



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final City Council

Tuesday, September 4, 2012

4:30 PM

Council Chambers

Call to Order

Mayor England called the meeting to order at 4:35 p.m.

Present 9 -

Mayor Charles England; Mayor Pro Tem Ron Jensen; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Bill Thorn

Staff Presentations

1

Great Southwest Gateway - Landscape Architecture - Presented by Tammy Chan

Tammy Chan, Special Projects Manager, said this project involves some type of beautification on the southwest and northeast side of the I-20 and Great Southwest Parkway intersection because this is where many people are entering the city. She said that there is a million dollars set aside for this project. This intersection has the second highest traffic count and will increase with mall traffic. The Overlay District in this area requires a prairie theme for the 22 acres in the four quadrants of the intersection. Ms. Chan went through the selection process for a consultant and she said the firm selected is TBG, Texas's largest landscape architecture and planning firm. Mark Meyer, Managing Principal at TBG's Dallas Office, showed some of the landscape projects they have designed. The consultant contract includes the production of three basic concepts for the committee to review. One concept will be chosen at one of three levels of design: \$500 thousand, \$750 thousand or \$900 thousand and the contract would then be brought to Council for approval. Ms. Chan said this contract includes construction plans and bid documents with a project completion estimated in September 2014.

Mayor Pro Tem Jensen noted that Mr. Meyer is involved with the Westchester PID and he has done volunteer work on the PID board. Mr. Meyer said the board will be requesting a rate increase for the Westchester PID. Mayor England asked Ms. Chan if she was asking Council to approve \$94,000 for design. Ms. Chan said this design includes the design charette to look at the history of the area and a look at what other cities have done with similar sites. The design firm will take this feedback and research and come back with three concepts for the design committee to look at and choose one. Mr. Meyer said the contract includes construction administration. Ms. Chan said consultant fees are normally 10% of the construction cost.

Presented

2 Summer Recreation Re-Cap - Presented by Danny Boykin, Parks and Recreation Department

Danny Boykin, Recreation Manager, gave an update on summer Parks and Recreation activities, including day camps at the recreation centers, and events at the swimming pools and ballparks. He said the skate park now has a new cover. Mr. Boykin also invited citizens to the upcoming Doggie Splash Days on September 15 and 29 and to the Flight of the Monarchs at Central Park which will also feature Kid Fish.

Presented

3 QuikTrip Park Improvements

Tom Hart, City Manager, told the City Council if they would like to authorize improvements to QuikTrip Park (ref: Consent Agenda Item 13), time is of the essence. He explained that the agenda item lets staff move forward with this item. He said staff is working on research on AstroTurf and there are many companies to get RFP's from. This does not have to be a strict bid and the RFP can include alternatives such as installation. The item on the agenda does not approve an amount of money. Mr. Hart said the Engineering Department has looked at the additional parking and they thought it could be done by next season, but it may cost more than originally anticipated because of landscaping, irrigation, etc. He said if the Council is interested in the additional parking, staff can get design and cost estimates. The PA system is not being investigated at this time but staff will pursue budget numbers and design if council is interested. There may need to be a portable ramp system to get people off the field since currently there is no expedient way to get people off the field quickly during concerts. Mr. Hart said the city's bond attorneys said the city can use sales tax proceeds to do these types of improvements. He went over financing options including using excess sales tax revenues. In October 2014, sales tax will bring in \$250,000 so the bonds could be paid off at that time. Funding these improvements extend this by 6-8 months. He said staff could move forward with getting costs and proposals and Council can decide what they want to do. The time issue is getting the projects moving in time for the new season. Council Member Swafford asked what the current balance was on excess funds. Tannie Camarata, Cash and Debt Manager, said there would be \$400,000-500,000 at end of this fiscal year. Sales tax is bringing in \$250,000 each month. He said this year there would be \$2.8 million coming in and the debt is \$1.9 million, so there would be another \$800,000 at the end of year. Also, a loan from Capital Lending Reserve could be used to temporarily fund the improvements. Mr. Hart said he recommended going ahead with the improvements. He added that the Mansfield Field of Dreams is all turf.

Mr. Hart said the current agenda item is to authorize staff to get final figures, but he would like to complete the improvements by April. Scott Berry, AirHogs owner, said he wanted to start construction by the end of November. Craig Brasfield said their first event is the first of March 2013. Mr. Hart reminded them that the city will need to prepare RFP's, etc. Council Member Swafford said Council and staff will also need to decide which projects should be included. He asked how many months funding these improvements would add to the payoff date of the bonds. Mr. Hart said it might be cleaner to let both bonds end at the same time. Council Member Giessner asked if Council would be able to look at each individual project. Mr. Hart said, yes, they will each come back to Council. Mayor England said the option to pay for improvements with sales tax makes good business sense because that means people from outside the city will help to pay off the bonds through the sales tax. He said it was important to move quickly on these projects. Council Member Shotwell asked if these projects

would have to go through the bidding process. Mr. Hart said these improvements would be done under venue legislation which allows more latitude, but staff will still get proposals so it is competitive. Tim Shinogle, Parks and Recreation Department, said he had investigated five major turf companies. Mr. Shotwell asked if staff could tell the companies we need their proposal back soon. He said there are some other maintenance issues that we need to address because turf will be different than grass and perhaps we should consider a Parks Department employee making sure that maintenance issues are taken care of. Mayor England said he understood why portable ramps would be important if the field needs to be emptied quickly, but was not sure about portable ramps because they may not always function correctly. Bill Crolley, Planning Director, said that permanent construction may interfere with the ballfield.

Mr. Berry said he appreciated Council's support. He asked if there was a way to speed it up once the bids are in. He said these improvements will make a huge difference. Mr. Hart said he would like to meet later in the week with QuikTrip. Mr. Berry said they have a concert scheduled on November 15 and would like to start implementing the turf after that which will take 8 to 10 weeks. Mayor England added that when the field is skinned, we need to look at the drainage because the drainage they put in for grass may need to be changed with the turf. Mr. Crolley said staff will look at that and will have to look at the runoff coefficient of the turf and if we need to upsize pipes, staff will give Council an estimate for the cost.

Presented

Agenda Review

Council Member Swafford asked where the parking lot was paid from for the former Oncor Building. Ron McCuller, Public Works Director, said he believed it was paid from impact funds. Mayor England said the building was purchased for \$400,000 and staff said very little would need to be done and they spent \$45,000, but now staff wants another \$48,000. Mr. Hart said they ran into asbestos and the restroom was made handicap accessible for the public. Mr. Swafford said the asbestos abatement cost was \$7,500 and another \$26,202.95 was spent for construction materials. Mr. Shinogle said these materials were for modifying the walls to make offices smaller and demoing the existing restroom and there were some electrical issues in the amount of \$10,000. He said there were a few items for painting and texturing at a cost of \$14,000. Mr. Shinogle said building the walls was included in the earlier figures. The parking lot was paid out of Capital Reserve Fund in the amount of \$75,000. Mr. Swafford said with the \$75,000 on top of the other expenses is a long way from being ready to move into. He asked Mr. Shinogle if this was the end of the expenses for the renovation. Mr. Shinogle replied that it was.

Executive Session

There was no executive session.

Recess Meeting

Mayor England recessed the meeting at 5:35 p.m.

6:30 PM Council Chambers

Mayor England reconvened the meeting at 6:35 p.m.

Deputy Mayor Pro Tem Ruthe Jackson gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag was led by Mayor Pro Tem Ron Jensen

Mayor England stated that this past week Mr. Vernon Jackson (Deputy Mayor Pro Tem Ruthe Jackson's husband) had passed away. He said that Mr. and Mrs. Jackson were married for 67 years. Mr. Jackson was a great person and a leader in the city, having served on the school board for many years, he had a successful business, was active in the Chamber, and served as a bank board member for many years. He extended his sympathies to the Jackson family and for a moment of silence in honor of Mr. Jackson's service to the community.

Presentations

- 4** Recognition of Romin Khavari, City Engineer, and staff - 2012 Community Rating System Award

Bill Crolley, Planning Director, recognized City Engineer Romin Khavari, who was recently awarded the National Floodplain Administrator award from the National Floodplain Insurance Program-FEMA.

Presented

- 5** Employee of the Month - Rose Ramirez Juvenile Case Manager, Municipal Court

Judge Nancy Robb introduced Rose Ramirez, Juvenile Case Manager, as Employee of the Month for September. Tom Hart, City Manager, thanked Ms. Ramirez for her dedication to the youth of the community and to the city and gave her an engraved clock and a city shirt.

Presented

Consent Agenda

Mr. Hart referred to Item 14 on the Consent Agenda (appointment of Mr. Ting Whai Lee as Ambassador at Large for International Trades and Relations). He said this is an honorary title with no remuneration. He said Mr. Lee is an engineer in Fort Worth.

Deputy Mayor Pro Tem Jackson moved, seconded by Council Member Fregoe, to approve items 6 through 16 on the Consent Agenda. The motion carried unanimously.

- 6** Minutes of the August 21, 2012 Meeting

Approved on the Consent Agenda

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- 7 Authorize the sale of a tax foreclosure lot located at 2334 Aggie Drive to Gregory L. Williams for \$9,972.46
Approved on the Consent Agenda
- 8 Consultant Contract with The Broussard Group, Inc. dba TBG Partners in the amount of \$94,000 for the Great Southwest Parkway Gateway Landscape Architecture
Approved on the Consent Agenda
- 9 Change Order No. 2 in the amount of \$77,839.83 with ED Bell Construction for Sara Jane Parkway Extension from east dead-end to Forum Drive
Approved on the Consent Agenda
- 10 Ratify the purchase of property at 510 Main Street and 514-516 W. Main Street in the total amount of \$413,314
Approved on the Consent Agenda
- 11 Consultant Design Contract with AECOM in the amount of \$89,835 for Cedar Creek Culvert Improvements at Robinson Road and Prairie Lane, 5% contingency in the amount of \$4,491, 5% City Engineering Administration in the amount of \$4,491 for a total project cost of \$98,817
Adopt the Consent Agenda
- 12 Professional services contract with JEA Hydrotech Engineering, Inc. in the amount of \$63,000 for survey services for Water Main Replacements, and 5% contingency in the amount of \$3,150, for a total project cost of \$66,150
Approved on the Consent Agenda
- 13 Improvements to QuikTrip Park at Grand Prairie, including addition of parking spaces, installation of artificial turf, public address system, and pedestrian fire access and exits, a source for funding such improvements, transfers of funds between accounts, an extension in the date of the final retirement of the debt on the venue (the final maturity date of the venue bonds remains the same) through sales tax due to the improvements, and authorization to solicit bids and/or proposals for such improvements, and authorization to enter into contracts for maintenance and construction of such improvements.
Approved on the Consent Agenda
- 14 Resolution appointing Mr. Ting Whai Lee Ambassador-at-Large for International Trades and Relations
Adopted

- 15 Ordinance for Reduced Speed School Zones time changes for Kennedy and Arnold Middle Schools

Adopted

- 16 Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget in the amount of \$48,675 for the renovation of the ONCOR Building

Adopted

Items for Individual Consideration

- 17 Second Public Hearing on Proposed Tax Rate - Hold a Public Hearing seeking citizen comments on Proposed Tax Rate of \$0.669998 per \$100 assessed valuation in accordance with the Texas Property Tax Code

Mayor England opened the second public hearing on the proposed tax rate of \$.0669998 per \$100 assessed valuation. There were no citizens who indicated they wished to speak during the public hearing.

Council Member Swafford moved, seconded by Mayor Pro Tem Jensen, to close the public hearing and set the date for the tax rate to be adopted for September 18, 2012. The motion carried unanimously.

Ayes: 9 -

Mayor Charles England; Mayor Pro Tem Ron Jensen; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Bill Thorn

- 18 First Public Hearing on the FY 2012/2013 Operating and Capital Improvement Project Budgets

Kathleen Mercer, Budget Director, said she was present to answer any questions on the FY 2012/2013 Operating and Capital Improvement Project Budgets. Mayor England stated that staff and Council had a budget workshop a few weeks ago and staff and the Finance and Government Committee have been working on the budget for many months. He thanked Ms. Mercer and staff for their hard work. Mayor England added that a 2.5% pay increase to employees was included in the budget without a tax increase.

Council Member Swafford (Chairman of the Finance and Government Committee), on behalf of members of the Finance and Government Committee (himself, Council Member Giessner and Mayor Pro Tem Jensen), thanked staff for their diligent work and added that the Finance and Government Committee and the Budget Department have a great working relationship. He also thanked Mr. Hart for his contribution.

There were no citizens who wished to speak during this public hearing.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Jackson, to close the public hearing and set the second public hearing, as required by law, and the approval of the budget, for September 18, 2012. The motion carried unanimously.

Ayes: 9 -

Mayor Charles England; Mayor Pro Tem Ron Jensen; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Bill Thorn

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Board and Commission Appointments

Deputy Mayor Pro Tem moved, seconded by Council Member Shotwell, to appoint Tomas Rivera to the Airport Advisory Committee, and Cheryl Hare to the Zoning Board of Appeals. The motion carried unanimously.

Ayes: 9 -

Mayor Charles England; Mayor Pro Tem Ron Jensen; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Bill Thorn

Citizen Comments

There were no citizen comments.

Adjournment

Deputy Mayor Pro Tem Jackson thanked everyone in Grand Prairie for their support of the Jackson family during the past week.

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

The foregoing minutes were approved at the September 18, 2012 meeting.

Catherine E. DiMaggio, City Secretary