



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, January 8, 2019

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** 7 - Mayor Ron Jensen
Deputy Mayor Pro Tem Greg Giessner
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Cole Humphreys
Council Member Jim Swafford
Council Member Jeff Wooldridge
- Absent** 2 - Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque

Agenda Review

Executive Session

Mayor Jensen convened a closed session at 4:37 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" Trinity River Authority Arbitration; Section 551.089 "Deliberations Regarding Security Devices or Security Audits" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:41 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:41 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Robert Shehane, Bowles Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Swafford.

Presentations

- 1** Donation to PlayGrand - Presented by Reg Crump, President, Quality of Life Foundation
- Reg Crump, President of the Quality of Life Foundation, presented a \$15,000 check for PlayGrand Adventures in honor of Council Member Jim Swafford, a long-standing member of the foundation.*

Presented

- 2** Get Fit Partner of the Year Annual Award - Presented by Jim Cummings, Environmental Services Director
- Jim Cummings, Environmental Services Director, recognized Kevin Locke, Camp Gladiator, as the Get Fit Partner of the Year.*

Presented

- 3** Recognition of the Summit State Fair Blue Ribbon Winners for Pottery
- Mayor Jensen recognized the following winners of State Fair pottery entries from the Summit: Andrea Wilhelm, Cindy Lafortune, Robin Crutcher, Carol Wagoner, Betty Roberson, Wanda Burton, Judy Spence, Wayne Spence, Connie Leigh, P. Cade Huie, Marie Sandoval, Linda Pouncy, and Patricia Hauldren.*

Presented

Consent Agenda

- 4** Budget Workshop Minutes and Minutes of the December 11, 2018 Meeting

Approved on the Consent Agenda

- 5** Price Agreement for Fleet Hydraulic Equipment Maintenance and Repairs from CMB Industries, LLC (up to \$50,000 annually) for one year with the option to renew for four, additional one-year periods totaling \$250,000 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

- 6** Price Agreement for Ammonia Monochloramine Analyzers, Total Chlorine Analyzers, Test Kits, and Accessories from Hach Company for one year at a cost of \$220,000 with the option to renew for four additional one year periods at a cost of \$70,000/yr, totaling \$500,000 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

- 7** Price agreement with Centerline Supply, Inc. for the purchase of protective overlay film, high intensity sheeting and spot color inks to be used with The Traffic Jet Print System (up to \$53,524 annually) for one year with the option to renew for four additional one year periods totaling \$177,620 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 term(s)

Approved on the Consent Agenda

- 8** Purchase three (3) Power Pro Cots and three (3) Power-load systems from sole-source vendor Stryker EMS Equipment of Portage, MI at a total cost of \$136,317.78

Approved on the Consent Agenda

- 9** Purchase of a dehumidifier from McMillan James Equipment Company in the amount of \$255,795 for Kirby Creek Natatorium through a national interlocal agreement with TIPS-USA and approve a \$10,000 contingency for an estimated grand total not to exceed \$265,795

Approved on the Consent Agenda

- 10** Professional Engineering Services contract with Freese and Nichols, Inc. for the Robinson Road Pump Station and Elevated Storage Tank in the amount of \$1,695,000

Approved on the Consent Agenda

- 11** Professional Engineering Services contract with Freese and Nichols, Inc. for the Commercial Water Meter Renewal Program in the amount of \$200,000

Approved on the Consent Agenda

- 12** Professional Engineering Services contract with Freese and Nichols, Inc. for the Dallas North Water Vault Replacement in the amount of \$254,600

Approved on the Consent Agenda

- 13** Professional Services Engineering Contract with CMJ Engineering, Inc. for construction materials testing services for the Municipal Complex Phase I project in

the amount of \$106,347.13

Approved on the Consent Agenda

- 14** Contract with The Home Depot in the amount of \$63,958 for new fencing, gates, sidewalks and landscaping revisions associated with the Epic Place pedestrian crossing area leading to the entries of the Epic and Epic Waters; additional fencing, gates and sidewalks are being implemented to separate vehicular traffic from pedestrian traffic to the greatest degree possible in an effort to improve patron safety; and authorize a \$5,000 owner contingency and a \$2,500 allowance for construction testing/review for a total funding request of \$71,458

Approved on the Consent Agenda

- 15** Contract with The Home Depot in the amount of \$345,746 for complete interior and exterior renovations of the Grand Prairie Historical Organization Building including exterior masonry and stonework fixes, new concrete entry apron and accessible pathway, roof replacement with insulation provisions, new insulated windows at all existing openings, upgraded mechanical/HVAC systems throughout, all new electrical wiring and lighting, all new plumbing piping and fixtures, ADA-compliant restrooms, break room appliances, new wall framing and exterior insulation, new finishes at all walls, floors and ceilings along with all new doors throughout; in addition to the construction/renovations contract with The Home Depot, staff is also recommending a five-percent (5%) owner contingency in the amount of \$17,287, a furniture, fixtures and equipment (FF&E) allowance of \$38,000, a \$5,000 allowance for data/IT/phone provisions and a \$2,500 allowance for construction testing for a total funding request of \$408,533

Approved on the Consent Agenda

- 16** Change order/Amendment No. 3 in the negative amount of (\$14,285) for the Professional Engineering Contract with Freese and Nichols, Inc. for the engineering design of pavement, storm drainage, and water and wastewater systems in Ragland Road, Day Miar Road and Connector roads east of SH 360

Approved on the Consent Agenda

- 17** Change Order/ Amendment No. 1 with J. David Merritt for hospitality development services associated with the proposed hotel and conference center project in the amount of an additional \$150,000

Approved on the Consent Agenda

- 18** Change Order/Amendment No. 7 in the net amount of \$80,329.45 with Tiseo Paving Company for Great Southwest Parkway Improvements

Approved on the Consent Agenda

- 19** Final Reconciliation Amendment/Change Order No. 10 with McMahon

Contracting for the Fish Creek Road construction contract in the net negative amount of \$152,222.52

Approved on the Consent Agenda

- 20** Resolution supporting a Municipal Setting Designation for a site located at 110, 114, 118, and 122 Stadium Drive and 109, 115, 119, and 123 Fairview Street in Arlington, Texas

Adopted

Enactment No: RES 4990-2019

- 21** Resolution authorizing the City Manager to execute a master interlocal cooperative purchasing agreement between the City of Grand Prairie and the City of White Settlement, Texas

Adopted

Enactment No: RES 4991-2019

- 22** Resolution authorizing the City Manager to execute a master interlocal cooperative purchasing agreement between the City of Grand Prairie and the City of Baytown, Texas

Adopted

Enactment No: RES 4992-2019

- 23** Ordinance authorizing the abandonment of a portion of un-needed variable width drainage and utility easement at 1003 Royal Lytham Court to Robert and Carol Wadsworth for \$250; authorize City Manager to sign a quitclaim deed on behalf of the City

Adopted

Enactment No: ORD 10578-2019

- 24** Ordinance amending FY 2018/2019 Capital Improvements Projects Budget; and amend/ratify the purchase of three (3) 2019 Ford 450 diesel cab and chassis 4x2 in the total amount of \$621,715.81 through HGAC interlocal co-op contract with Frazer through licensed franchise dealer Sterling McCall Ford of Houston, Texas

Adopted

Enactment No: ORD 10579-2019

- 25** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; and Professional Engineering Contract with Espey Consultants, Inc. dba RPS Espey, to provide preliminary and final project design for the CWSRF 2019 Wastewater Replacement Mains in the amount of \$459,203 and a 5% contingency of \$22,960 a total of \$482,163

Adopted

Enactment No: ORD 10580-2019

26

Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Repair two bridge facades and apply a mural and protective coating in the amount of \$37,000

Adopted

Enactment No: ORD 10581-2019

27

Ordinance calling the May 4, 2019 General and Special Elections

Adopted

Enactment No: ORD 10582-2019

Public Hearing on Zoning Applications

28

S150605A - Site Plan Amendment - The Residences at 3000 Bardin Road (City Council District 4). An amendment to S150605, consisting of 250 multi-family units on 7.237 acres. Lot A1A, Block 3, Sheffield Village Addition, Phase 4, City of Grand Prairie, Tarrant County, Texas. Zoned PD-140, Planned Development for Multi-Family uses, within the IH-20 Corridor Overlay, being located at the northwest corner of W. Bardin Road and Endicott Road and addressed as 3000 W. Bardin Road, Grand Prairie, Texas. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

David Jones, Chief City Planner, stated that Council had directed staff to look at Unified Development Code procedures regarding dormant projects. Mr. Jones showed current UDC limitations. Mr. Jones said state Law allows the city to expire dormant projects in two years for an individual permit and five years for a full project. He said there was one change in the site plan with regard to the 4 ft. masonry wall next to the pool. He said the applicant meets fencing requirements and exceeds the masonry wall adjacent to the pool. Mr. Jones said the Planning and Zoning Commission and the DRC recommended approval.

Hal Watson, PO Box 195781, Dallas, stated he was the agent for the owner/applicant and was present to answer questions. Council Member Fregoe Mr. Watson if he was aware of the two requests from the church. Mr. Watson stated that he was. Council Member Fregoe asked if the applicant was receptive to these changes. Mr. Watson replied yes, and instead of a 4' wall on the western side of pool it would be a 6' masonry wall and on the western side they would like to match the wall on Bardin and Endicott. Council Member Clemson asked for clarification regarding what type of fence would match the fence on Bardin. Mr. Watson replied that along Bardin and Endicott there is a type 2 fence that is wrought iron with masonry pillars. Council Member Clemson commended the applicant for being good neighbors to the church.

Jim Wooldridge, 934 Our Lane, asked if there was criteria for maintenance of the fence. Mr. Jones said there was and it was the responsibility of the condo association to maintain the fence. Mr. Wooldridge said he thought the 6' fence was not going to be

wrought iron (Option 2 on church request). He asked if there would be any landscaping around the pool. Mr. Jones said there would be landscaping on the western border and on north side of the western border there is a driveway that will have trees in the parking islands.

Johnny Jinks, 902 Egyptian Way, said the church appreciated the efforts of Mr. Watson and his company. He said he had concerns about the fence next to the swimming pool because of noise issues. Mr. Jink said they were trying to keep the uses of the two properties in perspective. He said his preference would have been Option #1 that was proposed by the church, but Mr. Watson agreed to Option 2. He said he would like the 6' wall on the west side of the pool. Mr. Jones said the applicant would place screening around the pool and a masonry wall around the pool.

Anant Patel, 307 Doves Heights, submitted a speaker card in support of this case.

Council Member Fregoe moved, seconded by Council Member Clemson, to close the public hearing and approve Case S150605A with two additional items: the property line fence that borders the CrossPoint Church of Christ property be comprised of 6 ft. wrought iron between masonry columns; a 6 ft. masonry wall surrounding the swimming pool. The motion carried unanimously.

Ayes: 7 - Mayor Ron Jensen; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Items for Individual Consideration

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VA190101 - Alcohol Variance - ITSO Vegan - Variance request by Itso Vegan, 830 Mayfield Road, Suite 600, to distance requirement for beer and wine sales within 300 feet of the front door of a church. Lot 3, Block 7, Greenwood 2 Addition, Phase 1, City of Grand Prairie, Dallas County, Texas.

Mr. Jones said this variance request was from Itso Vegan located at 830 Mayfield Road and since the restaurant will be within 300 ft. of the Casa de Gracia Church a variance is required.

Council Member Swafford asked if the 300 ft. measurement is door to door or property line to property line. Mr. Jones replied the measurement is door to door for churches, and he had received no objections from neighbors.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Giessner, to approve VA190101 as submitted. The motion carried unanimously.

Ayes: 7 - Mayor Ron Jensen; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

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Public hearing to receive citizen input regarding the renewal of the City's Juvenile Curfew Ordinance and Renewal of Juvenile Curfew Section 17-45 of the Code of Ordinances

Steve Dye, Police Chief/Deputy City Manager, stated that in 1994 the City Council

enacted the juvenile curfew ordinance and it must be reenacted every three years. He said the ordinance requires that parents must attend court with the juvenile and the juvenile must write a paper, attend a class, or community service, but they are not required to pay a fine. He said this ordinance provides safety for juveniles in the community.

Adopted

Enactment No: ORD 10583-2019

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:10 p.m.

The foregoing minutes were approved at the January 22, 2019 meeting.

Catherine E. DiMaggio, City Secretary