



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, April 3, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Pro Tem Wooldridge called the meeting to order at 4:30 p.m.

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

Staff Presentations

- 1** Epic Waters - Financial and Operational Update - Presented by Rick Coleman, American Resort Management

Rick Coleman, American Resort Management, gave a financial and operational update on Epic Waters. Mr. Coleman showed a TV commercial which will play in several markets. He said there have been 96,000 visitors so far this year; the Wave Pool is due to open Memorial Day; sixty five percent of patrons have been from outside Grand Prairie; over 1,100 birthday parties have been booked. Mr. Coleman said that during the March Spring Break Epic Waters had \$1.5M in revenue.

Council Member Fregoe commented that he had visited Epic Waters the previous Saturday and it was very hot in the facility. Mr. Coleman said there had been some customer complaints that it was cold. He said the pool temperature is kept between 84-85 degrees and the air is 90 degrees. Tom Hart, City Manager, asked what are the ramifications of customers having to stand in line to get into Epic Waters. Mr. Coleman replied that once they are in the park the impression changes and they will know to purchase tickets on line in the future. He added that they will put street entertainers outside and he had some other ideas for those waiting. Deputy Mayor Pro Tem Copeland said he heard the ads are only in the Grand Prairie area and spot ads are running in outlying areas. He asked about birthday parties and that he noticed some of the flooring was coming up in places. Mr. Coleman said some of the non-slip surfaces were coming up and all surfaces were being re-done. Council Member Clemson asked if people waiting outside could buy food and drinks. Mr. Coleman replied that they could. Council Member Shotwell asked what the busiest time of the day was. Mr. Coleman said it depends on the day of the week because on Saturday people tend to stay longer. Mr. Hart asked about the concept of buying morning or afternoon sessions. Mr. Coleman said they preferred more of a resort feel to let people

come and go rather than sessions.

Presented

2

Commercial/Retail Task Force Update

Andrew Fortune, Assistant to the City Manager, updated Council on what allocated funds are being used for.

(NOTE: Mayor Jensen entered the meeting at 4:50 p.m.)

Mr. Fortune said that during Main Street Fest there will be a pop-up event at the old fire station and the lot next to it. He talked about Retail Redevelopment and new Market Tax Credits in target areas in the entertainment district in the Lone Star Park area. Letecia McNatt, Economic Development Department, said a Redevelopment Summit would be held to gather input on signage; landscaping standards; window storefronts; with informational sessions on the World Class Audit; New Market Tax Credits; GPISD Internship Program; and a survey completion to identify projects. Mr. Fortune spoke about the Design Center which will be based on information gathered at the Redevelopment Summit.

Mr. Fortune showed some strip centers to address some proposed projects. He went over criteria for eligible projects. Deputy Mayor Pro Tem Copeland asked if the tenant had to be the property owner. Mr. Fortune if the tenant was not the owner, they would have to have a buy-in from the owner. He added that the tenant might be in good standing while the owner has liens that the tenant is not aware of. Deputy Mayor Pro Tem Copeland said the owners need to be vetted in depth (beyond outstanding city taxes, etc.). Council Member Shotwell advised Mr. Fortune to use the term "Code Compliance" rather than "Code Enforcement."

Presented

Agenda Review

Mayor Pro Tem Wooldridge asked if Council had any questions on Consent Agenda items 5-23. There were no questions. Council Member Swafford stated that the Finance and Government Committee had reviewed several of these items and recommended them to Council for approval.

Executive Session

Mayor Jensen convened an executive session at 5:03 p.m. 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 5:39 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:39 p.m.

6:30 PM Council Chambers

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

NOTE: Council Member Giessner was not present for this portion of the meeting.

William Earl Horton, Minister, Lighthouse Deliverance C.O.G.I.C., gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Richard Fregoe.

Presentations

- 3** Child Abuse Prevention Month Proclamation - Presented to Shellie McMillon, Director of Community Engagement, Alliance for Children

Deputy Mayor Pro Tem Copeland read a proclamation for Child Abuse Prevention Month. Mayor Jensen presented the proclamation to Shellie McMillon, Director of Community Engagement, Alliance for Children.

Presented

- 4** National Public Safety Telecommunicators Week Proclamation

Council Member Del Bosque read a National Public Safety Telecommunicators Week proclamation. Mayor Jensen presented the proclamation to Police Chief Dye and Aubry Insco, Telecommunications Supervisor.

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Items 5 through 22 on the Consent Agenda and remove Item 23 for individual consideration. The motion carried unanimously.

- 5** Minutes of the March 20, 2018 Meeting

Approved on the Consent Agenda

- 6** Price agreement for fiber restoration services with Gardner Telecommunications (\$372,008 annually) and secondary to STS Utility Services, Inc. for one year with the option to renew for four additional one year periods totaling \$1,860,040 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

- 7 Price agreement for lawn chemicals from Innovative Turf Supply in the amount of \$78,396.74 for one-year period with the option to renew for four additional one-year periods totaling \$391,984 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

- 8 Contract with WFAA for Go Grand Tourism advertising in the amount of \$66,103

Approved on the Consent Agenda

- 9 Final Reconciliation Amendment/Change Order No. 9 with Gra-Tex Utilities, Inc. for miscellaneous water replacements in the net negative amount of \$92,762.45

Approved on the Consent Agenda

- 10 Contract renewal with Focused Advocacy, LLC for legislative services in the amount of \$8,683.33 per month for 24 months

Approved on the Consent Agenda

- 11 Purchase of 700 Microsoft Windows 10 Enterprise and Office 2016 Licenses for the City of Grand Prairie from SHI Government Solutions through DIR Contract No. DIR-TSO-4092 in the total amount of \$317,591

Approved on the Consent Agenda

- 12 Purchase of an 11-Passenger Electro Shuttle Wheelchair Unit and accessories from GatorMoto Utility Vehicles through State cooperative contract TXMAS-16-7802, for a price of \$35,304; and ratify the fiscal year aggregate purchase from GatorMoto Utility Vehicles in the total amount of \$71,667

Approved on the Consent Agenda

- 13 Change Order/Amendment No. 4 with Modern Contractors for the Fleet Service Center Renovations and Addition in the amount of \$60,834 for temporary office trailer provisions, new fencing connection, paving attachment detailing, water line adjustments, fire department gate access equipment, concrete tilt wall cutting, joist length reduction, lighting control changes and conduit route to future gate pedestal location

Approved on the Consent Agenda

- 14 Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General

Contractors for pre-construction services for Phase One of the new City Hall complex and civic campus master plan work in the amount of \$5,000 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the new City Hall complex and civic campus master plan work at a later time

Approved on the Consent Agenda

- 15** Ratification of a \$65,000 contract with William Morris Endeavors, Enterprises & Pee Dee Country Enterprises for the personal services of our 2018 Main Street Fest headline entertainer, Josh Turner

Approved on the Consent Agenda

- 16** Ordinance amending Schedule II of the Traffic Register by establishing a 40 mph limit on the newly constructed EB IH 30 frontage road from NW 7th Street to Belt Line Road

Adopted

Enactment No: ORD 10448-2018

- 17** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order/Amendment No. 3 with North Texas Contracting, Inc. in the amount of \$65,005.40 for Water Utilities Facility Improvements- Phase 1

Adopted

Enactment No: ORD 10449-2018

- 18** Ordinance amending the FY 2017/2018 Capital Improvement Project Budget; Change order/ Amendment No.2 with McMahon Contracting in the net total amount of \$50,587.50 for Palace Parkway from Belt Line Road to IH-30 Access Road

Adopted

Enactment No: ORD 10450-2018

- 19** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Construction contract with Flow Line Utilities, Inc. for Miscellaneous Drainage Projects Y#1110: **Section 1**- 1834 Wildwood Drive (WO #01815801) **Section 2** - 637 San Pedro Drive (WO #01815801) **Section 3** - 2326 King Richard Drive & Nottingham Place (WO #01815801) **Section 4** - Keith Heights Sink Hole Repairs (233010) **Section 5** - Keith Heights Storm Drain Replacements @ NW 8th Street (WO #01806503) **Section 6** - Vega Street Drainage Improvements (WO #01806903) for a total amount of \$798,117; material testing with Alliance Geotechnical Group in the amount of \$61,016.30; in-house engineering in the amount of \$39,905.85; and 5% construction contract contingency in the amount of \$39,905.85; for a total project cost of \$938,945

Adopted

Enactment No: ORD 10451-2018

20

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget, the Capital Lending and Reserve Fund, Park Venue Fund and the Epic Fund; Funding for PlayGrand Adventures in the amount of \$7,500,000

Adopted

Enactment No: ORD 10452-2018

21

Ordinance amending the FY 2017/2018 Capital Improvements Projects Budget, in the amount of \$39,000 to TxDOT for design of Taxiway A and Holding Bay Extension at the Grand Prairie Municipal Airport

Adopted

Enactment No: ORD 10453-2018

22

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Contract for architectural services with Magee Architects, LP in the amount of \$453,425 for architectural design services, approved reimbursable expenses in the amount of \$14,575, and a recommended 5% design contingency in the amount of \$22,671 for a total request of \$490,671, for Phase Two of the Grand Prairie Service Center remodel and addition project

Adopted

Enactment No: ORD 10454-2018

23

Authorize the City Manager to enter into a non-binding MOU for the development of a hotel and ancillary project elements at Epic Central

Council Member Swafford moved, seconded by Council Member Clemson, to approve Item 23, which is an MOU with Epic Lodging Partners GP for the development of an Epic Central Hotel, and authorize the City Manager to make any necessary non-substantial edits to the MOU. The motion carried unanimously (with Council Member Giessner not in attendance).

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Tony Shotwell and Council Member Jim Swafford

Excused: 1 - Council Member Greg Giessner

Citizen Comments

Sharyn Finnegan, 208 Matt Place, stated that the Main Street Fest music was too loud and was bothersome to homes surrounding the event. She suggested moving the event to another location and turning down the volume of the music. Ms. Finnegan also said that the railroad does not pick up old railroad ties and other debris and does not mow along the right-of-way.

Adjournment

Mayor Jensen adjourned the meeting at 6:50 p.m.

The foregoing minutes were approved at the April 17, 2018 Council Meeting

Catherine E. DiMaggio
City Secretary