



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, August 6, 2019

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 4:30 p.m.**

**Present** 9 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Jeff Copeland  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge

#### Staff Presentations

**1** FY20 Budget Presentation - Presented by Director of Budget/Purchasing Kathleen Mercer

*Kathleen Mercer, Budget Director, provided information on the proposed 2019-20 Fiscal Year Budget. Proposed revenues are \$143,806,652 with a property value increase of 10.6% and a sales tax net increase of 2%. The total estimated Tax Revenues for FY2020 are \$107,347,276. She said money would be moved to the Debt Service Fund of (\$0.006568) and the total Proposed Debt Service is \$34,082,670.*

*Ms. Mercer said proposed expenditures are \$143,270,356. Civil Service employees who are eligible will receive a 5% Step and the compensation plan will be 3%. She said only one full time employee and one part time employee would be added in FY20.*

*Ms. Mercer said there would be a 4.5% increase for water/wastewater residential, commercial and industrial customers and a 5% increase in storm drainage fees. Solid Waste fees will increase by 3.8% to \$16.35 per household/per month.*

**Presented**

**2** GPFD EMS Gold Plus Award - Presented by Fire Chief Robert Fite

*Chief Robert Fite stated there are standards for EMS to respond to coronary intervention. He said in order to achieve the Gold Standard the department must get a patient from the original contact to the time the balloon is inserted in the coronary artery at the hospital in less than 90 minutes. For every patient 35 years or older with non-traumatic chest pain EMS does an ECG every time. In 2019, the Grand Prairie Fire Department was awarded the GOLD PLUS.*

**Presented**

- 3** Ruthe Jackson Center Update - Presented by Cheryl DeLeon, Parks, Arts and Recreation Director

*Chip Nami, Parks, Arts and Recreation Department, showed a video of recent improvements to the Ruthe Jackson Center. He said the wedding garden has been used for nine years and plants have matured making it even more beautiful. Mr. Nami said the new ballroom décor allows them to compete with other venues. He said great relationships have been established with city corporations because of the support of the City Council and the stability of staff. Cheryl Algood, Ruthe Jackson Center Manager, said this was the 6th year that the Ruthe Jackson Center has been named Best of Weddings.*

**Presented**

- 4** CrowdRiff - New Tourism Software - Presented by Sara Dedeluk and Meagan Beckwith

*Megan Beckwith, Tourist Information Center, gave a presentation on the new CrowdRiff software. She said the software has different ways to collect photos by tracking certain hash tags; locations; Facebook pages and business accounts on Instagram. The photos are used on the city website, in print and digital advertising and on the city's social media.*

**Presented**

- 5** Labor/Trade Job Fair Update - Presented by Lisa Norris, Human Resources Director

*Lisa Norris, Human Resources Director, stated there were 21 positions that needed to be filled in the labor trades which had been difficult to fill. She explained how staff set up a the job fair to interview and select applicants in addition to the several ways to get the word out about these vacant positions (vehicle magnets on city vehicles; yard signs; social media; eblasts etc.). She said 18 of the 21 position were filled.*

**Presented****Agenda Review**

*Mayor Pro Tem Giessner stated that the Finance and Government Committee has reviewed several of the items on the Consent Agenda. He said Item 29 would need to be tabled and there was a correction to the amount in Item 32 from \$275,000 to \$425,000.*

*Brady Olsen, Cash and Debt Manager, said they were delaying \$20 million of the I-20 project. He said the issuance is around \$100 million. Mr. Olsen then went over ratings from the rating agencies.*

*Jim Sabonis, Managing Director, Hilltop Securities, stated this was a complex bond sale with four components. He said there were two Epic-related sales combined with refunding bonds, plus the city's capital improvement program. The city's ratings were AAA and AA+.*

**Executive Session**

*Mayor Jensen convened a closed session at 5:24 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:55 p.m.*

**Recess Meeting**

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

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**6:30 PM Council Chambers**

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

**The Invocation was given by Pastor Jordan Tew, Eighth Street Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Lopez.**

**Presentations**

- 6** Proclamation for Kristy Wells-Smith, Miss Plus World 2019
- Deputy Mayor Pro Tem Jorja Clemson read a proclamation for Kristy Wells-Smith, Miss Plus World 2019. Mayor Jensen presented the proclamation to Ms. Wells-Smith.*
- Presented**
- 7** Recognition of Jasmine Moore, Gatorade Texas Girls Track & Field Player of the Year Award
- Mayor Jensen presented Ms. Moore with a gift from the city and extended best wishes as she continues her athletic and educational goals at college.*
- Presented**

**Consent Agenda**

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Consent Agenda Items 8 through 28, table Item 29, and approve Items 30 through 35 with the amendment to Item 32 to increase the amount by \$150,000. The motion carried unanimously.**

- 8** Minutes of the July 16, 2019 Council Meeting
- Approved on the Consent Agenda**

- 9 Price agreement for emergency vehicle equipment from Dana Safety through Tarrant County, at an annual estimated cost of \$300,000 for one year with the option to renew for two additional one year periods, totalling \$900,000 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**

- 10 Price Agreement for pet food and supplies with C. Specialties, Henry Did It, and Henry & White up to \$4,513.20, \$31,470.00, and \$22,471, respectively, with the option to renew for four additional one year periods totaling \$292,271 amount 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**

- 11 Price agreement for miscellaneous laboratory services from Armstrong Forensic Labs (up to \$250,000 annually) for one year with the option to renew for four additional one year periods totaling \$1,250,000 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**

- 12 Price agreement for clerical temporary staffing from Apple One Employment Services through a regional interlocal agreement with NCTCOG's North Texas Share Cooperative (not to exceed \$160,000 annually) for five months with the option to renew for two additional one-year periods totaling \$385,000 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**

- 13 Price agreement for irrigation repair services from Greycon, Inc., (\$20,000 annually) for one year with the option to renew for four additional one-year periods totaling \$100,000 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**

- 14** Price agreement for EMS medical control services, for \$66,000 annually for two years with the option to renew for three additional one-year periods totaling \$330,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 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**

- 15** Renew the price agreement for pavement resurfacing services Amendment No. 3 with Reynolds Asphalt and Construction Company, in the amount of \$4,013,715

**Approved on the Consent Agenda**

- 16** Appointment of Grand Prairie Police Emergency Communications Manager Aubry Insko to the Tarrant County 9-1-1 Board of Managers

**Approved on the Consent Agenda**

- 17** Interlocal Agreement with Trinity Railway Express (TRE) for FY 2019 and payment of Grand Prairie's portion of the operating cost in the amount of \$54,217

**Approved on the Consent Agenda**

- 18** Professional services contract with Dunaway Associates, L.P. in the amount of \$101,700 and approve a 5% contingency of \$5,085 total cost of \$106,785 for professional landscape architectural and engineering services including engineering, planning, and construction contract administration for improvements to the Splash Factory Aquatics facility

**Approved on the Consent Agenda**

- 19** Two separate commercial hangar leases with Aviator Air Flight School, LLC.: Hangar 5 South A and Hangar 5 South B, each lease for a term of 5 years with tenant's option to renew for one additional 5-year term; the lease of Hangar 5 South A beginning July 1, 2019 and ending June 30, 2024, and the lease of Hangar 5 South B beginning August 1, 2019 and ending July 31, 2024, with a combined annual rent of \$5,352

**Approved on the Consent Agenda**

- 20** Installation and upgrade of Assetworks FuelFocus (fuel assets management software) in the amount of \$85,722.88, through a national interlocal agreement with

Sourcewell, contract #022217-AWI

**Approved on the Consent Agenda**

- 21** Interlocal purchasing agreement with the City of Jacksonville, Texas, for the sale of Harbor Guard Fire and Rescue Boat in the amount of \$48,000

**Approved on the Consent Agenda**

- 22** Purchase of the replacement and installation of the air and oil lubrication system from Reeder Distributors Inc. through a national interlocal agreement with BuyBoard in the amount of \$92,573

**Approved on the Consent Agenda**

- 23** Venue Lease Agreement between Anschutz Texas, L.P. and Mobilitie Management, LLC for enhancements to the wireless communication system at The Theatre at Grand Prairie

**Approved on the Consent Agenda**

- 24** Change Order/Amendment No. 2 with Modern Contractors for Fleet Services Center Additions and Renovations (Phase Two) in the amount of \$171,170.06 for electrical adjustments, plumbing additions/revisions/deductions, security lighting, wall/design layout changes, additional millwork, signage removal, service bay cranes, truck wash platform adjustments, added fire alarm provisions and material durability upgrades

**Approved on the Consent Agenda**

- 25** Contract with The Home Depot in the amount of \$125,200 for additional egress provisions as required to transition the Epic Warehouse space into a large group assembly space through their national interlocal agreement with U.S. Communities and with a five-percent (5%) owner contingency in the amount of \$6,260 and a \$4,000 allowance for construction testing, for a total funding request of \$135,460

**Approved on the Consent Agenda**

- 26** Award of RFP#19063 to Nationwide for Employee's Pet Insurance effective October 1, 2019 for which all premiums for the service will be paid by the Employee electing this benefit

**Approved on the Consent Agenda**

- 27** Agreement with Discovery Benefits, LLC for Health Savings Account Administration. effective January 1, 2020 with an estimated \$4,950.00 annually in City paid fees; approximately \$24,750 over five years; this agreement will be for an initial term of one year with annual renewal options, with guaranteed renewal rates

through January 2025; authorize the City Manager to execute up to four annual renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (additional renewal options beyond the four specified may be authorized but will require future City Council approval)

**Approved on the Consent Agenda**

**28**

Contract for healthcare consultation and concierge services at a rate of \$4.50 per plan participant per month with Life Account LLC dba Alight Solutions effective August 1, 2019 through December 31, 2020 at an estimated amount of \$107,100, through a Master Interlocal Agreement with the City of Frisco 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**

**29**

Authorize City Manager to Execute Ten-Year Tenant Lease with Option to Renew for two Five-Year Terms with National BBQ Management (or related assignee), for the Operation of a Restaurant at EpicCentral for 8% of Gross Sales and 50% of Net Operating Income (This item was tabled at the August 6, 2019 meeting.)

**Tabled**

**30**

Place a proposal on the September 17, 2019 agenda to adopt a 2019 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 20, 2019 and September 3, 2019

**Approved on the Consent Agenda**

**31**

Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for municipal parks facilities and improvements

**Adopted**

Enactment No: RES 5036-2019

**32**

Resolution granting 380 Incentive Agreement with Checo Purchase Company, LLC, or affiliated entity, for a partial rebate on sales tax revenue for construction, a credit for related permit and impact fees, a state sales and use and state hotel occupancy tax rebate for 10 years during operation, and a grant of funds pursuant to the Development Agreement and Lease Terms

**Adopted As Amended**

Enactment No: RES 5037-2019

- 33** Resolution to rename the Charley Taylor Baseball Fields to the Danny Boykin Baseball Fields  
**Adopted**  
Enactment No: RES 5038-2019
- 34** Resolution ratifying the application for the FY2019 Urban Area Security Initiative (UASI) Grant of approximately \$164,000; and if awarded, authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division.  
**Adopted**  
Enactment No: RES 5039-2019
- 35** Ordinance amending the FY 2018/2019 Capital Improvements Projects Budget; purchase and installation of a leachate tank from SCS Field Services of Reston, Virginia in the amount of \$177,500, plus a 5% contingency in the amount of \$8,875; \$11,700 for engineering and bid documents with Weaver Consultants Group; and \$3,800 for a permit modification, for a total project cost of \$201,875  
**Adopted**  
Enactment No: ORD 10673-2019
- 36** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Professional Services contract with Dunaway Associates, L.P. in the amount of \$76,915 and approve a 5% contingency of \$3,846, total cost of \$80,761 for Landscape Architectural services for the Loyd Park Master Plan  
**Adopted**  
Enactment No: ORD 10674-2019
- 37** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Construction Change Order/Amendment No. 1 Gra-Tex Utilities, Inc. in the amount of \$62,842.50 for Fire Station #3 Waterline Relocation  
**Adopted**  
Enactment No: ORD 10675-2019
- 38** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Award a contract for the installation of above-ground fuel tanks at the Pump Station to Petroleum Solutions, Inc. of Grand Prairie in the amount of \$498,745.45  
**Adopted**  
Enactment No: ORD 10676-2019



- 39** Ordinance authorizing the issuance of “CITY OF GRAND PRAIRIE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019,” specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, Purchase Agreement and an Escrow Agreement, and the approval and distribution of an Official Statement pertaining thereto; and providing an effective date

**Adopted**

Enactment No: ORD 10677-2019

- 40** Ordinance authorizing the issuance of “CITY OF GRAND PRAIRIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2019A providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues of the City’s combined water and wastewater system; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date

**Adopted**

Enactment No: ORD 10678-2019

- 41** Ordinance authorizing the issuance of CITY OF GRAND PRAIRIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, TAXABLE SERIES 2019B providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues of the City’s combined water and wastewater system; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date

**Adopted**

Enactment No: ORD 10679-2019

- 42** Ordinance authorizing the issuance of “CITY OF GRAND PRAIRIE, TEXAS, COMBINATION TAX AND REVENUE NOTES, TAXABLE SERIES 2019”; specifying the terms and features of said notes; levying a continuing direct annual ad

valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Contract and the approval and distribution of an Official Statement; and providing an effective date

**Adopted**

Enactment No: ORD 10680-2019

- 43** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Professional Engineering and surveying Contract with Freese and Nichols, Inc. for the engineering design of the Sanitary Sewer and electrical Improvements for Loyd Park in the not to exceed amount of \$314,845

**Adopted**

Enactment No: ORD 10681-2019

- 44** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Dickey Road Storm Drain Improvements, West of SW 3rd Street Change Order/Amendment No.1 to Engineering Professional Consultant Services contract with Pacheco Koch, LLC. in the amount of \$50,486

**Adopted**

Enactment No: ORD 10682-2019

- 45** Price agreement for emergency vehicle equipment installation from Dana Safety, through a national interlocal agreement with BuyBoard, at an estimated annual cost of \$300,000. for one year with no renewal options

**Approved on the Consent Agenda**

## **Items for Individual Consideration**

- 46** Public hearing regarding the FY 2020 Transit Grant Application for "The Grand Connection" and approval of a resolution authorizing the City Manager to submit Fiscal Year 2020 grant application with the Federal Transit Administration (FTA) for \$455,050 for Capital, \$262,000 for operating and \$32,950 from Transportation Development Credits(TDC) Department of Transportation (TXDOT) for \$170,584. The City will provide a matching requirement of \$406,601 with the balance of \$21,950 from Dallas County and fare revenues. The total budget to operate the Grand Connection for Fiscal Year 2020 is \$1,349,135

*Walter Shumac, Transportation Director, stated the Grand Connection would be replacing four busses this year with Federal funding.*

**Council Member Wooldridge moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve the FY 2020 Transit Grant Application for the Grand Connection. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: RES 5040-2019

47

AV190801 - Alcohol Variance - Boiling King Crab (City Council District 2) requested by Warren Cohen for a Restaurant with on premise alcohol sales within 300 feet of school (Moore Elementary School), Lot 1R, Block A, Epic West Towne Crossing, PH 1 Addition, Dallas County, City of Grand Prairie, Texas, located at 3136 S SH 161, Ste. 200

*David Jones, Chief City Planner, stated this restaurant is located in the Epic West development and is within 300 ft. of Moore Elementary School. He said staff recommended approval of the variance with the following conditions:*

- 1) That the sale of alcoholic beverages be limited to Boiling King Crab within the suite listed.*
- 2) Alcohol sales will include beer, wine and mixed drinks for on-premises consumption only.*
- 3) That the authorization for the sale of alcoholic beverages shall not transfer to different land uses or business operators, and each new operator shall be required to obtain a variance before serving alcohol.*
- 4) That such authorization shall terminate in the event of non-operation or non-use of the location by Boiling King Crab for a period of twelve (12) or more successive months.*
- 5) Alcohol shall not be served after 10pm.*

**Council Member Swafford moved, seconded by Council Member Del Bosque, to approve an Alcohol Variance for Boiling King Crab with stipulations presented by staff. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

48

Board and Commission Appointments

**Council Member Copeland moved, seconded by Council Member Swafford, to appoint Ada French-Goring to the Building Advisory and Appeals Board; appoint Barbra Thomas to the Commission on Aging; and appoint Chelsea Pavey to the Keep Grand Prairie Beautiful Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

### Citizen Comments

*Mr. Jesse Heiman Cancino II, 5009 Matthew Road, stated he would like to see a hawk sanctuary in the area where he lives. He also had concerns regarding trash in the city*

*and lack of speed limit enforcement.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 6:48 p.m.**

*The foregoing minutes were approved at the August 20, 2019 meeting.*

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*Catherine E. DiMaggio, City Secretary*