



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final City Council

Tuesday, July 22, 2014

5:00 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 5:00 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

City Manager Tom Hart stated that staff would be presenting their recommendations for Capital Improvement Projects. He said staff had looked at demand and also Council requests and then put a priority on projects. He added that throughout the year Council could reprioritize projects. Mr. Hart said the CIP is balanced but can be changed by using cash resources beyond the standard reserve levels. He said Debt Capacity changes as property values go up and as debt pays off.

1

Debt Service, Capacity for Future Bond Sales, and Summary of Cash Position
- Presented by Kathleen Mercer, Budget Director, and Tannie Camarata, Cash and Debt Manager

Tannie Camarata, Cash and Debt Manager, went over the Debt Service Fund Pro Forma. He stated that \$28,700,000 will be issued this year for Capital Improvements Projects. Included in the 2014/15 proposed budget is a defeasance of the debt on Prairie Lakes for \$1,876,843. Mr. Hart commented he would like to pay that off.

Kathleen Mercer, Budget Director, went over available cash reserves: Capital Reserve Fund: \$1,915,600; Capital Lending Reserve Fund (gas revenues): \$10,092,504; and Sports Corp unrestricted Cash of \$6,324,374.

Ms. Mercer then went over other available funds that are restricted by use which totaled \$6,794,435.

Deputy Mayor Pro Tem Shotwell asked to put the Red Light Camera Fund in restricted funds. Ms. Mercer said in the 2015 budget, she will bring the revenues and expenditures to Council. Mr. Shotwell asked for a list of all restricted funds. Mr. Hart commented there are several such funds including escrow and water deposits. Council Member Swafford said the Finance and Government Committee goes over all the funds when considering the budget. Mr. Hart said he liked having cash and that the bond raters look favorably on the city because of its cash reserves, but

Council should not hesitate to use it for needed projects.

2

Discussion of CIP Projects - Presented by Tom Hart, City Manager

Romin Khavari, City Engineer, went over proposed street projects for 2015: Capetown Paving– Denmark to Sweden; Ragland Street Rehab and Waterline; Seeton south of Grand Peninsula to Day Miar. Council Member Copeland said this project needs to be coordinated with Mansfield because he did not want to underbuild the road because he anticipated this road would be widely used. Intersection improvement at Carrier and Corn Valley (install right turn lane on Carrier);

The following street projects are proposed for FY2016: Camp Wisdom – Carrier to FM1382 with Dallas County and City of Dallas (\$3,000,000 is city's share). Deputy Mayor Pro Tem Shotwell noted that the paperwork Council has says \$4.5 million. Mr. Khavari said he would make that correction. Wildlife Parkway over Trinity River to connect to Lower Tarrant and SH161.

The following are proposed for FY2017: Great Southwest Parkway - Avenue H to Avenue J; Acosta Sidewalk & Drainage from Cober to Kennedy Middle School; The following are proposed for FY2018: Marshall Drive, Phase II: SE4th to SE 3rd; Carrier Parkway, Phase I: Hill to Dalworth Creek. Mayor Jensen stated that concrete lasts longer but is more expensive to maintain and asphalt is cheaper but less expensive to maintain. Mayor Jensen suggested that the implementation of asphalt for major roadways should be studied because it may be better to use asphalt that is curbed and guttered. Ron McCuller, Public Works Director, said he and Mr. Khavari will review this option. The following are proposed for FY2019: Carrier parkway, Phase II: Dalworth Creek to Tarrant

Proposed 2019 and beyond: Lake Ridge Parkway @ Joe Pool Lake \$27,212,000; Oakdale - Roy Orr to SH161;

Mayor Jensen asked if staff had ever looked at roundabouts which work better than 4-way stops. Mr. Khavari said he would study key intersections to see if these would work.

Mr. Khavari went over "Contingency for At Risk Projects". Deputy Mayor Pro Tem Shotwell asked if MacArthur was completely funded. Mr. Khavari replied that it may be underfunded, but once it is advertised within the next month, staff would know to what extent.

Mr. Hart indicated that he may want to have a discussion with Council on speedbumps.

Mr. Khavari went over the proposed drainage projects for 2015 to 2019 and beyond. Deputy Mayor Pro Tem Shotwell asked if there was enough funding for 20th Street and Walnut in 2016. Mr. Khavari said he would need to do a study because there are existing culverts that do not show up in the plan, but he felt that \$200K would cover the cost.

Randy Byers, Airport Director, went over proposed projects at the Airport including moving above ground electrical underground and a loop in the water main to Great Southwest Parkway. Also, there will be an addition to the parking south of the existing parking lot. He said the RAMP Projects are for routine maintenance. Mr. Byers said additional cameras are added each year to the security system. He said a staff conference room will be added for small meetings.

Amy Sprinkles, Library/Marketing Director, went over library projects. She stated that in 2015 renovation and design for the main library would begin. Also, computers will be replaced and children's computers will be added. The library collection will be converted to RFID to add a scanning capability for the inventory management system. New carpet, new furniture and improvement to the acoustics will take place at the Warrmack Library. Ms. Sprinkles said she hoped to open a book-on-hold station on the Peninsula in the Lake Parks facility. Expansion of the Shotwell library is proposed for 2016 and replacement of the integrated library system is proposed for 2017. Ms. Sprinkles stated that in 2019 and beyond, consideration would be given to adding a branch on the peninsula.

Chief Robert Fite said that in 2017-2019 he is looking at moving Station 3, 4 and 6 (all built in the 1950's and are not big enough to house current apparatus). Station 10 proposed for FY2015 is estimated at \$5,600,000. Council Member Copeland asked why not use the same footprint for all new fire stations. Mr. Cox stated that Fire Stations 4, 3 and 6 will have the same footprint, with different elevations. Mr. Hart said he was comfortable that we could start staffing July 2015 for the new fire station. Chief Fite explained that a Quint is a ladder truck with a fire engine body which can be operated as a truck and an engine and can staff it with four. The new Quint will cost \$954,500 at Station 10. A used Quint will also be purchased for \$660,000 as a front line reserve. This will give the department four Quints. Ambulance replacements will cost \$386,250. A dive truck for the lake will cost \$185,000. Council Member Copeland asked why this cost was not split with the Police budget. Chief Fite said it is easier to track if it is kept in one fund.

Chief Steve Dye presented Police Department CIP projects including Radio Replacement in the amount of \$13 million to comply with Project 25. This will be a new digital city-wide system and there will be a full-time radio manager in IT. Installation of the system is to be completed in April 2015. This is a cooperative effort with Arlington and Mansfield. Chief Dye said the replacement of mobile laptops will cost \$200,000. The cost of issuance of the \$13,000,000 bond sale is \$260,000. Council Member Copeland asked what would be done with the old radio equipment. Chief Dye replied if it can be donated to smaller agencies he will, but this equipment is outdated and all cities must move to Project 25. Council Member Giessner asked if this was a citywide radio system. Chief Dye said the system is for Public Works, Fire and Police. Council Member Clemson asked when breathalyzers are replaced. Chief Dye said none of them are under warranty and it costs \$850/month to maintain the intoxylizers. He said he is doing a study on the cost effectiveness of going to blood draw only. Mayor Pro Tem Fregoe said that interoperability is good, but how does it relate to Irving. Chief Dye said it will be connected to Irving and Fort Worth, but Dallas is somewhat behind the city. Mr. Fregoe asked how the system links with Irving. Chief Dye said once the new system is activated it will be seamless with Irving and Fort Worth. Council Member Copeland stated he had strong concerns about bicycle traffic on Lake Ridge Parkway. Chief Dye replied that there is nothing the city can do from a legal standpoint because bicycles have as much right to use the streets as cars. Mr. Hart asked if one lane could be designated for bikes and one for cars. Chief Dye said there would be significant push back if that were to be done.

Mayor Jensen recessed the meeting at 6:50 p.m. and reconvened the meeting at

7:00 p.m.

Mr. Cox went through the Municipal Facility Projects. He stated that the Briefing Room has become too small to accommodate those who attend meetings and would be expanded. The receptionist area in City Hall will also be moved into the Marketing suite. The Executive Conference Room would also be remodeled and windows will be added. The City Manager's suite will also undergo renovation with paneling being removed and new furniture. The design is 75% complete. During the remodel of the Briefing Room, the briefing session will take place in Council Chambers. The remodel will begin in January 2015. Mr. Cox said generators are online at the Charley Taylor and Shotwell Recreation Centers.

Mr. Cox referred to the Women's Building HVAC but said it may drop off the CIP if purchased by the school district. Video entryway signs in the amount of \$300,000 will be implemented soon. Council Member Wooldridge asked if signs could be placed on I-30 and I-20 that say "Welcome to Grand Prairie." Mr. Cox stated that TXDOT would need to grant permission for such signs.

Rick Herold, Parks and Recreation Director, went over Lake Park Projects. He said that there would not be July 4 fireworks at the lake, but some smaller, lower level fireworks would be done on Friday nights. Council Member Giessner expressed concern that several fireworks might cause a problem staffing wise. Mr. Hart said that \$25,000 for fireworks at Lone Star Park was paid for out of Hotel/Motel funds. Mayor Jensen said he wanted to keep fireworks at Lone Star Park, but not the 4th of July at the lake. Council Member Thorn said Mildred Walker would probably be okay with several nights of smaller fireworks displays at the lake.

Deputy Mayor Pro Tem Shotwell asked if there would be amperage for larger rigs at Loyd Park. Mr. Herold said staff is conducting a study right now but it is not on the CIP. The following projects were also discussed: more attractive fencing at Clear Zone; parking lot restriping at various facilities; pavilion and restroom renovation; and basketball court renovations.

Council Member Swafford asked Mr. Herold about TangleRidge fence replacement. Mr. Herold said the fences around the maintenance facility are falling down and will be repaired. He stated that the wood fences at both courses would be addressed. Council Member Swafford stated that the purchase of tarps should also be considered because of loss of revenue during the past severe winter. Council Member Clemson asked about the Turner Park Pavilion restoration. Mr. Herold said that project is on hold until it is determined whether or not the school district would purchase that property.

Council Member Swafford asked if an architect had been chosen for the Epic. Mr. Herold said HKS Architects who had designed AT&T Stadium had been chosen for the design. He said there would also be consultants for the sports division, hospitality division and branding division as well as a water consultant and retractable roof company. The contract would be brought to Council the first meeting in October. Mr. Swafford asked if we would be paying a fee for each consultant. Mr. Herold said they would be hired through Council action in October. Mr. Swafford asked why Council was not more involved in selecting the architect. Mr. Hart said staff went out with an RFQ and got 15 responses and he would share that information with Council. Council Member Giessner said he would like to know the criteria for selection. Tom Cox, Deputy City Manager, stated that in the "Status of Projects" report he would tell Council who is on the committee and the top architects at the next briefing. Mr. Hart said the committee was comprised of himself, Rick Herold, Tom Cox, Marshall Warder, BJ Nichols and two Parks Planning staff. Mayor Jensen asked Mr. Herold to

bring Council up to date on the progress of the Epic timeline at the next Council Briefing. Mr. Swafford said he would like to see the lighthouse proposed for the fire stations be bid as an alternate. Deputy Mayor Pro Tem Shotwell asked about the Market Square Stage. Mr. Herold said there will be a permanent stage. Council Member Copeland asked about permanent electrical amperage for special events equipment. Mr. Herold said permanent electricity would be added. Council Member Copeland asked if there could be a permanent restroom rather than a port-a-potty. Mr. Herold said that restroom trailers with an attendant could be considered.

Executive Session

An executive session was not held.

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:43 p.m.

The foregoing minutes were approved at the August 19, 2014 meeting.

Catherine E. DiMaggio, City Secretary