



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final City Council

Tuesday, November 4, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen introduced Trophy Club Council Member, Philip Shoffner. Tom Hart, City Manager, introduced Jason Ramirez, new Fleet Manager replacing Gary Nichols.

Mayor Jensen called the meeting to order at 4:30 p.m.

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

Staff Presentations

- 1** Prairie Lights Traffic Plan - Presented by Rick Herold, Parks, Arts and Recreation Director

Postpone

- 2** Pavement and Repair for Thoroughfare Construction - Presented by Romin Khavari, City Engineer

Romin Khavari, City Engineer, reviewed the pros and cons of whether to use concrete or asphalt for paving streets. He stated that concrete lasts longer but has more cost initially while asphalt has a lower initial cost but fails earlier. The U.S. Dept of Transportation states that concrete is characterized by fewer construction and rehab activities than asphalt. Mr. Khavari stated that preventative maintenance is very important in extending the life of the pavement for either type of material. In conclusion, Mr. Khavari stated that concrete is best used for new thoroughfare construction and heavy truck traffic thoroughfares. Asphalt is best used primarily for general rehabilitation.

Presented

- 3** Roundabouts - Presented by Romin Khavari, City Engineer

Mr. Khavari explained the features of roundabouts including reduced speed; improved safety; improved traffic flow, reduced idling time; elimination of traffic signals; and additional median area for landscaping. He said the main challenge for reconstruction of existing intersections to roundabouts is the acquisition of

right-of-way. He said staff would be looking for opportunities to install roundabouts in new developments.

Presented

Agenda Review

Jim Sabonis, First Southwest, stated that the 2015 CIP program consisted of \$26,125,000 in bonds. He said seven very competitive bids were received. The interest rates were low and the bonds were sold at a premium. The defeasance of \$7.8 million in debt for Prairie Lakes will be paid off with cash resulting in a savings of \$400,000. Mr. Sabonis complimented staff on the preparation work with the bond ratings companies in advance of the bond sale.

Mayor Pro Tem Fregoe asked if Council had any questions on the Consent Agenda Items 6-33. Referencing Agenda Item 10, Ron McCuller, Public Works Director, stated that the price agreement will be for all concrete repairs including street sales tax repairs. He added that repairs will stay within the Street Sales Tax budget.

Council Member Copeland asked for an explanation on Consent Agenda Item 26 (Contract with KSA Engineers for design of a taxiway and taxilane). Randy Byers, Airport Director, stated that the taxiway is needed for an additional 9 hangars.

Mayor Jensen referred to Consent Agenda Item 24 (Downtown Restaurant Incentive Agreement) and noted that the owner, Deborah Hepworth, was present. Also present was former Council Member Mark Hepworth.

Executive Session

There was no executive session.

Recess Meeting

Mayor Jensen recessed the meeting at 5:10 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Ray Bush, Victim Relief Ministry Volunteer. The Pledge of Allegiance to US Flag and to the Texas Flag were led by Council Member Clemson.

Presentations

4

2014 Holiday Ornament - Presented by First Lady Rebecca Jensen

First Lady Rebecca Jensen presented the 2014 Holiday Ornament. The ornaments are designed and are hand-made by Mrs. Jensen. Profits from the sale of the

ornaments goes to city charities.

Presented

5 Employee of the Month - Madonna Johnston, Revenue Management

Doug Cuny, Revenue Management Manager, introduced Madonna Johnston, Employee of the Month for November. Tom Hart, City Manager, presented Ms. Johnston with an engraved clock and thanked her for her dedication to the city.

Presented

Consent Agenda

Council Member Swafford referred to Item 27 and stated there was a savings of \$400,000 from the defeasance of \$7.8 million in debt to be paid early with cash. He said that the bond sale (Item 28) garnered very competitive bids and were sold at 20 basis points below what was anticipated. He commended staff for their hard work in the preparation for this bond sale. The city has maintained the Moody's AAA rating and Standard & Poor's AA1 rating.

Mayor Pro Tem Fregoe moved, seconded by Council Member Giessner, to approve Items 6 through 33 on the Consent Agenda. The motion carried unanimously.

6 Minutes of the October 14, 2014 Special and Regular Council Meetings

Approved on the Consent Agenda

7 Change Order/Amendment No.1 for BBLW, LLC dba LandWorks at Oak Hollow/Sheffield Village PID for landscape enhancements in the total amount of \$42,578.

Approved on the Consent Agenda

8 Grant of Easements to the Trinity River Authority for the Mountain Creek Relief Project MC-5 and MC-6 sanitary sewer Interceptor Project

Approved on the Consent Agenda

9 Routine Airport Maintenance Program (RAMP) Grant from the Texas Department of Transportation - Aviation Division (TxDOT-Aviation) in the amount of \$100,000 (\$50,000 City/\$50,000/TxDOT-Aviation)

Approved on the Consent Agenda

10 Price Agreement final renewal for large concrete pavement repairs, with primary contractor, Santos Construction, at an estimated annual cost of \$9,891,150 for a total of \$39,040,890 (9,716,580 yr1 + 9,716,580 yr2 + 9,716,580 yr3 + 9,891,150 yr4); and ratification of the third renewal and approval of the fourth renewal of the secondary contractor, McMahon Contracting, at an estimated annual cost of \$10,164,029 for a total of \$37,910,779 (9,078,834 yr1 + 9,078,834 yr2 + 9,589,082 yr3 + 10,164,029

yr4).

Approved on the Consent Agenda

- 11** Change Order No. 3 with Pogue Construction for Fire Station No. 1 in the amount of \$72,167

Approved on the Consent Agenda

- 12** Purchase of 410K backhoe loader from RDO Equipment Company (\$119,735) through a national inter-local agreement with BuyBoard.

Approved on the Consent Agenda

- 13** Annual Hardware and Software Support and Maintenance to North Central Texas Council of Governments (NCTCOG) for Lawson Financial and Human Resources Applications in the amount of \$155,111.

Approved on the Consent Agenda

- 14** Annual Software and Maintenance Agreement with ESRI in the amount of \$57,700.

Approved on the Consent Agenda

- 15** Hardware and Software and Maintenance Agreement with Tiburon, Inc. in the amount of \$55,094.

Approved on the Consent Agenda

- 16** Annual Hardware and Software Support with Tyler Technologies, Inc. for Municipal Court software, in the amount of \$52,588.81

Approved on the Consent Agenda

- 17** Purchase from Flair Data Systems in the amount of \$59,536.78, covered on contract DIR-TSO-2542, for annual renewal of Cisco SmartNet maintenance coverage (which includes 4-hour replacement and software application support) on key City routers, switches, firewalls and teleconference equipment.

Approved on the Consent Agenda

- 18** Change Order #1 in the amount of \$36,685.50 to correct the first renewal award amount on price agreement 13091 for firefighter personal protective equipment to Casco Industries of Grand Prairie, TX, and authorize the City Manager to execute any additional 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

- 19** Authorize the purchase and prepayment of Fire Department Quint 10, Reserve Quint and Replacement Engine 4 from Siddons-Martin through Buyboard price agreement at a total cost of \$2,100,001 after a \$28,000 trade-in and \$63,372 prepayment discounts; and the purchase of related equipment at a total cost of \$172,498 through current price agreements, HGAC and BuyBoard contracts according to City purchasing policies and procedures.

Approved on the Consent Agenda

- 20** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services in the amount of \$79,000

Approved on the Consent Agenda

- 21** Purchase of four (4) portable Changeable Message Signs (CMS) from Solar Technology, Inc. to replace the units damaged in a fire line break, in the amount of \$66,383 through a national inter-local agreement with GSA for disaster recovery preparation.

Approved on the Consent Agenda

- 22** Authorize the purchase of the following items for greens covers at Prairie Lakes and Tangle Ridge: (a) greens covers from BWI via the TASB Buy Board Cooperative Purchase Agreement in the amount of \$53,231.75; (b) rebar for stakes in the amount of \$913.68 from a price agreement with Barnsco; (c) sand bags in the amount of \$909.60 from a price agreement with Grainger, and (d) sand in the amount of \$2,900 from a price agreement with Turf Materials

Approved on the Consent Agenda

- 23** Professional Services Contract with University of North Texas's Institute of Applied Sciences for the production and management of a diverse native plant community for the wetlands project at the Grand Prairie Landfill at a cost of \$74,000

Approved on the Consent Agenda

- 24** Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget and approve a downtown restaurant incentive agreement - 101 South Center Street

Adopted

- 25** Ordinance amending the FY 2014/15 Summit Center Fund Budget; Construction contract with GHB Equipment in the amount of \$355,875 for Pedestrian Bridge Improvements in Central Park; Material testing with Reed Engineering in the amount of \$19,199; 5% contract contingency in the amount

of \$17,794; In-house labor distribution in the amount of \$17,794 for a total project cost of \$410,662

Adopted

- 26** Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget and a contract with KSA Engineers for design of a taxiway and taxilane, site improvement recommendations and construction administration and materials testing (South Development Project) for a proposed development by Aerofirma.

Adopted

- 27** Ordinance authorizing the defeasance, payment and redemption prior to maturity of certain outstanding debt obligations of the City of Grand Prairie, Texas.

Approved

- 28** Ordinance authorizing the issuance and sale of City of Grand Prairie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014 and all matters incident and related thereto

Adopted

- 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 \$79,141 to purchase 9-1-1 related equipment and supplies for the Grand Prairie 9-1-1 Communications Center

Adopted

- 30** Resolution recommending designation of this project as a reinvestment zone and approving a partial tax abatement for real estate improvements for WR Logistics Crossing, LLC

Adopted

- 31** Resolution authorizing the City Manager to enter into a Local Project Advanced Funding Agreement (LPAFA) with the Texas Department of Transportation (TXDOT) for the installation of LED flashing chevron signs and high friction surface treatments on West Tarrant Road at curve at Hawaii Dr with a project cost of \$140,155, of which \$112,433.70 will be Federally and State funded, and \$27,721.30 will be locally funded; and \$4,300 for in-house inspection for a total overall project cost of \$144,455

Adopted

- 32** Resolution approving the City of Grand Prairie Administrative Manual for FEMA-Funded Stormwater-Related Studies and Projects

Adopted

- 33** Resolution honoring Jay Doegey's Service

Adopted**Public Hearing on Zoning Applications**

- 34** USP141002 - Unified Signage Plan - Cinemark - Westchester Parkway (City Council District 3). Approval of a Unified Sign Plan for a tower sign. This site is located at 220 W. Westchester Pkwy, zoned Planned Development 173 (PD-173) District, and within the I.H. 20 Corridor Overlay. The agent is Don Harton, Cinemark USA LLC, the applicant is Theresa English, T K Architects International, and the owner is Gregory Silvers, EPT 909, Inc. (Council tabled this item at their October 14, 2014 meeting.)

Jim Hinderaker, Chief City Planner, stated that this case had been tabled at the October 14, 2014 Council Meeting. He said Cinemark requested a 90 ft. tower but staff was concerned that it would set a precedent with this height. However, the theatre is hidden from Carrier and it is a unique situation where wall signage would not work. Mr. Hinderaker said the Council Development Committee discussed this case and recommended 60 ft. but staff was more in favor of 50 ft. He said Cinemark is proposing a parapet wall at a 40' ft height on the north side of the building which tends to lessen the look of the height of the tower. He said staff is supportive of the tower sign.

Sydnee Freeman, 3400 Dallas Parkway #500, Plano, representing Cinemark, was present to answer questions.

Council Member Thorn moved, seconded by Council Member Clemson, to close the public hearing and approve Case USP141002 with the tower height of 60 feet. The motion carried unanimously.

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

Items for Individual Consideration

- 35** Board and Commission Appointments

Council Member Wooldridge moved, seconded by Mayor Pro Tem Fregoe to appoint James Pike to the Housing and Community Improvement Commission and Barbara DeGrande to the Animal Shelter Advisory Committee. The motion carried unanimously.

Citizen Comments

M.G. Johnson, 1119 Mobley Road, Cedar Hill, stated he lived in Grand Prairie from 1958-99. He said he had recently submitted an open records request for the

Municipal Court docket and received a reply that dockets are not posted on the internet but are posted in the lobby area. He said he spoke with a City Marshall who told him there were no posted dockets. Mr. Johnson said on October 29 he asked for the November dockets and got no reply and on November 3, he submitted another request. He stated that most cities post their dockets online.

John Stewart, 4315 Hampton Circle, thanked Mayor Jensen for beginning the Roundtable for citizens to express their input. He thanked Council for continuing the town hall meetings. He stated that in Houston recently, the mayor tried to establish an ordinance to subpoena sermons of preachers who preach against homosexuality and transgender individuals. Mr. Stewart said the Constitution guarantees freedom of speech and religion and added that Grand Prairie has always had a moral compass and conscience.

Adjournment

Deputy Mayor Pro Tem Shotwell stated he will be holding a Town Hall meeting at City Hall this Thursday at 7:00 p.m. He invited everyone to the Uptown on Friday night where Tish Hinojosa will be performing.

Mayor Jensen adjourned the meeting at 7:02 p.m.

The foregoing minutes were approved at the November 18, 2014 Council Meeting.

Catherine E. DiMaggio, City Secretary