



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 6, 2018

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 8 - Mayor Ron Jensen
Mayor Pro Tem Jeff Copeland
Deputy Mayor Pro Tem Greg Giessner
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Cole Humphreys
Council Member Jim Swafford
Council Member Jeff Wooldridge

Absent 1 - Council Member Mike Del Bosque

Staff Presentations

1

Lake Activity Summary for 2018 - Presented by Robert Fite, Fire Chief, and Steve Dye, Deputy City Manager/Police Chief

Captain Stephen Hromcik updated Council on Joe Pool Lake activity and the Public Safety Dive Team. He said the team consists of 27 technicians and 11 operators. Captain Hromcik showed pictures taken by Sea Scan ARC which was used in a recent drowning. The dive team also assists nearby cities with this sonar equipment. In 2018 the dive team conducted over 50 hours of training, responded to 30 medical calls, five search and rescues and six reported drownings.

Lt. Marc Taddonio stated that the Police Department supports the dive team and their efforts. He said the department has two boats on the lake. The Police Lake Patrol Unit has one Sergeant and four officers. He said they also patrol the parks in addition to the lake. The members of the lake patrol unit receive specialized training and they are dive certified. The unit has two ATV's and two utility vehicles. The Lake Patrol Unit issued 444 citations in 2018 which were largely for safety issue violations.

Council Member Clemson asked if there were any requirements for life jackets on boats. Lt. Taddonio replied that boats are required to have one life jacket for each person on the boat. Chase Wheeler, Emergency Management Manager, said Joe Pool Lake was down from 13' to 5.8'. He said flooding should not hinder Prairie Lights. Council Member Wooldridge asked if people were able to put their boats in the water. Lt. Taddonio replied they could and that the police boats were able to go under the bridge.

Presented

2 Neighborhood Taskforce Update - Presented by Andrew Fortune, Assistant to the City Manager

Andrew Fortune, Assistant to the City Manager, said the task force had researched successful programs around the country and evaluated needs of Grand Prairie neighborhoods and identified a comprehensive model for the program. Mr. Fortune went over the rebate program including a tier program based on appraised home value. He then went over the proposed process from application through rebate award. Mr. Fortune presented a list of eligible and ineligible improvements. The program will be communicated through the Pipeline; brochures; social media; press release, etc. Mayor Pro Tem Copeland asked if there was any restriction on how long after the improvements the property owner could sell the property. Mr. Fortune replied there was none. Council Member Humphreys asked if someone owns several properties, could they apply for several. Mr. Fortune replied yes.

Presented

3 Prairie Lights 2018 - Presented by Rick Herold, Director of Parks, Arts and Recreation

Duane Strawn, Assistant Parks, Arts and Recreation Director, introduced Sharon Davis, Prairie Lights Coordinator. He said there were 165,000 visitors last year and 28,822 vehicles. He said it was the first year for consolidated pricing, the Fast Pass and online ticket purchase. He said Sneak-a-Peek will be held November 17 and 18. Cyclin' with the Mayor will be held November 19 and only those on bicycles will be allowed to participate. Thanksgiving Day will be opening day. Mr. Strawn went over events for 2018. He said the Fast Pass would be continued. There will be a Magical Christmas Show with 3D projection mapping, holograms, live actors and a modern soundtrack with a theme of "Holiday Dreams." Mayor Pro Tem Copeland said Prairie Lights gets better each year. He asked if there was a way to offer discounts to those who order online. Mr. Strawn replied that people purchase tickets on line because it is faster.

Presented

Agenda Review

Mayor Pro Tem Copeland asked if there were any questions on Consent Agenda Items 4-27. Council Member Swafford stated the the Finance and Government Committee reviewed 14 items and recommended them to Council for approval. He said bond counsel had made a presentation to the Finance and Government Committee on the bond sale (ref: Item 25). He said the city received an AA+ rating from Fitch and a AAA rating from Standard & Poor. There were 12 bidders and the city received a 3.589 interest rate. Council Member Wooldridge asked about the large number of bidders. Jim Sabonis, First Southwest, said there are usually 4-5 bids but the number of bidders depends on the size and type of issue. He said 12 is the most bids he had seen in years.

City Manager Tom Hart stated that Doug Cuny, Revenue Management Manager, passed away suddenly over the weekend. Mr. Hart also announced the retirement of Rick Herold, Parks, Arts and Recreation Manager.

Executive Session

Mayor Jensen convened a closed session at 5:18 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney," Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed 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.

Rev. Eric Folkerth, The Woods United Methodist Church, gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Jeff Copeland.

Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe, to approve Items 4 through 27 on the Consent Agenda. The motion carried unanimously.

- 4** Minutes of the October 16, 2018 meeting

Approved on the Consent Agenda

- 5** Price Agreement for the Purchase, Implementation, and Maintenance of EnerGov Permitting, Inspections, Planning, and Engineering (PIPE) software from Tyler Technologies for a total cost of \$1,686,312 (implementation and year one cost of \$1,570,862; year two maintenance cost of \$115,450) for one year with the option to renew for one additional one-year period; and authorize the City Manager to execute the renewal option 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

Approved on the Consent Agenda

- 6** Price Agreement for Generator Maintenance from Holt Cat through a national inter-local agreement with Sourcewell for an initial fourteen month term at the cost

of \$53,778 with the option to renew for three additional one-year periods at an estimated annual cost of \$46,095, totaling \$192,063 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

- 7 Price Agreement for Life is Grand Magazine Printing from Midway Press (up to \$64,122.00 annually) for one year

Approved on the Consent Agenda

- 8 Price agreement with Lattimore Materials, for Ready Mix Concrete, at an estimated annual cost of \$612,400, and will be for one year with the option to renew for four additional one year periods totaling \$3,062,000 if all extensions are exercised, and award a secondary price agreement with Redi-mix Concrete at a cost not to exceed \$754,375 and will be for one year with the option to renew for four additional one year periods totaling \$3,771,875 if all extensions are exercised; authorize 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

- 9 Price agreement for concrete supplies (Redwood, Curb Ears, Chairs, Wood Stakes, Pine Fir, Nails and Baker Brooms) to Barnsco, Inc. at an estimated annual cost of \$56,622; second price agreement for concrete supplies (Lap Siding, Bar Ties, Chairs, Curing Compound, Wood Stakes, and Quickrete) to CMC, Inc. at an estimated annual cost of \$64,860; third price agreement for concrete supplies (Felt Expansion Joints, Spruce Pine Fir, Yellow Pine, Nails, and Quickrete) to Craddock Lumber at an estimated annual cost of \$94,143; all agreements will be for one year with the option to renew for four additional one year periods totaling \$283,110 with Barnsco, Inc., \$324,300 with CMC and \$470,715 with Craddock Lumber Co., 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

- 10 Price Agreement for landscaping maintenance from High Quality Landscape of Dallas (up to \$42,576 annually) for one year with the option to renew for four additional one-year periods totaling \$212,880 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 HVAC Control System Upgrades from DynaTen Corporation in the amount of \$180,500 through a Master Inter-local Agreement with Tarrant County

Approved on the Consent Agenda

- 12** Contract with Masix Construction, LLC for Wall Construction in the amount of \$306,796 - Westchester PID (Council District 6)

Approved on the Consent Agenda

- 13** Software Implementation Consulting Contract for Implementation Project Management Services (Permitting, Inspection, Planning, and Engineering (PIPE) information technology system) from BerryDunn McNeil & Parker, LLC, for a 20-month term in the amount not to exceed \$468,000

Approved on the Consent Agenda

- 14** Contract with Holmes Murphy and Associates of Texas, Inc. for Benefits Consultation Services in the areas of health insurance, actuarial evaluations, claims assessments, data warehousing, and claims repricing, in the annual amount not to exceed \$52,000 (approximately \$260,000.00 for five years) with the option to renew annually unless terminated by either party, and authorize the City Manager to execute up to five annual renewal options for this agreement 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 (renewal options beyond the five specified can be authorized, however, will require additional City Council approval)

Approved on the Consent Agenda

- 15** Change Order/Amendment No. 5 in the net amount of \$80,193.05 with Tiseo Paving Company for Great Southwest Parkway Improvements

Approved on the Consent Agenda

- 16** Revision to City Council Travel Administrative Directive 1.0

Approved on the Consent Agenda

- 17** Purchase one (1) Kenworth T440 tandem dump bed truck for Public Works (Streets), one (1) Kenworth T470 flush truck for Wastewater Maintenance and two (2) Kenworth T370 utility body trucks for Water/Wastewater from MHC

Kenworth Dallas through a national inter-local agreement with Buyboard in the amount of \$775,266.72

Approved on the Consent Agenda

- 18** Purchase of 25 Uninterruptable Power Supply Systems (UPS) from Paradigm Traffic Systems, Inc. in the amount of \$118,750 using the national interlocal with BuyBoard (including a discount of \$12,500)

Approved on the Consent Agenda

- 19** Purchase of one (1) Kubota KX080-4SR3A Mid-Size Excavator from Six & Mango Equipment, LLP for a total of \$110,180.80 through a national, interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 20** Purchase of fitness equipment for the Charley Taylor Recreation Center from Team Marathon Fitness \$87,652.81 through a national inter-local agreement with BuyBoard

Approved on the Consent Agenda

- 21** Purchase of two Polaris Ranger Utility Vehicles from Polaris Sales, Inc. \$59,812.56 through a national inter-local agreement with Sourcewell

Approved on the Consent Agenda

- 22** Purchase of one (1) JLG X600AJ - Lithium Battery Powered Compact Crawler Boom Lift from Holt CAT \$153,120.00 through a national inter-local agreement with BuyBoard

Approved on the Consent Agenda

- 23** Professional Services Contract with Pacheco Koch in the amount of \$89,750 and a 5% contingency of \$4,487.50, for a total cost of \$94,237.50, for landscape architectural design plans and development of contract documents for the Phase 1 Great Southwest Nature Park

Approved on the Consent Agenda

- 24** Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's "2019 P25 Radio Interoperability Assistance Program" to purchase Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$150,568

Adopted

Enactment No: RES 4980-2018

- 25** Ordinance authorizing the issuance of City of Grand Prairie, Texas, Combination

Tax and Revenue Certificates of Obligation, Series 2018; providing for the payment of said certificates of obligation by the levy of 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 10559-2018

26

Ordinance amending the FY 2018/2019 Capital Projects Improvement Budget; Change Order/Amendment No. 1 for Guaranteed Maximum Price contract with Hill & Wilkinson for construction of the Phase 1 PlayGrand Adventures Project, in the amount of \$5,549,995 and approve a 5% construction contingency in the amount of \$277,500 and approve a 5% contingency for equipment and services in the amount of \$92,228, for a total of \$5,919,723.

Adopted

Enactment No: ORD 10560-2018

27

Ordinance amending the FY 2018/2019 Cemetery Replacement Fund by appropriating \$50,000 from the unobligated fund balance to fund Phase II development at Grand Prairie Memorial Gardens.

Adopted

Enactment No: ORD 10561-2018

Public Hearing on Zoning Applications

28

SU180805/S180803 - Specific Use Permit/Site Plan - Oakdale and Hwy. 161 (City Council District 1). Specific Use Permit and Site Plan for a 625,346 square foot Transfer and Storage Facility on 54.16 acres. John R Baugh Abst 137 Pg 65, City of Grand Prairie, Dallas County, Texas, Planned Development-39 (PD-39), within the Highway 161 Overlay District, addressed as 1000, 1113, 1317 W. Oakdale Road, portions of 1200, 1400, 1401, and 1405 W. Oakdale Road, and 2701, 2703, 2705, and 2651 Hardrock Road. (On August 6, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

Steve Norwood, Planning Director, reviewed Case SU180805/S180803, for a 625,000 sq. ft. industrial building. The site is comprised of 55 acres with some environmental issues. He said Council had considered this case in August and Council tabled the

case to January 2019 to allow staff time to determine economic impacts and best uses. The Council rescinded the motion to table at the October 16, 2018 meeting. Mr. Norwood said this case was not subject to the proposed moratorium.

Will Muninger, 3819 Maple, Dallas, was present to answer questions.

Mayor Pro Tem Copeland asked about staff's recommendation. Mr. Norwood said staff was concerned about the size of the facility. The largest industrial building in the city now in that area is 400,000 sq. ft. He added that this would also take up the hard corner of Oakdale and SH161. Mr. Norwood said 75% of the building is speculative in nature and several on SH161 are vacant. Mayor Jensen asked about outside storage. Mr. Norwood said it requires an SUP.

Council Member Clemson asked Mr. Muninger to give a brief layout of the plan. Mr. Muninger said it is 620,000 sq. ft. and sits perpendicular to SH161 and the loading docks would not face SH161. Council Member Clemson said Council and staff had looked at this for a long time, and she would personally rather see something else at this location, but it is zoned LI, and there is a large amount of the site in the floodplain so there are not a lot of other options. Council Member Clemson said since the front of the building would be facing SH161, she wanted an assurance that it would look good and asked Mr. Muninger to give that some extra attention with landscaping or other attractive features.

Council Member Clemson moved, seconded by Council Member Swafford, to close the public hearing and approve Case SU180805/S180803. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10562-2018

Items for Individual Consideration

29

Second reading and Ordinance adopting a 90-day moratorium on the acceptance and processing of applications and permits for development and use of commercial property within the corporate limits of the City for industrial tilt-wall buildings designed to accommodate industrial uses, including the storage and movement of goods or freight by the utilization of heavy load vehicles

Mr. Norwood reviewed the proposed moratorium on warehouses. He said the moratorium would cover other areas not just SH161. He said the temporary moratorium took effect November 2. At last night's Planning and Zoning meeting a public hearing was held and the commission approved the moratorium unanimously. Mr. Norwood said this is the second and final reading of the ordinance. He said the 90-day moratorium would start November 7. The Council could approve a 90-day extension, but after that time they could not consider another moratorium for two years.

Council Member Swafford asked why the Great Southwest Industrial Park south of I-20 was not included. Mr. Norwood said that could be included without an additional public hearing.

Tony Shotwell, 329 NE 31st Street, stated in the Fort Worth section of Trinity, the appearance of the industrial buildings is much better. He said Grand Prairie could change development standards for industrial buildings then it would not have to be included in the site plan. He said upgraded standards would make the area more aesthetically pleasing. He said it would make development a little more expensive but it would look better longer and would attract better tenants.

Council Member Clemson moved, seconded by Mayor Pro Tem Copeland, to approve the 90-day moratorium with the inclusion of Great Southwest Industrial Park. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: RES 4981-2018

Citizen Comments

Tony Shotwell, 329 NE 31st Street, spoke regarding the Del Fasco contamination. He said there were several people in the meeting last week. The man who made the presentation said that this was one of the most polluted places in America. Mr. Shotwell said the hotspot is in his backyard. He said after the meeting, most citizens who live there stayed and talked and they requested that he talk to Council. Mr. Shotwell said the EPA does not let any other governmental entities know that the Superfund site is there. The County government does not know about it and the only way they would know is if the EPA or city notifies them. He said there may be some property devaluation and in a real estate transaction property owners have to disclose this. But, the Dallas County Appraisal District (DCAD) does not recognize that it is there. If they knew, they probably would not take comparables in that area. Mr. Shotwell asked Council to let DCAD know the metes and bounds of the area (182 property owners). He said the plume will only get bigger and it is the right thing to do.

Adjournment

Mayor Jensen adjourned the meeting at 6:56 p.m.

The foregoing minutes were approved at the November 20, 2018 meeting.

Catherine E. DiMaggio, City Secretary