



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final City Council

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Tuesday, August 4, 2015

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 4:35 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** Update on Smoke Detector Distribution Project - Presented by Hector Montoya  
  
*Hector Montoya, a young student who initiated a program to distribute smoke detectors to those in need, stated that so far 5,500 smoke detectors have been given out. He said that he has written a book for 1-3 grades and is waiting for a publisher. Hector thanked Council and the firemen who have helped him give out smoke detectors.*  
  
**Presented**
- 2** Presentation of FY2015/16 Budget - Presented by Kathleen Mercer, Budget Director  
  
*Kathleen Mercer, Budget Director, gave an overview of the proposed FY2015-16 General Fund Budget. She stated that proposed revenues are \$113,849,142 and proposed expenditures are \$113,729,167. Ms. Mercer said the budget includes a 4.5% increase in water and wastewater rates for residential, commercial and industrial customer, but no proposed increase in solid waste fees or storm drainage fees. The budget workshop will be held Friday, August 21; the first public hearing will be September 1 and the second public hearing for adoption of the budget will be held September 15. City Manager Tom Hart commented that he would be bringing back some discussion on CIP projects that were mentioned at the recent CIP Worksession.*  
  
**Presented**
- 3** Annexation Update - Presented by Bill Crolley, Executive Director  
  
*Bill Crolley, Executive Director, updated Council on the City of Irving landswap on*

*Hunter Ferrell and MacArthur. He said staff would be bringing a Memorandum of Understanding to the next Council meeting. He said the MacArthur project is not finished.*

*Mr. Crolley distributed a map on Hwy. 287 disannexations. He referred to the Wild Horse Trust where most of the property is in the floodplain and was disannexed. Mr. Crolley showed the site of a gun range and there was some discussion that the city needs to do something. He said in the disannexation ordinance it was stated the city would not reannex unless the property owner petitioned the city. He added that this is an existing business so the gun range could not be shut down even if it was reannexed. Mr. Hart said dates have been set for presentation to each of the council committees on the southern sector. He reminded Council that the "donut hole" was not annexed because the city could not provide services. Mr. Hart stated there is a concern that even though it is not in the city the residents may think they are in the city and will be calling for city services. Mr. Crolley stated it is estimated that there will be 15,000 people in this area.*

#### **Presented**

### **Agenda Review**

*Council Member Copeland referred to Item 16 (price agreement for carpet and flooring services) and asked if this was for the purchase or cleaning of carpet. Mr. Hart stated it is an open contract to replace flooring. Council Member Shotwell referred to Item 17 (contract for renovations to the Transit and Service Center) and asked if the city is still considering relocating the service center. Mr. Hart:said staff had determined it was not financially feasible to move the service center so decided it was better to do the renovations on the existing facility.*

### **Executive Session**

*Mayor Jensen convened an executive session at 4:58 pm. 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." Mayor Jensen adjourned the executive session at 5:58 p.m.*

### **Recess Meeting**

**Mayor Jensen recessed the meeting at 5:58 p.m.**

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

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**Mayor Jensen reconvened the meeting at 6:35 p.m.**

**The Invocation was given by Charles Hill, Layman Leader, Calvary Baptist Church. The Pledge of Allegiance to US Flag and to the Texas Flag were led by Deputy Mayor Pro Tem Clemson.**

**Presentations**

- 4** Certificate of Appreciation - Presented to Don Smarto

*Council Member Thorn read a certificate of appreciation and presented the certificate to Mr. Don Smarto in recognition of receiving the international Photo Award for his book "Heaven in a Wildflower." Mr. Smarto has authored 13 popular books; hosted a national radio show, "Parenting Today's Youth"; and currently serves as the Chairman of the Grand Prairie Library Board.*

**Presented**

**Consent Agenda**

**Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 5 through 25 on the Consent Agenda. The motion carried unanimously.**

- 5** Minutes of the June 29, 2015 Special Meeting and the July 14, 2015 Meeting

**Approved on the Consent Agenda**

- 6** Ratify the acceptance of a Texas State Library and Archives Commission Family Place Grant that sponsored tuition, hotel and food for two Grand Prairie Library staff members to go to the Family Place Training Institute in New York, and provided \$6,000 to the tools to implement the program.

**Approved on the Consent Agenda**

- 7** Ratify Price Agreement Renewal #3 for the Traffic Signal Controller with Trafficware at an estimated annual cost of \$229,035 for a total of \$1,155,300 (\$232,410 yr 1-3, \$229,035 yr 4-5) if all renewal options are exercised, and authorize the city manager to execute future renewals so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during renewal term and as long as total cost of the price agreement does not increase by twenty-five percent (25%) of the original contracted amount

**Approved on the Consent Agenda**

- 8** Place a proposal on the September 15, 2015 agenda to adopt a 2015 proposed tax rate of \$0.669998/\$100 valuation, and call two public hearings on a tax rate that exceeds the effective tax rate for August 18, 2015 and September 1, 2015

**Approved on the Consent Agenda**

- 9** Final Reconciliation Change Order/Amendment No. 5 with S. J. Louis Construction for Midlothian Water Supply Phase I in the net negative amount of (\$56,730.60)

**Approved on the Consent Agenda**

- 10** Developer Participation Agreement with Weeks-Robinson for the construction of an oversized storm drain under SH303 in the not to exceed amount of \$168,650

**Approved on the Consent Agenda**

- 11** Contingency transfer for outside legal fees pertaining to the matter of CH Realty VII-Ascendant I Dallas 360 Global Logistics Park, LP v. City of Grand Prairie, etal in the amount of \$50,000

**Approved on the Consent Agenda**

- 12** Authorization for the City Manager to enter into a one-year Wrecker/Towing Service Contract which is the sixth of ten available one-year renewals with the current wrecker contractor, Dave's Hi-Way Wrecker Service.

**Approved on the Consent Agenda**

- 13** Price agreement for purchase of equipment, (MRO) maintenance, repair and operations supplies, parts, materials and related services for existing roadway lighting and traffic signals from Grainger through a national inter-local agreement with National IPA at an annual cost of \$50,000 with four one-year optional renewals totaling to \$220,000 (\$20,000 yr 1, \$50,000 yr 2-5) if all renewals 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** Price agreement for LED (Light Emitting Diodes) Roadway Lighting from Grainger through a national inter-local agreement with National IPA at an estimated annual cost of \$90,000 with four one-year optional renewals totaling to \$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**

- 15** Price agreement for heating, ventilation, air-conditioning (HVAC) equipment services from Enviromatic Systems through a national inter-local agreement with Buyboard in the amount of \$150,000 for one year with the option to renew for an additional one year period totaling to \$300,000 if the extension is exercised; and, authorize the City Manager to execute the renewal option 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

*Trina Hall, 926 S. Center, submitted a speaker card in support of this item. She stated that there is a major issue with the heating/airconditioning at the Public Safety Building which makes it very difficult for doors to be opened by handicapped individuals. She said the doors are not push button at the Public Safety Building for handicapped individuals. Tom Cox, Deputy City Manager, stated that Ms. Hall was referring to Agenda Item 22, not Item 15.*

**Approved on the Consent Agenda**

- 16** Price agreement for carpet and flooring services from Carpet Services through a national inter-local agreement with Texas Multiple Award Schedule (TXMAS) in the amount of \$100,000 annually for one year with an option to renew for one additional one year totaling \$200,000 if the extension is exercised; and, authorize the City Manager to execute the renewal option 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

**Approved on the Consent Agenda**

- 17** Construction contract to Mart, Inc. in the amount of \$579,000 for renovations and additions to the Transit Center Offices, located at the City's Service Center, 4.2% contingency in the amount of \$24,568, and a \$40,000 furnishings allowance for a total request of \$643,568

**Approved on the Consent Agenda**

- 18** Resolution authorizing the City Manager to apply for a grant from the U.S. Department of Transportation, Federal Motor Carrier Safety Administration, for the Grand Prairie Police Department's Commercial Vehicle Enforcement Unit to conduct commercial motor vehicle inspections, conduct public awareness campaigns, and fund a full time police officer position in the amount of \$223,674

**Adopted**

Enactment No: RES 4765-2015

- 19** Resolution authorizing the City Manager to enter into a Project Specific Agreement with Dallas County in the amount of \$3,000,000 for the widening of Camp Wisdom from approximately 1700 linear feet west of Carrier Pkwy to FM 1382

**Adopted**

Enactment No: RES 4766-2015

- 20** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$366,426.92 for the purchase of 5.478 acres of

property located at 2100 W. Warrior Trail

**Adopted**

Enactment No: RES 4767-2015

**21**

Ordinance amending the FY 2014/2015 Capital Improvements Projects Budget and the Capital Lending and Reserve Fund; and ratify the purchase of 5.478 Acres of property at 2100 W. Warrior Trail in the total amount of \$366,426.92

**Adopted**

Enactment No: ORD 9893-2015

**22**

Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget and authorize the City Manager to enter into a contract with DYNA TEN to provide labor and materials to modify the temperature controls and HVAC systems to correct air distribution issues in the amount of \$321,000 at the Police and Fire Public Safety Building (PSB)

**Adopted**

Enactment No: ORD 9894-2015

**23**

Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; and a Professional Contract with RPS/Espey for engineering support for the Automated Metering Infrastructure (AMI) and wastewater modeling in the amount of \$24,000 plus a 5% contingency of \$1,200 for a total of \$25,200

**Adopted**

Enactment No: ORD 9895-2015

**24**

Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Construction contract with C. Green Scaping, Inc. in the amount of \$821,770 for Main Street Sidewalk, Landscaping, and Hardscaping Improvements from Municipal Court to Annex and Main Street Sidewalk, Landscaping, and Hardscaping Improvements from Center Street to NW 2nd Street; Material testing with TEAM Consultants, Inc. in the amount of \$8,515.50; 5% contract contingency in the amount of \$41,088.50; In-house labor distribution in the amount of \$41,088.50 for a total project cost of \$912,462.50

**Adopted**

Enactment No: ORD 9896-2015

**25**

Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Amendment 3 to the KSA contract to design additional parking and electrical improvements in the terminal area for \$7,750 for unanticipated expenses associated with the need to rebid the project; Amendment 4 to the KSA contract to parking and design electrical improvements in the terminal area for

\$91,420.00 for project management; Award of Contract to Mart, Inc. for \$729,048.48 for a total amount \$828,218.48 (Bid # 15138); and Reject Bid 15116.

**Adopted**

Enactment No: ORD 9897-2015

## Public Hearing on Zoning Applications

26

Z150701 - Zoning Change - Meadow Park Addition (City Council District 2). A zone change from Single Family-Two (SF-2) to a Planned Development for single family residential development. The property is located in the SH 161 Corridor Overlay District at the southwest corner of Robinson Rd and W Warrior Trail, currently address as 3102 Robinson Rd. The agent is E.D. Hill, the applicant is Hal Thorne, Hillstone Construction, LLC, and the owners are Ronald Hopkins, N.D. Hopkins Estate and Veronica Hopkins, N.D. Hopkins Estate. (On July 6, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1).

*Jim Hinderaker, Chief City Planner, stated this case was for 2.179 acres for zero lot line homes with 11 lots approximately 7,000 sq. ft. to mirror the existing PD-144. He said home sizes would be 1200 to 1400 sq. ft. with 2-car garages. The lots are 40' wide by 110 ft. long. He said there is a required access to the drainage easement. Mr. Hinderaker said there were no appeals and staff recommended approval of this case with conditions: developer to construct a masonry fence on the property line with masonry columns and concrete stamped panels; developer to construction an irrigation system with the boulevard. The HOA will have to be established for maintenance of the wall and boulevard.*

*Council Member Copeland asked what mow strip was. Mr. Hinderaker stated this was a concrete strip under the fence. Mr. Copeland asked if there was a way to avoid collapse of fence. Mr. Hart said there will be a metal strip under the fence to keep it up. Mr. Hinderaker said the fence will be a cast stamped panel so it would not collapse. Mayor Pro Tem Swafford noted there was a 15' drainage easement from the property line 15' into the property and he asked where the fence would go. Mr. Hinderaker said it will be on the property line. Mr. Swafford asked if there would be one access gate. Mr. Hinderaker said the city regulations preclude building a fence on top of the easement, but homeowners typically build a wooden fence so a panel could easily be removed for access.*

*Hal Thorne, 3550 Gifco Road, stated he is the applicant and was in agreement with the plan as staff proposed.*

*Cathy Barrington, 848 Airhart, stated she was speaking on behalf of Richard Sheaner, 1111 Meadows Drive. She said Mr. Sheaner has lived in the home for many years. The neighborhood has been saturated with homes and was originally built for seniors and couples. She said these homes increase the density and there does not seem to be a sidewalk proposed and children cut across this lot currently going to school.*

*Mr. Thorne said this site is controlled by the requirements of the PD in place and there will be a sidewalk on Meadow and there is one already on Warrior.*

**Mayor Pro Tem Swafford moved, seconded by Council Member Thorn, to close the public hearing and approve Case Z150701 per staff recommendation. 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 9898-2015

## **Items for Individual Consideration**

**27**

### **Board Appointments**

*Cathy DiMaggio, City Secretary, read into the record the following nominations to boards and commissions:*

*Animal Shelter Advisory Board: Jesse Fox*

*Keep Grand Prairie Beautiful: Mark Sandberg*

*Library Board: Patsy Ray*

*Public Health Advisory Committee: R. J. DiLena*

*Zoning Board of Adjustments: Clayton Hutchins; Peter Fitzwilliams (alternate); Jim Parker (alternate)*

**Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Wooldridge to approve appointments as read into the record. 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

### **Citizen Comments**

*Trina Hall, 926 S. Center Street, asked if Citizens on Patrol could be used for handicap parking enforcement.*

*Margarite Montgomery, 347 Gregory Lane, stated she would like something to be done to address men and boys who wear their pants so low that it exposes their underwear and derriere.*

### **Adjournment**

*Deputy Mayor Pro Tem Clemson thanked board and commission members who had served in the past and those who have agreed to serve in the future. She reminded everyone that Saturday, August 8, is Ms. Ruthe's fig and fudge fest at the Farmer's Market. Ms. Clemson said her mother (former Council Member Ruthe Jackson) had passed away last year on August 9. Mayor Jensen added that shortly after Mrs. Jackson's death, Council Member Bill Thorn passed away.*

**Mayor Jensen adjourned the meeting at 7:05 p.m.**



*The foregoing minutes were approved at the August 18, 2015 meeting.*

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*Catherine E. DiMaggio, City Secretary*