



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 7, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen convened the meeting at 4:30 p.m.

Present 9 - 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 Tony Shotwell
Council Member Jim Swafford

Staff Presentations

1 Historical Building Renovation - Presented by Amy Sprinkles, Communications and Library Director

City Manager Tom Hart said staff had done an analysis for rough cost estimates to the building and other alternatives. He said there was a significant cost to renovate. Mr. Hart said one alternative to renovation would be to demolish the building and fix up the Copeland Home and let the Historical Organization utilize that building. Mr. Hart said there would be a nice space in the new City Hall expansion to display historical items.

Ray Riedinger, Facility Services Manager, said an estimate was received from Home Depot for the overall interior renovation of \$200,000. He added that amount did not include asbestos removal that would cost around \$15,000-20,000. Council Member Swafford asked what was included in the \$200,000 estimate. Mr. Riedinger said that included electrical, HVAC ductwork; insulation; fixing walls and ceiling; paint; trim; doors; cabinet refurbish; and flooring. Mr. Riedinger said since the estimate is over \$50,000, it triggers ADA compliance and those ADA requirements are not included in this bid (i.e. restrooms, ramps). In addition roof replacement is estimated to be in the \$50,000 range. Mr. Riedinger said there could also be unforeseen damage once renovation begins. Mayor Jensen explained that in the briefing there were no citizen comments, just information presented by staff. He said there would be an opportunity to speak at an upcoming Council meeting. Council Member Swafford said he would like input from the Historical Organization before the meeting in December. He said addition to the base amount a contingency should be added of perhaps \$100,000. Deputy Mayor Pro Tem Copeland asked for discussion and comments from the Historical Organization without voting at the same meeting. Mayor Jensen said that could be done. Council Member Clemson said the Historical Organization got private bids themselves and there is a discrepancy from the bids the city received. She

asked if city bids could be adjusted. Mr. Riedinger said that was a possibility. Amy Sprinkles, Marketing, Communications and Library Director, said the roof bid that the city got was \$100,000 and the Historical Organization got a bid for \$27,000. She said the difference in price is because the roof can be done less as a baseline roof but the other bid was for a higher grade with a much longer life. Council Member Clemson asked if the Historical Organization would be agreeable to share the space with other organizations. Historical Organization representatives who were present replied that they would. Mayor Jensen said he would like to give the Historical Organization time to prepare to speak at the next briefing. Council Member Swafford said he would like to get input and options before the vote. Council Member Shotwell said contractors may give an individual a lower bid price than to the city and then add in the ADA requirements. Council Member Giessner asked for renovations to be outlined in a priority list (i.e. roof, HVAC, asbestos), etc. He said before we do anything else we need to replace the entire roof, not repair it. Council Member Del Bosque suggested using a Gantt chart. Deputy Mayor Pro Tem Copeland said the building was valued at \$82,000 with land value of \$57,000. He asked if the total value was \$82,970. Ms. Sprinkles said she would verify the value. Mayor Jensen said this discussion would be placed on the next Briefing with a vote on December 12. Deputy Mayor Pro Tem Copeland said he would like the Historical Organization's opinion on the Copeland Home at the next Briefing. Council Member Shotwell said Council should remember what the Historical Organization was doing before the city gave them that building. He asked who was responsible for maintenance of the building. Ms. Sprinkles said the contract placed maintenance responsibility on the Historical Organization.

Presented

2

Prairie Lights Kickoff - Presented by Rick Herold, Director of Parks, Arts and Recreation

Duane Strawn, Parks, Arts and Recreation Manager, reviewed the numbers from the 2016 Prairie Lights: 40,103 vehicles; 231,044 visitors; and 1028 average vehicles per day. The 2017 VIP night will be November 20 at 7:00 p.m. Opening night will be November 23, Thanksgiving night and will close on December 31. Mr. Strawn said information they received from surveys showed that visitors wanted one price for all of the shows (carnival, snow maze, walk thru, etc.). Also, a fast pass has been implemented which will allow entry through the Oasis to bypass the line. Guests can select a specific time to come. New this year will be online ticket sales with a \$5.00 discount. There will be a snow maze and free arts and crafts. The website has been updated with directions and frequently asked questions. The main tent has changed with a new entrance and new display; the store and Santa were moved to allow more seating room.

Mayor Jensen said the Sneak a Peak will take place on November 19 and there will also be a fun run and Cycling with the Mayor as well as a VIP night.

Deputy Mayor Pro Tem Copeland said the online ticket sales will shorten the lines because there would be no change of money. Mr. Strawn said it also helps to see who is buying online to see how many will be coming. Deputy Mayor Pro Tem Copeland asked if it would be possible next year to have somebody out there five or six cars deep to take money (like Chic Fil-A). Council Member Fregoe asked if the Lone Star Park holiday event would have an impact on Prairie Lights. Mr. Strawn said staff felt people would still go through because this is a drive-thru and Lone Star Park and Arlington events are walk-thru. Also, it is a tradition and the price is per carload rather than per person.

Presented**3** Construction Update (Downtown) - Presented by Bill Crolley, Assistant City Manager

Romin Khavari, City Engineer, gave an update on the Main and Jefferson Drainage Project. He said contractors would be working on Center Street soon. He said staff presented the project to the Finance and Government Committee and an item will be placed on the November 21 agenda for Council approval. Mr. Khavari said the line was re-routed so there would be no collapses under the duplexes or Mercado. He said some streetlights had to be taken out but these are to be replaced by the end of November. Council Member Shotwell asked when the project would be finished. Mr. Khavari said it should be completed by May but the contractor estimates it would be done before that including re-route of the line. He said Jefferson Street would be closed in sections and would be down to one lane for about a month.

Presented**4** Public Art Project -- Traffic Signal Boxes - Presented by Tammy Chan, Public Art Coordinator

Tammy Chan, Public Art Coordinator, showed Phase 1 of the traffic signal box art project. She said there were 161 entries from 32 different Texas cities. The Art Selection Committee reviewed examples of the artists' previous work and chose the winning artists. She said there would be 20 boxes in the first phase at \$2,000 per box, however, some locations must be approved by TXDOT. The artists will have until April 30, 2018 to complete their project. She said 14 artists will paint directly on the box and six will utilize wrapping. Deputy Mayor Pro Tem Copeland asked what the \$2,000 for each box was for. Ms. Chan said that included the prize for the artist, supplies, fiberglass base and concrete pedestal. Mayor Pro Tem Copeland asked about safety protocols. Ms. Chan said the boxes are far enough from the curb that it does not present a hazard. She said the young artists cannot be there alone and the artists would be signing a liability form. Council Member Del Bosque asked if there was an opportunity to get more in District 3. Ms. Chan said those on Third Street, Freetown and Marshall need to be upgraded and cannot be approved at this time. Those with landscaping that interferes with the box may be changed with the assistance of the Parks Department. Council Member Shotwell said this is a great idea and there is a local artist painting one of these on their own by FS1 (Karen Cox) and the proof looks really good. Ms. Chan said these are only at intersections where there is a traffic signal. She said Don Johnson is producing a "how to" video. Council Member Clemson asked how Ms. Chan decided which art goes where. Ms. Chan said she tried to locate wraps in places where it would be easiest for them. She said water art would be placed in areas where there is high water usage. Deputy Mayor Pro Tem Copeland said he never would have thought of something like this and thanked Ms. Chan for her vision.

Presented**Agenda Review**

Mayor Pro Tem Wooldridge stated that Item 36 would be pulled for a presentation. Council Member Shotwell noted that Consent Agenda Items 21 and 31 for the Epic and Epic Waters were coming from two different funds. He asked for a running grand total of all expenses for the Epic.

Council Member Shotwell stated that last year Council discussed doing something with payday lending and car title lending and decided to wait for the legislature to pass legislation but they did not. He said he wanted to bring this back for discussion at Council committee meetings before going to the entire Council.

Executive Session

Mayor Jensen convened a closed session at 5:30 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:59 p.m.

Recess Meeting

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

6:30 PM Council Chambers

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

Council Member Jorja Clemson gave the invocation and led the Pledge of Allegiance to the US Flag and to the Texas Flag.

Presentations

- 5** Presentation of 2017 City Christmas Ornament - Presented by First Lady Rebecca Jensen

First Lady Rebecca Jensen presented the 2017 city ornament that commemorates the 100th Anniversary of the Fire Department. The ornaments are hand made by the first lady.

Presented

- 6** PlayGrand Adventures Donor Recognition - Patrick Lawler, President and CEO, P. Lawler Enterprises (\$50,000 Donation); Celina Cardenas Fleites, Manager of Public Affairs, Atmos Energy Corporation (\$30,000 donation); and Baylor Orthopedic and Spine Hospital at Arlington (\$250,000 donation)

Mayor Jensen announced the following donations for PlayGrand Adventures (an all inclusive playground):

Baylor Orthopedic and Spine Hospital at Arlington - \$250,000 donation. Mr. Allan Beck, President and CEO, said he was looking forward to this playground and was proud of the commitment to the partnership with the City of Grand Prairie.

Lawler Enterprises - \$50,000 donation. Mr. Patrick Lawler, President, said he appreciated the opportunity to partner with the city for this worthwhile endeavor.

Atmos Energy – \$30,000 donation. Ms. Celina Fleites, Manager of Public Affairs, Mid-Tex Division, said Atmos is committed to customers and to the communities they service and she was proud of the continued partnership with Grand Prairie.

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Consent Agenda Items 7 through 35 and remove Item 36 for individual consideration, and approve Item 37. The motion carried unanimously.

7 Minutes of the October 17, 2017 Meeting

Approved on the Consent Agenda

8 Price agreement for plumbing services from Entech Sales & Service, Inc. through a national inter-local agreement with BuyBoard at an annual cost of \$150,000 with the option to renew for two, additional one-year periods totaling \$450,000 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

9 Price agreement for police badges from SA-SO, Inc., (up to \$16,000 annually) for one year with the option to renew for four additional one year periods totaling \$80,000 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

10 Price agreement for HVAC controls, equipment, installation, services, and supplies from Enviromatic Systems, Inc. through a national inter-local agreement with BuyBoard at an annual cost of \$250,000 with the option to renew for two, additional one-year periods totaling \$750,000 if all extensions are exercised

Approved on the Consent Agenda

11 Price agreement for police pursuit motorcycles from Longhorn Harley-Davidson (up to \$131,470.56 annually) for one year

Approved on the Consent Agenda

- 12** Price agreement for Wireless Voice & Data Products and Services from Celco Partnership DBA Verizon Wireless through a national inter-local agreement with DIR at an estimated annual cost not to exceed \$436,336.20 for an initial one-year term with the option to renew for two (2) additional one-year periods totaling \$1,309,008.60 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

- 13** Purchase audio/video equipment for the Real Time Crime Center from Ford Audio Video Systems through a national inter-local agreement with BuyBoard in the amount of \$58,266.19

Approved on the Consent Agenda

- 14** Purchase and installation of one (1) replacement generator from HoltCat through a national inter-local agreement with NJPA in the amount of \$253,965.92 with a 5% contingency of \$12,698.30, and fuel for the new equipment in the amount of \$4,164 for a total cost not to exceed \$270,828.22

Approved on the Consent Agenda

- 15** Contract with LandWorks for Landscape Maintenance for \$77,045 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 16** Change Order No. 3 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 (\$160,330.25)

Approved on the Consent Agenda

- 17** Purchase of a Mongoose Jetter Trailer (Model 184) from Sewer Equipment Co. in the amount of \$51,533.94, through a national inter-local agreement with National Joint Power Association, contract #022014-SCA.

Approved on the Consent Agenda

- 18** Purchase of a skid-mounted utility landfill flare system and components from Parnel Biogas, Inc. in the amount of \$236,101

Approved on the Consent Agenda

- 19** Contract with Tri-Con Works LLC for Landfill Gas Collection and Control System

Improvements in the amount of \$946,169.95

Approved on the Consent Agenda

- 20** Purchase of one (1) 2018 CATERPILLAR INC Model: 938M QC Wheel Loader for Public Works (Streets), one (1) 2018 CATERPILLAR INC Model: 430F2 backhoe loaders for Public Works (Water), one (1) 2018 CATERPILLAR INC Model: CB24B vibratory compactor for Public Works (Streets), one (1) 2018 CATERPILLAR INC Model: 415F2IL backhoe loader for Parks & Recreation, and one (1) 2018 Broce CRT350 road broom from Holt CAT and R.B. Everett & Co., respectively for a combined total of \$492,194.80 through a national, interlocal agreement with Buyboard

Approved on the Consent Agenda

- 21** Purchase of Network Equipment for Epic Water Park and Recreation Center from Flair Data Systems in the amount of \$77,559.71 through the national interlocal agreement with DIR

Approved on the Consent Agenda

- 22** Annual Software Support and Maintenance to Superion for NaviLine Applications in the amount of \$56,045.16

Approved on the Consent Agenda

- 23** Change Order/Amendment No.1 for BrightView Landscapes, LLC for Peninsula PID landscape maintenance in the total amount of \$50,314 (Council Districts 4 & 6)

Approved on the Consent Agenda

- 24** Ruthe Jackson Center remodel through Home Depot utilizing the US Communities master cooperative agreement for a total cost of \$286,573

Approved on the Consent Agenda

- 25** Change Order/Amendment No. 1 to the Developer Participation Agreement with First Texas Homes for the construction of the paving and drainage of Grandway Drive and Arlington Webb-Britton Road in the amount of \$79,144.28

Approved on the Consent Agenda

- 26** Acquisition of property at 1201 W. Marshall Drive from MARS Partners Ltd. for Fire Station No. 3 at a purchase price of \$294,000

Approved on the Consent Agenda

- 27** One-time purchase of Christmas Decorations (\$20,732.00) and Price Agreement for the installation, tear down, and monthly maintenance of the Christmas

Decorations from the Christmas Company, LLC (up to \$27,425.00 annually) for one year - with the option to renew for four additional one-year periods

Approved on the Consent Agenda

- 28** Resolution for Flex-N-Gate Enterprise Zone Project

Adopted

Enactment No: RES 4915-2017

- 29** Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Points Assistance Program (PSAP), in the amount of \$78,354 to purchase 9-1-1 related equipment and supplies

Adopted

Enactment No: RES 4916-2017

- 30** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the Education Service Center Region 19 Allied States Cooperative

Adopted

Enactment No: RES 4917-2017

- 31** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; The Epic Center Capital Projects Fund in the total amount of \$5,142,000.

Adopted

Enactment No: ORD 10383-2017

- 32** Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation" Article II. "Food and Food Establishments" by modifying various food permit fees.

Adopted

Enactment No: ORD 10384-2017

- 33** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget by appropriating \$1,013 from the Fire Capital Improvement budget; Purchase of seven (7) UCapIT vending machines from BoundTree Medical for the total price of \$81,823.

Adopted

Enactment No: ORD 10385-2017

- 34** Ordinance amending the Code of Ordinances, Chapter 13, Article XII, Section 13-236 "Definitions," and Section 13-243 "Mobile Food Vendors"

Adopted

Enactment No: ORD 10386-2017

35

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Developer Participation Agreement with Skorburg Company for \$170,760, and a 5% contingency in the amount of \$8,540, 4% for City inspection services in the amount of \$6,830, and 2.5% for materials testing in the amount of \$4,270, for a total requested amount of \$190,400

Adopted

Enactment No: ORD 10387-2017

36

Second reading and adoption of an ordinance for a ten (10) year non-exclusive franchise agreement between SiEnergy and the City of Grand Prairie for a franchise fee of 5% of gross revenues, with the option to extend the franchise for two additional terms of five years

Megan Mahan, Assistant City Attorney, stated this gas franchise would be for 10 years and covers all of Grand Prairie. It is a non-exclusive franchise with a franchise fee of 5% of gross revenues.

Council Member Swafford stated that the Finance and Government Committee had a discussion about this application. Don Dively, Vice President of Contracts and Risk Management, SiEnergy, was present to answer questions. Council Member Swafford asked Mr. Dively how they would get the gas to their system. Mr. Dively said the contractor taps in and works with Atmos and others who have taps in all those systems. Council Member Swafford asked if they would be building a transmission line. Mr. Dively said only in those cases where they might have to go two to three miles. Council Member Swafford asked if there would be an Atmos line and SiEnergy line in the same easement. Mr. Dively said they typically serve different communities and would be in those easements within those communities. He added it would be very rare to be in the same easement. Mr. Swafford asked where SiEnergy gets the gas to serve their distribution system. Mr. Dively said they put in a city gate and an atmos pipeline, which is not Atmos distribution. Council Member Swafford asked for confirmation that there would be no rate increase for three years. Mr. Dively said that was correct.

Council Member Shotwell asked Mr. Dively if SiEnergy sent a transmission line to a development, would they have the right of eminent domain. Mr. Dively replied that they would. He said they are regulated by the Railroad Commission, so customer service and rate increases go through them, however, the city has the right to intervene in those rate increases. Council Member Shotwell said Grand Prairie is in a group of cities that works with Atmos and asked who would work with SiEnergy. Mr. Dively said they would work with cities individually. Council Member Shotwell asked if SiEnergy rates were different from Atmos. Mr. Dively said rates are very comparable with Atmos. Council Member Shotwell said there is a possibility where there may be customers across from each other that are served by different gas companies with different rates and he was not sure of the fairness of that because the customer did not have a choice. Mr. Dively said SiEnergy is very customer oriented. He said SiEnergy is a 20-year old company and their rates have always been competitive with no rate increase in ten years. He said SiEnergy has new infrastructure so they do not

have to replace infrastructure as some of the companies with older infrastructure. He added that SiEnergy makes other gas companies be more competitive with their rates. Council Member Shotwell asked where SiEnergy headquarters were located. Mr. Dively said they were located in Lakeway, Texas and they have an office in Mansfield and the initial tract is close to Mansfield. They also have two people who service the development through finish. Mr. Dively said there are pay stations at Kroger and WalMart.

Council Member Swafford moved, seconded by Council Member Fregoe, to approve the second and final reading of an ordinance granting a 10-year gas franchise to SiEnergy. The motion passed as follows:

Enactment No: ORD 10388-2017

37

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Developer Participation Agreement with Richard Salinas in the total amount of \$14,550

Adopted

Enactment No: ORD 10389-2017

Citizen Comments

Ken Brolin PO Box 271074, Flower Mound, said he was speaking on behalf of Daniel Joe Bennett, who has been nominated by White Settlement for Tarrant County Appraisal District Director. Mr. Brolin said Mr. Bennett is very hardworking who has been involved with the appraisal district. His goals are transparency, accountability and efficiency for the district. He said Mr. Bennett would work hard and fight for the taxpayers.

John Stewart, 4315 Hampton Circle, said he appreciated the service of local, state and federal government. He said the City works toward finding solutions. Mr. Stewart said he hoped our city never suffers a financial drain and that we maintain a moral compass. He asked that the Council not compromise integrity. He said he is a Disciple of the Lord and His name will always be lifted up by him.

Adjournment

Mayor Jensen recognized members of the Teen Council who were present. He said one of the main reasons he started the Teen Council was to give the students an opportunity to experience city government and to show them there aren't side deals; everything is discussed in public and Council Members make decisions they hope are best for the city.

Mayor Jensen announced Prairie Lights would begin the evening of Thanksgiving.

Deputy Mayor Pro Tem Copeland recognized First Lady Rebecca Jensen and said her dedication to the city is second to none.

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

The foregoing minutes were approved at the November 21, 2017 meeting.

Catherine E. DiMaggio
City Secretary