



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 1, 2016

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

Staff Presentations

1 Street Maintenance Program - Presented by Ron McCuller, Public Works Director

Ron McCuller, Public Works Director, stated that the Street Sales Tax Fund focuses on residential streets and can be used only to maintain existing streets. The Street CIP fund focuses on maintenance of arterial and collector streets. Mr. McCuller said the Street Maintenance Program is a 5-year program with complete turnover of backlog within five years. He stated that the \$3.5 million budget will maintain the current rating level of 73 for roadways. Mr. Hart said at last year's budget workshop the biggest liability was unfunded thoroughfares at \$610 million. Mayor Jensen asked what the CIP funding for streets was for this year. Mr. McCuller stated it was \$3.5 million. Mayor Jensen commented that if the CIP budget repairs some streets we should be better than a 73. Mr. McCuller replied that streets are constantly deteriorating and the 73 rating does not include residential. Mr. Hart said Mr. McCuller was providing a program for maintaining residential streets at 73. Mayor Jensen asked about sidewalks for schools. Mr. McCuller stated that is a complicated issue because it involves changing from bar ditches to storm sewers. Council Member Thorn commented that a lot of the requests for sidewalks are coming from people who actually live in Dallas. Mayor Pro Tem Clemson said the city needs to educate citizens about this plan and the process for maintaining streets and how they are put on the priority list. Council Member Shotwell said Mr. McCuller had brought this to the Development Committee and he agreed that it is a good idea to educate citizens on how streets are prioritized for maintenance. Mr. McCuller said prioritization sometimes depends on when utilities are put in so that street repairs are not done until utilities are done.

Mr. McCuller said the original \$3.5 million included a lot of minor items to keep streets in good condition to keep them from deteriorating, however, those were taken out to do

in-house. Council Member Copeland stated that in two years the city has spent \$7 million but has not fixed the streets that are the worst but instead we are repairing streets according to a computer model. Mr. McCuller said street can be shuffled around if needed. Deputy Mayor Pro Tem Wooldridge said it is a good to put signs out that say the street is being fixed with funds from the Street Sales Tax.

Presented

2

Grand Prairie ISO Update - Presented by Chief Robert Fite

Fire Chief Robert Fite said the Insurance Service Office (ISO) is a rating agency for cities and they predict risk. In the rating process, the ISO looks at not only the Fire Department, but the Water Department and the 9-1-1 system. To get to the 100 point rating system, 50 points comes from the Fire Department; 40 points from the Water Department; and 10 points from Communications. The city is rated every ten years. In 2007 the city received a rating of 75.06. This year this city has scored 95.98. Chief Fite said there are only 200 cities in the entire United States that are rated ISO Class 1. Residential homeowners will receive a reduction in their homeowners insurance. Council Member Giessner said as individual premiums come up for renewal they will see a reduction. He thanked Chief Fite for taking this seriously and for his careful preparation.

Chief Fite reported that on November 12 there will be a several countywide emergency exercise that will be based on a terroristic exercise this year. Council Member Giessner asked that the residents near the former movie theater where the exercise will be held to be apprised of what is happening at that location.

Presented

3

Texas Open Meetings Act Training - Presented by Cathy DiMaggio, City Secretary

Cathy DiMaggio, City Secretary, stated that she had recently received an opinion from the Attorney General's Office that those boards with final decision-making authority must take the Open Meetings Training. She asked for Council's input on whether or not this training should be required of all board members and board liaisons. The consensus of the Council was to provide the training to all board members and the board liaisons.

Presented

Agenda Review

Council Member Fregoe referred to Consent Agenda Item 16 (Tarrant County 9-1-1 District Budget) and stated the Tarrant County 9-1-1 Board had approved the budget on July 18 and Greg Petrey, Executive Director, Tarrant County 9-1-1 District, has asked for support of participating municipalities. Mr. Fregoe referred to Items 19 and 21 which tied into the Tarrant County 9-1-1 District, since they are asking for approval to accept substantial funds from Tarrant County 9-1-1.

Council Member Copeland referred to Item 13 (Assignment of Lease Agreement from Kyle Bryson to Chad Ferrell) and asked whether questions regarding the lease had taken care of. He said that legal counsel had concerns over compensation to the city. Randy Byers, stated when the lease comes up for renewal, it can be negotiated. Deputy Mayor Pro Tem Wooldridge said we know how much money the city has received in the past and wanted to make sure the number does not go down. Mayor

Jensen asked what happens if revenue does go down. Council Member Shotwell said the lease would not need to be renewed. Mayor Jensen asked how much the city receives. Mr. Byers said the city receives 15% of gross revenue. Council Member Shotwell said the Development Committee wanted to make sure the new operator knew where the revenue is currently and that the city wants to maintain or increase that level. He asked Mr. Byers if the new operator knows about the current level. Mr. Byers said he thought the new operator had a better business plan, but he could not be absolutely sure he will increase the revenue over Mixed Up Burgers.

Bill Crolley, Executive Director, requested Item 30 (Boundary Line Adjustment between Midlothian and Grand Prairie) be tabled indefinitely. Mr. Hart said he had asked for a report on whether or not this was economically smart. He said the whole area is questionable with regard to development in the ETJ and there may be 30,000 people in this area. The site in this item could be industrial.

Council Member Swafford went over bond sales and interest rates. Council Member Copeland said this information should be relayed to citizens. Jim Sabonis, First Southwest, said the city issued this debt without an increase to water rates or the property tax rate. He said the city is rated in the very highest category and the city typifies best practices by staff and council.

Executive Session

There was no executive session.

Recess Meeting

Mayor Jensen recessed the meeting at 5:55 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Freddy Carrasquillo, Iglesia Renovacion Espiritual. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Lila Thorn.

Presentations

4

Presentation of the 2016 Holiday Ornament - Presented by First Lady Rebecca Jensen

First Lady Rebecca Jensen unveiled the city ornaments that she had designed and handmade. The proceeds of the sale of the ornaments will benefit the Lone Star Charitable Foundation.

Presented

- 5** Recognition of Park Board Members - Introduction by Rick Herold, Parks, Arts and Recreation Director

Rick Herold, Parks, Arts and Recreation Director, introduced members of the Park Board. Mayor Jensen thanked the members of the board for their time and expertise especially at this exciting time because of the Epics Waters Project and the all access playground. Mayor Jensen presented each member with a city lapel pin.

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Thorn, to approve Consent Agenda Items 6 through 24. The motion carried unanimously.

- 6** Minutes of the October 11, 2016 Meeting

Approved on the Consent Agenda

- 7** Reject Bid #16118 and approve a price agreement for uniforms, mats and shop towel rentals and purchases from Cintas through a national inter-local agreement with US Communities at an estimated annual cost of \$100,000 for three years totaling \$300,000

Approved on the Consent Agenda

- 8** Price agreement for temporary IT personnel from Robert Half International through a national inter-local agreement with the Houston-Galveston Area Council (HGAC) at an estimated annual cost of \$80,000 through May 31, 2017; and KForce, Inc. through a national inter-local agreement with the Department of Information Resources (DIR) at an estimated annual cost of \$50,000 for one year with three one-year optional renewals for a total of \$200,000

Approved on the Consent Agenda

- 9** Purchase a new 2016 Dodge Ram 3500 cab/chassis through the HGAC contract at a cost of \$44,447 from Lovefield Dodge of Dallas, TX; a new Frazer EMS command module (box) to be mounted on the new chassis at a cost of \$87,000 through the HGAC contract from Frazer, Ltd of Houston, TX Dodge; a radio at a cost of \$5,452 through the HGAC contract from Motorola Solutions; and \$1,101 for small tools and make ready.

Approved on the Consent Agenda

- 10** Purchase of three (3) new 2016/2017 Dodge Ram 4500 diesel DRW cab/chassis 4x4, refurbish three (3) Frazer Type I ambulances and remount on the new Dodge chassis' at a cost of \$451,450 through the HGAC contract from Frazer through the licensed franchise dealer, Mac Haik Dodge Chrysler Jeep of Houston, TX; three

(3) radios at a cost of \$19,305 through the HGAC contract from Motorola Solutions; and \$12,881 for small replacement tools and make ready

Approved on the Consent Agenda

- 11** Purchase of Rovveer X 130 Truck Mount System (main line sewer camera) from Green Equipment Company at a cost of \$89,698.40 through an inter-local agreement with Houston-Galveston Area Council of Governments (H-GAC)

Approved on the Consent Agenda

- 12** Construction contract with A&M Construction and Utilities, Inc. in the amount of \$907,117.55 for Miscellaneous Water Replacements at various locations; Material testing with TEAM Consultants Inc. in the amount of \$16,437; 5% contract contingency in the amount of \$45,355; In-house engineering in the amount of \$45,355 for a total project cost of \$1,014,264.55

Approved on the Consent Agenda

- 13** Assignment of Lease Agreement - Kyle Bryson, Mixed Up Burgers to Chad Ferrell, Aviator Air, LLC.

Approved on the Consent Agenda

- 14** FY 2016/2017 Pavement Management Program

Approved on the Consent Agenda

- 15** Annual Software Support and Maintenance to Sungard Public Sector for NaviLine Applications in the amount of \$53,462.05

Approved on the Consent Agenda

- 16** Tarrant County 9-1-1 District FY 2016-17 Budget

Approved on the Consent Agenda

- 17** Change order #6 for the advanced metering infrastructure project with Itron, Inc.increasing the Itron, Inc. contract by the current year's budget allocation of \$2,750,000 for a revised current contract amount of \$9,093,597

Approved on the Consent Agenda

- 18** Change Order/Amendment No. 6 with Lee Lewis Construction, Inc. in the amount of \$81,269 for the added street and water modifications at Arkansas Lane for the EPIC in Grand Central Park

Approved on the Consent Agenda

- 19** 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 \$79,530 to purchase 9-1-1 related equipment and supplies

Adopted

Enactment No: RES 4850-2016

- 20** Resolution granting 380 Incentive Agreement with Prairie Waters Development granting a partial rebate on eligible City tax revenue

Adopted

Enactment No: RES 4851-2016

- 21** Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's "2017 P25 Radio Interoperability Assistance Program" to purchase Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$162,616.

Adopted

Enactment No: RES 4852-2016

- 22** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the North Central Texas Council of Governments (NCTCOG)

Adopted

Enactment No: RES 4853-2016

- 23** Ordinance amending the FY 2016/2017 Capital Improvement Projects Fund; Change Order/Amendment No.3 with SJ Louis construction for the South Sector Wastewater Gravity Main Project in the total amount of \$175,826.08

Adopted

Enactment No: ORD 10171-2016

- 24** Ordinance amending the FY 2016/2017 Street Maintenance Sales Tax Program as outlined for Grand Prairie Streets, Alleys, Seal Coating, Crack Sealing, Pavement Marking and Pavement Leveling, utilizing approved Price Agreements and Service Contracts

Adopted

Enactment No: ORD 10172-2016

Public Hearing on Zoning Applications

- 25** SU161003 - Specific Use Permit - Universal Service (City Council District 5).

Approve a Specific Use Permit to operate an Auto Wrecker Service/Service Station on one lot on 0.35 acre. The existing former service station is zoned General Retail (GR) District. The 0.35 acre lot and is generally located at the southeast corner of E. Jefferson Street and S. 12th Street. More specifically 1205 E. Jefferson Street and lies within the Central Business District Corridor (CBD), Section No. 3. The agent is Michael Stanley, EmJay Consult Group and the applicant is Jose Zamarippa. (On October 3, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Jim Hinderaker, Chief City Planner, stated that this case was an existing auto related facility that has been vacant and the applicant wants a service station and wrecker service with two wreckers, but no holding yard. There will be general auto repair in two service bays. Hours of operation will be 7 a.m. to 7 p.m. Mr. Hinderaker said there is an issue with this location because of the residential south of this property. He said there is a narrow alley between this property and the residential property. Mr. Hinderaker said there would be no changes to the building or canopy, but there are improvements at the rear of the property including a wood fence on the perimeter and nine concrete parking spaces. He said there are several existing drives including two off Jefferson and one off 12th st.

Mr. Hinderaker went over appeals including a screening fence required of type 1 masonry; the applicant has requested 6-ft. stained wood fence with metal posts around the rear yard and a waiver of the noise study. The Planning and Zoning Commission asked for a stained cedar wood fence with metal posts and waived the noise study. The applicant has proposed an 8 ft. fence on the south line and a 6 ft. fence around the rear yard.

Michael Stanley, 2669 Claremont Drive, thanked Council and staff. He said the applicant was in full agreement with the staff presentation and he was present to answer questions.

Jose Zamarippa, 1205 E. Jefferson, submitted a card in support of this item.

Council Member Shotwell moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU161003, with a one-year renewal after the issuance of the Certificate of Occupancy. The motion carried unanimously.

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

Enactment No: ORD 10173-2016

Items for Individual Consideration

26

Ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016 and all matters incident and thereto

Council Member Swafford went over the bond sale including amounts, interest rates, and savings on the refunding bonds.

Council Member Swafford commended staff for their excellent work with the rating companies and to Jim Sabonis and First Southwest and members of the Finance and Government Committee.

Council Member Swafford moved, seconded by Mayor Pro Tem Clemson, to adopt an ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Combination Tax and Revenue Certificate of Obligation, Series 2016 and all matters incident and thereto. The motion carried unanimously.

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

Enactment No: ORD 10177-2016

27

Ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, General Obligation Refunding Bonds, Series 2016 and all matters incident and thereto

Council Member Swafford moved, seconded by Mayor Pro Tem Clemson, to adopt an ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, General Obligation Refunding Bonds, Series 2016 and all matters incident and thereto. The motion carried unanimously.

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

Enactment No: ORD 10174-2016

28

Ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Sales Tax Revenue Bonds, Series 2016 and all matters incident and thereto

Council Member Swafford moved, seconded by Mayor Pro Tem Clemson, to adopt an ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Sales Tax Revenue Bonds, Series 2016 and all matters incident and thereto. The motion carried unanimously.

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

Enactment No: ORD 10175-2016

29

Ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Water and Wastewater System Revenue Refunding and Improvement Bonds, Series 2016 and all matters incident and thereto

Council Member Swafford moved, seconded by Mayor Pro Tem Clemson, to adopt an ordinance authorizing the issuance and sale of the City of Grand Prairie, Texas, Water and Wastewater System Revenue Refunding and Improvement Bonds, Series 2016 and all matters incident and thereto. The motion carried unanimously.

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

Enactment No: ORD 10176-2016

30

A-10-16- Boundary Line Adjustment - Consider a request for approval of a Joint Ordinance and Boundary Agreement between the City of Midlothian and the City of Grand Prairie, Texas releasing and accepting corporate limits and extraterritorial jurisdiction.

Council Member Fregoe moved, seconded by Council Member Shotwell to table Item 30, A-10-16 Boundary Line Adjustment. The motion carried unanimously.

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

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Board Appointments

Council Member Swafford moved, seconded by Council Member Shotwell, to appoint Erica Ochoa to the Keep Grand Prairie Beautiful Commission. The motion carried unanimously.

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

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 November 15, 2016 meeting.

Catherine E. DiMaggio, City Secretary