



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, May 3, 2016

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 9 - Mayor Ron Jensen
Mayor Pro Tem Jim Swafford
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Lila Thorn
Council Member Jeff Wooldridge

Staff Presentations

- 1** Landfill Update - "We're at Your Disposal" - Presented by Patricia Redfearn, Solid Waste Manager

Dr. Patricia Redfearn, Solid Waste Manager, introduced the landfill employees with a brief job description of each.

Tom Hart, City Manager, stated that there were rumors about moving "Tent City" (a homeless encampment in Dallas) to the Naval Air Base. Mr. Hart said he had emailed the Dallas City Manager. Jim Cummings, Environmental Services Manager, said the newspaper article talked about residential housing, however, they have not received residential closure because of hazardous waste.

Presented
- 2** Wal-Mart Update - Presented by Bill Crolley, Executive Director

Bill Crolley, Planning Director, updated Council on the new Walmart at SH161, south of Pioneer Parkway. He stated that engineering plans have been approved and they are proposing different colors than were approved at the Planning and Zoning Commission hearing. The materials used remain the same. Chief Dye outlined a loss prevention program that would be put in place whereby lower level shoplifters would be put in community service rather than having them arrested which will cut down on service time.

Presented
- 3** Update on Stormwater Rates - Presented by Stephanie Griffin, Stormwater Manager

Stephanie Griffin, Floodplain Administrator, stated that the stormwater fee is a line item on monthly utility bills and is based on impervious area. She explained the tiered rating for residential. She stated that over 1/3 of the city is in the floodplain. Ms. Griffin said the city has compliance obligations through FEMA and TCEQ. She explained the operations of the stormwater department and the current services they provide and capital projects that are part of the stormwater program.

Mayor Jensen noted that no city covers all their capital costs with stormwater rates. He asked Ms. Griffin if Grand Prairie rates were in the middle of other cities in the Metroplex just to stay in the middle. Ms. Griffin replied that has been city policy to stay somewhere around the middle. Discussion took place regarding funding of CIP projects. Council Member Copeland noted that since Grand Prairie has a larger portion of the floodplain than other cities, we could charge a higher rate. Mayor Jensen said we may need to come up with a long term plan to implement rather quickly to enact rates that take into account the amount of the city in the floodplain. Mr. Griffin said there is a consultant currently reviewing rates. Mr. Crolley said the rate is going to be a small part of looking at the total picture of funding large projects. Council Member Giessner asked if the consultant would have information back for the Finance and Government Committee budget meetings. Ms. Griffin replied they would.

Mr. Hart said big ticket projects will be evaluated and we need to take into account whether it is putting property at risk. He said with 33% of the city in the floodplain it is remarkable that there are not more flooding issues.

Presented

Agenda Review

Council Member Wooldridge referred to Agenda Item 11 and asked if it was a joint venture with Mansfield. Mr. Crolley said the water project is a joint venture but not the easement.

Mayor Pro Tem Swafford referred to Agenda Item 12 and said the contract had been awarded and they asked for a 50% deposit, but they cannot go through with the contract and they have not returned the deposit. Robert Myers, Purchasing Manager, said he would notify BuyBoard of this situation. Mayor Pro Tem Swafford said he initially had concerns regarding Agenda Item 16 but had spoken with Chief Dye and Bill Hills, Housing and Neighborhood Services, but now felt comfortable. Chief Dye stated this was just a transparent act when developers build a new multi-family development. Council Member Wooldridge said this item went to both Council committees.

Mayor Pro Tem Swafford asked to remove Item 25 from the Consent Agenda. He said if this is a city problem we need to fix it. He said there is a sanitary sewer line behind this house and the erosion is within two feet of this property owner's fence. Mr. Swafford said this should have gone to the Finance and Government Committee and needs a staff presentation. Romin Khavari, City Engineer, showed pictures of the site and said there is slope failure and it is continuously eroding. He said there is a sanitary sewer that needs to be replaced and the creek crossing needs repair. Council Member Fregoe asked if this had been determined to be a public Issue. Mr. Khavari said there is a sewer line and we must protect the sewer line because of the erosion. Council Member Copeland asked when the project would start. Mr. Khavari replied it would start in a couple of months when it is dry enough for access.

Executive Session

Mayor Jensen convened a closed session at 5:15 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.087 "Deliberations Regarding Economic Development Negotiations." The executive session was adjourned 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.

Pastor Carl Allen, Fairview Baptist Church gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Wooldridge.

Presentations

4 Recognition of Airport Advisory Committee Members

Randy Byers, Airport Director, introduced members of the committee. Mayor Jensen expressed appreciation for all the board members do for the city and presented them each with a city lapel pin.

Chief Dye recognized Mayor Jensen. He said a citizen was being assaulted by her husband and Mayor Jensen heard the argument at the recreation center and intervened on her behalf.

Presented

Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 5 through 28 on the Consent Agenda. The motion carried unanimously.

5 Minutes of the April 19, 2016 Meeting

Approved on the Consent Agenda

6 Price agreement for education and promotional products from You Name It Specialties through a national inter-local agreement with Buyboard at an estimated annual cost of \$60,000 for one year with the option to renew for ---two additional one-year periods totaling \$180,000 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

- 7 Price agreement for Ascorbic Acid Dechlorination Tablets from HD Supply Waterworks (up to \$76,650 annually) for one year with the option to renew for four (4) additional one year periods totaling \$383,250.00 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 Professional services contract with Freese and Nichols, Inc. in the amount of \$50,000 to provide engineering and geomorphological services to develop a Stream Condition Assessment and Approach

Approved on the Consent Agenda

- 9 Professional Services Contract with Gerdes, Henrichson & Associates for Architectural/Design/Engineering Services for old Fire Station #1 located at 321 W. Main St. in the not to exceed amount of \$175,000

Approved on the Consent Agenda

- 10 Purchase of a "Wanco WCT-BS-0000-6A - Portable Diesel Surveillance Trailer" from Wanco Security and Surveillance Company in the amount of \$59,990

Approved on the Consent Agenda

- 11 Acquisition of Water Main and Temporary Construction Easements Ellis Joint Venture for the Mansfield SH360 water transmission line in the amount of \$40,322

Approved on the Consent Agenda

- 12 Contract with TMC Furniture for library adult and children's tables through TXMAS for \$98,525

Approved on the Consent Agenda

- 13 Contract with Weaver Consultants Group, LLC for Landfill Gas Control and Collection System Operation and Monitoring in the amount of \$45,000 for one-year period beginning May 1, 2016 through April 30, 2017

Approved on the Consent Agenda

- 14 Amend the Authorized Representatives for TexPool
- Approved on the Consent Agenda**
- 15 Amend the Authorized Representatives for TexSTAR
- Approved on the Consent Agenda**
- 16 Ordinance amending the Code of Ordinances Part I, Chapter 28 - Housing Enforcement, Article II, Hotel Standards, Section 12 - Classifying hotels by tier and summary grade scoring, Article III - Multifamily Housing Standards, Section 18 - Multifamily housing complexes generally, Article III - Multifamily Housing Standards, Section 23 - Multifamily housing classifications, and Section 24 - Tier rating for multifamily housing requirements; providing for a severability clause; providing for a cumulative clause; providing for a savings clause; and providing for an immediate effective date upon passage
- Adopted**
- Enactment No: ORD 10036-2016
- 17 Ordinance amending the Code of Ordinances, Chapter Five, "Animals Services" Section 5-13 covering animal impoundments
- Adopted**
- Enactment No: ORD 10037-2016
- 18 Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget and award a contract for the repair of City of Grand Prairie Upper Haul Road Project to Gibson Earthworks in the amount of \$180,106
- Adopted**
- Enactment No: ORD 10038-2016
- 19 Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Construction contract with Flow-line Construction, Inc. for East Main Street at the Union Pacific Railroad Bridge Drainage Improvements in the total amount of \$1,567,874; material testing with Reed Engineering in the amount of \$14,006; in-house engineering in the amount of \$78,393; and 5% construction contract contingency in the amount of \$78,394; for a total project cost of \$1,738,667
- Adopted**
- Enactment No: ORD 10039-2016
- 20 Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Amendment/Change Order No. 1 with Gra-Tex Utilities, Inc. for Miscellaneous Water Replacements in the amount of \$194,359 plus \$4,900 for material testing for a

total request of \$199,259

Adopted

Enactment No: ORD 10040-2016

- 21** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget, for replacement of the employee parking lot gates and electrical mechanisms at the Public Safety Building in the amount of \$27,000

Adopted

Enactment No: ORD 10041-2016

- 22** Ordinance amending Schedule VI of the Traffic Register by adding parking restrictions along all remaining SH 360 frontage roads within the City of Grand Prairie City limits with approval from TxDOT

Adopted

- 23** Ordinance amending Schedule III of the Traffic Register by extending the east end of two existing school zones and updating three existing school zones for Daniels Elementary School on SW 19th Street; and updating effective times for two zones on Warrior Trail for the South Grand Prairie High School 9th Grade Center.

Adopted

Enactment No: ORD 10042-2016

- 24** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Final Reconciliation Change order with North Rock construction for emergency repair and replacement of the failed concrete drainage channel wall at 811 SE 4th Street in the amount of \$17,612

Adopted

Enactment No: ORD 10043-2016

- 25** Ordinance amending the FY 2015/2016 Capital Improvement Project Budget; Appropriation of \$800,000 for Public Sanitary Sewer line and Erosion Protection at 520 Sir Roland

Adopted

Enactment No: ORD 10044-2016

- 26** Ordinance amending the Police Department's authorized positions in each classification for Fiscal Year 2016

Adopted

Enactment No: ORD 10045-2016

- 27** Ordinance amending the FY 2015/2016 Summit Center Fund Budget; Change Order/Amendment No. 3 with Lee Lewis Construction, Inc. in the amount of \$76,067,529 for construction costs for the EPIC Recreation and Indoor Waterpark project and Central Park Improvements

Adopted

Enactment No: ORD 10046-2016

- 28** Resolution adopting the Clean Fleet Policy recommended by the North Central Texas Council of Governments (NCTCOG)

Adopted

Enactment No: RES 4815-2016

Public Hearing on Zoning Applications

- 29** Z160401/CP160401 - Zoning Change/Concept Plan - Lake Forest Development (City Council District 4). To change the zoning on 7.096 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 7.09-acre property, zoned Agriculture (A) District, is located at 2901 Doryn Drive. The agent is Jim Dewey, JDJR Engineers & Consultants, Inc. the applicant is Mike Nawar, and the owner is Rajan Vishwanathan. (On April 4, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 5-3). (This case was tabled to the City Council meeting of May 17, 2016).

Council Member Fregoe moved, seconded by Mayor Pro Tem Swafford, to close the public hearing and table Cased Z160401/CP160401 to the May 17, 2016 meeting. The motion carried unanimously.

Items for Individual Consideration

- 30** Public Hearing and Standards of Care Ordinance for 2016 After School Programs and Summer Camps

Rick Herold, Director of Parks, Arts and Recreation, stated that the proposed ordinance is required by State Statute for the city's summer day camps.

Council Member Shotwell moved, seconded by Council Member Thorn, to close the public hearing and adopt the Standards of Care Ordinance. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Lila Thorn and Council Member Jeff Wooldridge

Enactment No: ORD 10047-2016

Citizen Comments

There were no citizen comments.

Adjournment

Deputy Mayor Pro Tem Clemson announced the National Day of Prayer would be held Thursday, May 5 at the Liberty Bell at Noon.

Mayor Jensen adjourned the meeting at 6:42 p.m.

The foregoing minutes were approved at the May 17, 2016 meeting.

Catherine E. DiMaggio, City Secretary