8 through 20 on the Consent Agenda. The motion carried unanimously.

- 8 Minutes of the February 2, 2016 Meeting
- Approved on the Consent Agenda**
- 9 Price agreement for tree and brush services from Arbor Masters Tree Service (up to \$79,800 annually) for one year with the option to renew for four additional one year periods totaling \$399,000 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 renewal terms
- Approved on the Consent Agenda**
- 10 Change order/amendment No. 1 to the professional engineering services contract with The Rios Group in the amount of \$40,000 for as-needed subsurface utility engineering services for a maximum amount of \$120,000 for various Capital Improvement Projects (CIP)
- Approved on the Consent Agenda**
- 11 Engineering services contract with Infrastructure Management Services (IMS) for street pavement assessment for arterials and collector roadways in the total amount of \$145,311
- Approved on the Consent Agenda**
- 12 Contract with The Brickman Group Ltd., LLC for landscape maintenance (\$548,016) in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 13** Professional services contract with KSA Engineers, Inc. for engineering and surveying services of water and wastewater improvements behind 321 W. Main Street from Center Street to NW 6th Street in the total amount of \$88,200

Approved on the Consent Agenda

- 14** Construction contract with Durable Specialties, Inc. for traffic signal construction at S. Grand Peninsula Drive at Balboa and the Fire Station 10 driveway at Balboa in the amount of \$129,000; a 5% contingency in the amount of \$6,450; traffic signal equipment in the amount of \$79,950; and in-house inspection in the amount of \$5,000 for a total construction cost of \$220,400

Approved on the Consent Agenda

- 15** Purchase of a replacement utility easement containing 33,145 square feet required for relocation of City water and sanitary sewer lines due to the construction of frontage road by TxDOT from NW 7th Street to Beltline Road from GRTP, Ltd.

Approved on the Consent Agenda

- 16** Change order/amendment No. 2 with Caprock Consulting Group in the not to exceed amount of \$75,000 for a total not to exceed contract amount of \$110,720

Approved on the Consent Agenda

- 17** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Weatherford, Texas

Adopted

Enactment No: RES 4807-2016

- 18** Ordinance amending the FY 2015/2016 General Fund, Capital and Lending Reserve Fund, Park Venue Fund, EPIC Sales Tax Fund, and the Capital Improvement Projects Budget for additional funding for the EPIC in the total amount of \$13,316,962

Adopted

Enactment No: ORD 10008-2016

- 19** Reimbursement resolution to the FY 2015/2016 Parks Venue Fund with a future bond sale that is pledged by Parks Venue sales tax revenues in the amount of \$4,500,000 for additional funding for the EPIC

Adopted

Enactment No: RES 4808-2016

20

Ordinance amending the FY 2015/2016 Capital Improvements Projects Budget; change order No. 3 with SYB Construction in the amount of \$9,049 for wastewater replacements at various locations throughout the city

Adopted

Enactment No: ORD 10009-2016

Public Hearing Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Council Member Fregoe to table Items 21 through 24 on the Public Hearing Consent Agenda. The motion carried unanimously.

21

SU160201 - Specific Use Permit - 1802 S Carrier Pkwy (City Council District 2). Approve a Specific Use Permit permitting auto tire sales and installation uses. The 0.516 acre property, zoned Commercial (C) District and located within the S.H. 161 Corridor Overlay District, is addressed as 1802 S. Carrier Parkway. The property is located at the southwest corner of S. Carrier Parkway and W. Marshall Drive. The applicant is Rami Hindi and the owner is Tayseer Hasan. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Tabled**22**

SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W Main St (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Tabled**23**

Z160201 - Zoning Change - State Farm on Broad Street (City Council District 4). Consider a request to rezone 0.83 acres from Agriculture (A) District to a Planned Development District for office uses. The 0.83-acre property, zoned Agriculture (A) District, is within the Lake Ridge Overlay District. The applicant is Ryan Salsbury, State Farm and the owner is John Ramirez. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Tabled**24**

TA160201 - Text Amendment - Article 22 - Fee Schedule. Consider a request

for a Text Amendment of Section 22.2.3.8 of Article 22 of the Unified Development Code to establish a separate and nominal application fee for alley rights-of-way abandonments that are adjacent to residential property. The applicant is Ron McCullar, City of Grand Prairie Public Works Department. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Tabled

Public Hearing on Zoning Applications

25

SU160203 - Specific Use Permit - Gemini Coatings (City Council District 1). Approve a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini. (On February 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker stated that Gemini coatings make stains for wood projects. He said there are some chemicals used in this process that are hazardous materials which requires an SUP. He stated there were no appeals requested.

Maxwell Fisher, Masterplan, 900 Jackson Street, Suite 640, Dallas, 75202, stated he was representing Gemini, and they were complying with all environmental and safety codes. There were no questions from the Council.

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU160203 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Lila Thorn and Council Member Jeff Wooldridge

Enactment No: ORD 10010-2016

26

SU160204 - Specific Use Permit - Advanced Modern Performance (City Council District 1). Approve a Specific Use Permit permitting the operation of a specialty high-performance automotive modification shop primarily engaged in upgrading engines of late model performance style GM vehicles. The approximately 1-acre property, zoned Light Industrial (LI) District and located within the S. H. 161 Corridor Overlay District, is addressed as 247 Gilbert Circle, Suite A. The property is generally located west of Gilbert Circle and approximately 1/2 mile north of W. Shady Grove Road. The applicant is Bryan Pomeroy, AMP LLC and the owner is Larry Causey. (On February 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker stated this case was for a high performance modification shop specializing in modifying later model GM vehicles. He said the applicant will be occupying the eastern end of the existing building and there would be no outside storage. Mr. Hinderaker said the applicant requested an appeal for a masonry wall.

He said the applicants want to erect a wood fence 30' from the property line on Gilbert Circle and staff is supportive of the wood fence.

Bryan Pomeroy, 247 Gilbert Circle, stated he was one of the applicants and was present to answer questions. Council did not have any questions.

Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Swafford, to close the public hearing and approve Case SU160204 as presented by staff and as recommended by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Lila Thorn and Council Member Jeff Wooldridge

Enactment No: ORD 10011-2016

Citizen Comments

Lynn McGinley, 1302 Green Hills Road, Duncanville, Chamber President, thanked the city for their efforts during Prairie Lights with the flooding event. She said the vendors were very appreciative of these efforts.

Adjournment

Deputy Mayor Pro Tem Clemson showed the latest edition of the UTA Arlington alumni magazine which featured an article on Mayor Jensen.

Mayor Jensen invited everyone to purchase tickets for the annual State of the City, on February 25 at 6:00 p.m

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

The foregoing minutes were approved at the March 1, 2016 meeting.

Catherine E. DiMaggio, City Secretary