



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, June 5, 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 9 - Mayor Ron Jensen
Council Member Jeff Wooldridge
Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque
Council Member Jorja Clemson
Council Member Richard Fregoe
Deputy Mayor Pro Tem Greg Giessner
Council Member Cole Humphreys
Council Member Jim Swafford

Staff Presentations

1 Crime Hotspots - Presented by Chief Steve Dye

Chief Dye showed crime hotspots throughout the city for the past ten years. He said the hotspots denote areas where there is a frequency of crime in proximity to each other. Chief Dye said between 2010-2017, there was a 35% decrease in overall crime. In 2018 year-to-date, there has been a 16% decrease in overall crime.

Deputy Mayor Pro Tem Copeland referred to the development on SH161 and asked if crime would pull away from other hotspots or create one of its own. Chief Dye said they can displace crime because the Grand Prairie Police Department is more aggressive than neighboring cities. He said the department gets very visible with people and assets in the hotspot areas.

Assistant Chief Scesney stated the Criminal Intelligence Unit analyzes data; develops strategies; determines trends, hotspots and patterns; ensures rapid dissemination to law enforcement bulletins. He said Human Intelligence and Evidence Based Policing focuses on sources of information from criminal actors; conducts electronic surveillance; performs threat assessments; technological abilities; licence plate recognition; facial recognition; unmanned areal vehicles; distributed camera network; surveillance trailers; law enforcement databases. The Real Time Crime Center takes data and distributes it to law enforcement.

Presented

2 Launching 1,000 Books Before Kindergarten - Presented by Amy Sprinkles

Jennifer Lusk and Caitlin Milligan presented "1,000 Books before Kindergarten," the newest initiative at the library. Ms. Milligan said this is a national organization which

encourages parents reading to their children. There are 1,000 preselected books and the program has 100 backpacks with 10 books per bag. Parents sign up for the program and get a welcome letter and a tracking sheet as well as a card with basic parenting tips. Ms. Milligan said the participants get a small reward at each milestone. When they complete the program, their picture will be posted at the library and they will receive a completion certificate. Children learn letters; phonics; rhythm, patterns of speech; meaning; perspective; and exposure to the unfamiliar. The participants also learn routines, emotional connection, brain development, increased language exposure, promotes universal values and a life-long love of reading. Ms. Milligan said the ultimate impact for the community is less government time spent on illiteracy, crime, depression, unemployment and welfare benefits.

Council Member Humphreys as how he could get this information out to his constituents. Amy Sprinkles, Library Director, said information would be posted on the city website as well as on the city's Facebook page.

Presented

Agenda Review

Mayor Pro Tem Wooldridge asked if Council had any questions on Items 6-42 on the agenda. Council Member Swafford stated that the Finance and Government Committee had reviewed several items on the Consent Agenda and asked that Item 16 (Hill and Wilkinson CMAR for PlayGrand Adventures) be tabled and brought back to the Finance and Government Committee in July.

Council Member Fregoe said that the Public Safety and Environment Committee reviewed Agenda Items 7, 8, 13 and 38 and they were recommended for approval.

Mayor Jensen referred to Item 40 (Selection of Mayor Pro Tem and Deputy Mayor Pro Tem) and stated he was nominating Jeff Copeland as Mayor Pro Tem and Greg Giessner and Deputy Mayor Pro Tem. Mayor Jensen referred to Item 42 (Sports Corporation appointments and appointment of president) and pointed out that the Sports Corporation and Housing Finance Corporation were not bound by the board and commission appointment process.

Executive Session

Mayor Jensen convened a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney": Chemetco Site PRP Group v. A Square Systems, Inc., et al. No. 3:18-cv-00179-SMY-SCW (S.D. Ill.); and Craig Randolph v. City of Grand Prairie, et al., DC-17-02608 (298 Jud. Dist.); Section 551.072 "Deliberation Regarding Real Property"; and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:57 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:57 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Jeff Kirkpatrick, Systems Pastor, Rush Creek Community Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Deputy Mayor Pro Tem Copeland.

Presentations

- 3 PlayGrand Adventures donation from Station KNON -Presented by Dave Chaos, KNON Station Manager

215 + 256 that was collected (TonyShotwell)

Presented

- 4 Recognition of the IT Department for receiving the TAGITM 2018 Rising Start Award to Keshnel Penny; and the TAGITM 2018 Excellence Award: Unidirectional Flushing Automation - Presented by Tony Gonzalez - TAGITM Communications Committee

TAGITM – Scott Joyce, President of Texas Assoc. of Information Tech Managers

Rising Star Award – Keshnel Penny

Unidirectional Flushing Automation – Excellence Award – Scott Webber and Gabi Voicu

Presented

- 5 Grand Prairie Fire Department Gold Plus Award - Presented by the American Heart Association

5. GP FD Gold Plus Award – Chest pains – call 911 – clock starts when they enter the door. Look at an EKG and can tell what part of the heart is being affected. When active heart attack is found send the information to the hospital and leave for hospital (Medical Center of Arlington). Bypass emergency room and go straight to cath lab and they insert the balloon. All of this has to be done in under 90 minutes. Showed the coronary occlusion and the balloon was 61 minutes. Fourth year in a row awarded the Gold Medal Award. Only 2 other cities in the Metroplex have gotten this award four years in a row. Chief gave kudos to the city's paramedics

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Items 6 through 15 on the Consent Agenda, table Item 16, and approve Items 17 through 39. The motion carried unanimously.

- 6 Minutes of the May 15, 2018 meeting
- Approved on the Consent Agenda**
- 7 Ratification of the application for the FY2018 Urban Area Security Initiative (UASI) Grant of approximately \$150,000; and if awarded, authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division
- Approved on the Consent Agenda**
- 8 Ratification of the application for the FY2018 State Homeland Security Program (SHSP) Grant in the amount of \$24,000; and if awarded authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division
- Approved on the Consent Agenda**
- 9 Ratify Change Order No. 2 with Tri-Con Works LLC increasing the contract amount by \$49,740 to provide for emergency repairs to the leachate collection system and force main associated with the Gas Control and Collection System located at Grand Prairie Landfill for a total of \$1,003,809.95
- Approved on the Consent Agenda**
- 10 Price agreement for compound pharmaceutical vet drugs for the animal shelter and spay/neuter clinic from Roadrunner Pharmacy in the amount of \$35,867.46 annually for one year with the option to renew for four additional one year periods totaling \$179,337.30 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 support and maintenance for Infor Lawson Environments from Infor (US), Inc. (up to \$70,000.00 annually) for one year with the option to renew for four additional one year periods totaling \$350,000 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**

- 12** Price agreement for Fleet Glass Repair from A-1 Auto Glass, Inc. (up to \$15,000.00 annually) for one year with the option to renew for four additional one year periods totaling \$75,000 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

- 13** Price agreement for Hazardous and Regulated Waste Disposal generated from city facilities and activities from Green Planet, Inc. for one year not to exceed \$25,000 with the option to renew for four (4) additional one-year periods totaling \$125,000 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

- 14** Service Agreement with Lantana Communications to maintain & support the City's Avaya phone system in the amount of \$51,043.52 for one year with two one-year renewals, totaling \$153,130.56 if all extensions are exercised, through Choice Partners Cooperative; 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

- 15** Construction Manager at Risk (CMAR) Contract with Key Construction for pre-construction services for a new Fire Station 4 and addition to Fire Station 6 in the amount of \$15,000 and approve a Construction Services Fee of 1.00% to be applied to the actual approved construction costs for the new Fire Station 4 and addition to Fire Station 6 work at a later time

Approved on the Consent Agenda

- 16** Construction Manager at Risk (CMAR) contract with Hill & Wilkinson General Contractors for pre-construction services for phase I construction of PlayGrand Adventures in the amount of \$3,000 and approve a construction services fee of 2.95% to be applied to the actual approved construction cost for the project

Tabled

- 17** Five-Year Tenant Lease with Option to Renew for one Five-Year Term with Firehouse Gasto Park, LLC, for the Operation of a Restaurant at 321 Main Street for 10% of Gross Sales capped at \$81,375 annually

Approved on the Consent Agenda

- 18 Settlement Agreement for *Chemetco Site PRP Group v. A Square Systems, Inc., et al.* No. 3:18-cv-00179-SMY-SCW (S.D. Ill.) in the amount of \$5,000

Approved on the Consent Agenda

- 19 Award bids for the completion of two residential reconstruction projects as part of the HOME Reconstruct Program to Johnson Construction in the amount of \$95,000 and Symone Construction in the amount of \$101,543 for a combined total of \$196,543

Approved on the Consent Agenda

- 20 Renewal of the managed services software contract in the amount of \$22,800 with Athena Advanced Networks for proactive system monitoring for our current and our legacy public safety computer system, a sole source provider

Approved on the Consent Agenda

- 21 Contract with TBG Partners, Inc. in the amount of \$313,200 and a reimbursable allowance not to exceed \$7,500; for a total amount of \$320,700 for architectural design services and contract administration for PlayGrand Adventures project

Approved on the Consent Agenda

- 22 Personal Services Contract with J. David Merritt for hospitality development services associated with the proposed hotel and conference center project in the amount of \$300,000

Approved on the Consent Agenda

- 23 Contract with Audio DAWg in the amount of \$148,135 for recording studio and theater system equipment at the EPIC through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 24 Construction contract with T. Gray Utility Company for Fargo Outfall Rehab Project Phase II in the total amount of \$408,037.25; in-house engineering in the amount of \$20,400; and 5% construction contract contingency in the amount of \$20,400; for a total project cost of \$448,837.25

Approved on the Consent Agenda

- 25 Texas Water Development Board Flood Protection Grant Application and Funding Match for ALERT 2 Equipment in the amount of \$130,000

Approved on the Consent Agenda

- 26** Final Reconciliation for the Project Utility Adjustment Agreement with LANE-ABRAMS JV for utility relocation costs associated with the Texas Department of Transportation 360 Project in the amount of \$196,889.69
Approved on the Consent Agenda
- 27** Change Order with Mission Linen, a retail provider for linen rental services, to add \$15,000 annually for additional allowances bringing the annual amount estimated to be paid to the vendor the sum of \$75,000, and authorize the City Manager to execute up to three one-year renewals with aggregate price fluctuations of up to \$50,000 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
- 28** Change Order/Amendment No. 1 to the professional design services contract with Rouch Architects in the amount of \$97,315 for construction document production and construction administration services. These services represent all remaining design team work associated with transforming the original Grand Prairie Fire Station 1 into the planned Firehouse Gastro Park restaurant. Beyond this Change Order/Amendment No. 1 fee with the design team, staff is recommending a reimbursable expenses allowance in the amount of \$3,400 resulting in a total request of \$100,715
Approved on the Consent Agenda
- 29** Change Order/Amendment No. 12 with Lee Lewis Construction, Inc. in the amount of \$1,947,385 for multiple items including additional railing at the wave pools, Epic Murals package, additional electrical and insulation modifications
Approved on the Consent Agenda
- 30** Change Order and Renewal #2 for the price agreement, 16111-Traffic Signal Controllers and Cabinets with Iteris, Inc. at an estimated annual cost of \$75,750
Approved on the Consent Agenda
- 31** Change Order/Amendment No. 5 with Modern Contractors in the amount of -\$37,638.43 for the Prairie Paws Additions and Renovations Project consisting of a new overhead door, sewer line sample port, miscellaneous steel lintels, irrigation system, electrical repairs, power provisions and allowance/value engineering adjustments
Approved on the Consent Agenda
- 32** Fleet Service Center Change Order/Amendment No. 5 with Modern Contractors in the amount of \$20,452 for entry gate island provision, structural steel framing additions, fan steel support, removal of GFCI requirement, added manhole, concrete grade beam addition, existing fire hydrant adjustment, elimination of

concrete paving, landscape changes, ADA door operator, pipe stands at roof surface, increased masonry reinforcing and framing connection for metal panels

Approved on the Consent Agenda

- 33** Resolution authorizing the use, by the power of eminent domain for public use, to acquire right-of-way parcels located on West Tarrant Road at Arbor Creek, for this drainage, paving and utility improvement project

Adopted

Enactment No: RES 4952-2018

- 34** Ordinance authorizing the abandonment of an un-needed utility easement at 2951 Lavanda to Michael and Katherine Stevenson for \$250

Adopted

Enactment No: ORD 10470-2018

- 35** Ordinance amending Chapter 29, "Code Compliance," of the City of Grand Prairie Code of Ordinances, creating Article IX, "Short Term Residential Rentals"

Adopted

Enactment No: ORD 10471-2018

- 36** Ordinance amending the FY 2017/2018 Capital Improvements Projects Budget; Professional Contract with Priority Group, Inc. for engineering services for Texas Department of Transportation (TxDOT) coordination on City Projects in the not to exceed amount of \$49,200 plus 5% contingency in the amount of \$2,460 for a total request of \$51,660

Adopted

Enactment No: ORD 10472-2018

- 37** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Amendment/Change Order No. 1 for the Professional Engineering Contract for additional General Wastewater Support with Espey, Inc DBA as RPS in the amount of \$78,132

Adopted

Enactment No: ORD 10473-2018

- 38** Ordinance amending the FY 2017/2018 Red Light Safety Fund; Purchase of three (3) radar-equipped speed detection trailers, from Applied Concepts, Inc. through an HGAC cooperative purchasing agreement in the amount of \$18,150

Adopted

Enactment No: ORD 10474-2018

- 39 Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Provide additional guard rail repair funding in the amount of \$100,000 for the current fiscal year (2018) from the unobligated fund balance of Street Capital Projects Fund

Adopted

Enactment No: ORD 10475-2018

Items for Individual Consideration

- 40 Selection of Mayor Pro Tem and Deputy Mayor Pro Tem

Council Member Swafford moved, seconded by Council Member Clemson, to appoint Jeff Copeland as Mayor Pro Tem and Greg Giessner as Deputy Mayor Pro Tem. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Council Member Jeff Wooldridge; Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Deputy Mayor Pro Tem Greg Giessner; Council Member Cole Humphreys and Council Member Jim Swafford

- 41 Public hearing and ordinance adopting the Program Year 2018 CDBG and HOME Program budgets

Bill Hills, Housing and Neighborhood Services Director, said the city received \$127,041 more this year in CDBG funds for a total of \$1,483,567. The city received \$155,211 more in HOME funds for a total of \$549,100. Mr. Hills said that next year's funding would be below this level. He then went over funding for the administrative budget, rehab, public service activities, CHDO funding and the future builders program.

Council Member Swafford stated the Finance and Government Committee had received this presentation and commended the HNS Department and the Housing and Community Improvement Commission for putting together the CDBG and HOME 2018 budgets.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and adopt the Program Year 2018 CDBG and HOME budgets. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Council Member Jeff Wooldridge; Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Deputy Mayor Pro Tem Greg Giessner; Council Member Cole Humphreys and Council Member Jim Swafford

Enactment No: ORD 10476-2018

- 42 Grand Prairie Sports Facilities Development Corporation, Board of Directors Appointments and Appointment of President

Deputy Pro Giessner moved, seconded by Council Member Clemson, to reappoint Ron Jensen and Jim Swafford for terms to expire May 31, 2020;

reappoint Mike Skinner and R. J. Garcia for terms to expire July 31, 2020; and appoint Ron Jensen, President. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Council Member Jeff Wooldridge; Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Deputy Mayor Pro Tem Greg Giessner; Council Member Cole Humphreys and Council Member Jim Swafford

Citizen Comments

Angela Luckey, 4473 Harpers Ferry Drive, submitted a speaker card but was not present when called.

Tina High, 504 SW 23rd Street, Apt. 1310, asked when police officers do wrong, why do they have different standards. She said they live by different laws that regular taxpayers. Ms. High said she was very upset when she saw the pictures of her husband after he died. Ms. High said she had gone to the emergency room because she was having chest pains. She said what happened to her husband (Carlos High) was wrong. Ms. High brought ashes of her late husband. Ms. High said the police officers should be held accountable.

Ronneal Jones, 1813 W.E. Roberts, said Tyree Park was supposed to be fixed up this summer, but he noted that Turner Park is being fixed up. He asked if Tyree Park was still going to be renovated.

LeRoy Pena, 1005 Santa Garza, Dallas, said his organization was improving communities and relations with police. He asked if there was a citizen review board and, if not, had the Council thought about creating one. Mr. Pena said next month is the 45th Anniversary of Santos Rodriguez, police officer in Dallas. He said he was trying to get laws passed to hold people accountable in police shootings. He said Council should go through proper channels and investigate this case.

Thomas Lucas, 825 Manning Street, said there is a race problem in Grand Prairie. He said the community should try to come together, but instead they are lying and covering up. He said Grand Prairie has shown the country it is a racist city. He said people need to treat each other with dignity.

Erin Broadus, 521 Royal, stated there are problems in Dalworth. She said the community needs to find common ground. She stated Mr. High was shot over 30 times and this should not have happened in our city. She said the city had never done this, in fact, the highest crime rate has been breaking into cars. She noted that Domino's Pizza will not come into their neighborhood to deliver pizza.

David Johnson, 702 Warrior Trail, asked if Council would reach out to the High family. He said he had great respect for Grand Prairie, but when he heard about what happened he felt the right thing to do is to make amends for it. The community should come together and it can be done. Mr. Johnson said he would like to see Grand Prairie be the model for the country.

Carol Harrison-Lafayette, 702 Warrior Trail, said what happened on April 23, 2018 caused so much pain. She said there is a wide range of mental health conditions. Ms. Harrison-Lafayette said she is an advocate for justice and for the mentally ill. She said Chief Dye did a press release and said Carlos High pointed a weapon and said later it was not true. She said Carlos High was gunned down. He needed help and he

was in distress. That day he had an appointment to get help he was off his medication.

Kim T. Cole, 2770 Main Street, Frisco, said she was representing the family of Carlos High. On April 23, 2018, police encountered Carlos High after receiving a call for assistance. Mr. High was in distress. Grand Prairie police officers showed up and shot him. He presented no threat to officers. They were not called for a crime in process; they were called for assistance. He was a victim, not a suspect. Carlos High did not fire his gun. She said she applauded police who put themselves in harm's way, but not in this case. Ms. Cole said it was not their role to execute him but to apprehend and guarantee due process.

Dominique Alexander, 850 Greenview Drive, Next Generation Action Network, stated this was not an anti-police agenda. He said it was against the system which allows them not to ask questions about what happened. He said officers are allowed to sit on paid leave at home while someone is sitting at a council meeting fighting for justice for her husband. He said it is not a crime to be mentally ill. Mr. Alexander said they would be at every city council meeting until justice is served. He said he wanted city government to act like something happened. Council is in control of the city manager, city attorney and Chief of Police. Mr. Alexander said he wanted to make sure police are protecting and serving so the community could live in peace and harmony and stand up for justice.

Tonya Steed, 3131 Simpson Stuart, Dallas, was not present when called.

Angelica Andrade, 2023 Archer Drive, stated she was in solidarity with the High family. She said she was part of the civil rights movement and that is how she found out about this issue. Ms. Andrade said she experienced police brutality when she was 12 years old. She said she had seen police harass her brothers, uncles, and father. She said she would not share her address because a police officer entered her home when she was in the shower and interrogated her younger brother. Ms. Andrade said she called the police and the police chief came. She said it angers her that a black man was murdered by police. Ms. Andrade said she had a conversation with her daughter that she will be treated differently. She said police officers need to be held accountable.

Ed Hemphill, 1901 Galveston, stated he was on a fact-finding mission to find out exactly what caused Mr. High to be shot over 30 times. The first shot was given by a direct order. He said this needs to be looked at very carefully. He said in earlier days in Grand Prairie, he fished and hunted. Mr. Hemphill said the reason he was present was to ask for understanding about the position this places Chief Dye in and hated to see him being held responsible. Mr. Hemphill said Chief Dye had won his trust and he respected him a great deal. He said it looks like his job is on the line because of this. Mr. Hemphill said that former Council Member Shotwell in his farewell remarks said to keep up the good progress. He asked the Council to lead the city well.

Carlos High Sr., 504 SW 23rd St., Apt. 1310, was not present when called.

Adjournment

Mayor Jensen adjourned the meeting at 7:37 p.m.

The foregoing minutes were approved at the June 19, 2018 meeting.

Catherine E. DiMaggio, City Secretary