



Minutes - Final
City Council

Tuesday, July 17, 2012

4:30 PM

Council Chambers

Call to Order

Mayor England called the meeting to order at 4:38 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

Research Project by UTA Student Elizabeth Tcharkarov - Poverty and Homelessness in Grand Prairie

Elizabeth Tcharkarov, a social work student at the University of Texas at Arlington, presented her student project findings on homelessness. She stated that poverty in Grand Prairie increased from 11% in 1999 to 14.6% in 2010. Ms. Tcharkarov said that 12.2% of families in Grand Prairie had income in the past 12 months below the poverty level.

Ms. Tcharkarov stated that there were 300 evictions filed each month in Grand Prairie and in 2011, there were approximately 3 evictions per month per apartment complex which would average 171 evictions per month (this does not include single family housing). She added that there are 5,000 people on a waiting list for housing vouchers. Those who are evicted move in with friends or relatives; stay in motels if they can afford it; sleep in their car; sleep outdoors in wood areas or parks; or in other areas "on the street."

Ms. Tcharkarov stated that the city's social service agencies, Brighter Tomorrows and Lifeline Shelter, address homelessness, but these agencies serve a particular segment of the population and people from other populations have nowhere to go. She then discussed possible solutions including creation of a task force to research the scope of the problem, research what other cities have done, identify funding, and recommend solutions.

Council Member Hepworth suggested that Ms. Tcharkarov visit with the Housing and Neighborhood Services Department. He asked how many are homeless because of alcohol or drug abuse. Ms. Tcharkarov stated that many turn to alcohol or drugs because of their situation and misfortune and that not all homeless people are alcohol or drug abusers. She added that the problem of drug and alcohol addiction needs to be addressed.

Mayor Pro Tem Jensen noted that members from the Lifeline Shelter were present, including its founder, Angela Giessner, along with Jorja Clemson, Kathy Severance, and Pat Watson-Capps. Ms. Watson-Capps stated there is a city-owned apartment

complex on Robinson Road which she would like the city to consider using some of the units to house homeless children.

Presented

2

Discussion of Dalworth Recreation Center

Tom Hart, City Manager, said staff and the Council had been discussing the expansion of Dalworth Recreation Center for some years and it has been on the CIP list for many years. He said there is money budgeted this fiscal year to begin the design plan, but funds are needed for design and construction of additions and alterations to Dalworth Recreation Center. Mr. Hart said he would be asking for a portion of the funding from the Sports Corporation.

Rick Herold, Parks and Recreation Director, stated that his department had been working on this project for many years and have worked with the community to determine what their wants and needs are. Mr. Herold said that the facility is undersized for the number of people that use the facility. He showed some renditions that would double the space of the facility and to meet the needs of the community have added some meeting rooms; catering kitchen; private game room; fitness room; playground in the center; and gym expansion. He showed several renditions of the various parts of the building. The gym would be expanded because currently there is no place for spectators to stand/sit. Bleachers will be added in the end zone. Mr. Herold said that he has had \$2.5 million set aside for the project and now is asking for additional funding in the amount of \$1.266 million to do the renovations as shown on the design renditions. Mr. Herold said he would appreciate Council's support for this tremendous development. He added that the recreation staff will have visual control throughout the entire facility so operational costs would not need to be a consideration. There will be green space around the facility as well.

Council Member Shotwell asked if the city could approach Kaboom for funding. Mr. Herold said their contributions are typically in the \$20-30,000 range. Council Member Hepworth stated that the Dalworth Recreation Center is in his new council district and he was excited about the plans for the facility. He said the design also provides staff with visual access to the entire building from the center of the space. Mr. Shotwell noted that \$160,000 was budgeted for furniture and equipment and asked if that amount included exercise equipment. Mr. Herold indicated that it did include fitness equipment.

Presented

3

Update on Market Square and Farmers Market - Doug Voet

Doug Voet, Manager of the Market Square and Uptown Theatre, said the farmer's market has a solid foundation of vendors and he continues to get calls from people wanting to come to market. He said each month there is a themed activity that encourages everyone to come to market and buy produce. Special events are being planned for the remainder of the year and he is coordinating with the RJC staff for wedding and reception bookings. A comedy club will be featured in the Ultra Lounge on Wednesdays. Mayor England asked if the farmer's market would be expanded to a weekday. Mr. Voet said that farmers would be happy to come in on Wednesdays, but some of the vendors have a store and it is difficult for them to come another day. He said he will be exploring the possibility further.

Council Member Shotwell said Mr. Voet had been using space at Farmers Market other than for market and this gets people downtown. Mr. Hart commented he was

recently at the Uptown Theatre to see the "America the Beautiful" show and he was looking forward to attending the upcoming Texas Family Musicals. Mr. Voet invited Council to the dress rehearsal of "A Chorus Line" at 7:30 p.m. on Thursday night. He explained that the show will actually be performed in Lewisville's theatre.

Presented

4

Prairie Lakes and Tangle Ridge Golf Course Update and Recognition of Tangle Ridge Staff - Presented by Rick Herold, Parks and Recreation Director

David Gaines, Parks and Recreation Department, reported that Tangle Ridge has had the highest number of rounds in the first two quarters that it has ever had. Prairie Lakes has also had a slight increase in rounds this year. Annual pass revenues have increased at Prairie Lakes and has been a great revenue generator there. The renovation of the Tangle Ridge cartpaths has been an ongoing project. A professional photographer was hired to take pictures of Tangle Ridge and Prairie Lakes from an aerial perspective and the pictures turned out really well. The staff has taken a very proactive approach to promotions because of the significant competition in the area. Promotions include print media, Facebook, Groupon, and billboards. The USGA Qualifier was held at Tangle Ridge on June 28 and the Dunham and Miller Golf Tournament will be hosted at Tangle Ridge on September 18. The Mayor's Cup at Tangle Ridge and Prairie Lakes will take place on September 22 & 23. Mr. Gaines said the youth golf academies have been very well attended.

Mr. Herold introduced the Mark Viskozki, Head Pro at Tangle Ridge. Mr. Viskozki stated that about a month ago an elderly couple (who are brother and sister) accidentally drove a golf cart into a ravine that had rushing water in it and the cart tipped over trapping the pair. Thanks to the quick action of Jim Baker, Levi Crocker and Gram Hendricks the two golfers in the cart were rescued without significant injuries. They were brought them to clubhouse where they were given dry clothes and lunch. Mr. Viskozki and Mr. Herold thanked the staff for responding so quickly and decisively. Mr. Herold commented this was a serious situation and these people could very easily have been killed.

Council Member Swafford said he had been playing at different courses and he has heard several people talking about what good shape Prairie Lakes and Tangle Ridge are in. He added that golfers would not find a course in better shape. Mr. Viskozki said Shawn Treibly and the maintenance crew deserve the praise for this. Mr. Herold thanked Glen Sockwell, Head Pro at Prairie Lakes, for what he and his staff do at Prairie Lakes.

Presented

Agenda Review

Council Member Shotwell asked if the sales price on the tax foreclosure sales (Ref: Agenda Item 9) includes paying back property taxes. Council Member Swafford said they are struck off the tax roll and the debt is wiped out. City Attorney Don Postell said the proceeds from the sales goes back in proportion to the taxing entities, but it goes back on the tax roll when purchased.

Executive Session

Mayor England convened a closed session at 5:32 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" and Section 551.087 "Deliberations Regarding Economic Development Negotiations". The executive session was adjourned at 6:10 p.m.

Recess Meeting

Mayor England recessed the meeting at 6:10 p.m.

6:30 PM Council Chambers

Mayor England reconvened the meeting at 6:47 p.m.

Rev. Parish Lowery gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag led was led by Council Member Greg Giessner.

Presentations

- 5** Employee of the Month - John Simpson, Equipment Services

Jimmie Kidd, Equipment Services, introduced John Simpson as Employee of the Month for July. Mr. Hart presented Mr. Simpson with a city shirt and clock and thanked him for his dedication to the city. Mr. Hart commented on the great performance of the fleet department during the recent hail storm.

Presented

Consent Agenda

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

- 6** Minutes of the June 19, 2012 Council Meeting

Approved on the Consent Agenda

- 7** Purchase of Teleconferencing Equipment from Flair Data Systems Inc. in the amount of \$121,823.64

Approved on the Consent Agenda

- 8** Price agreement for sign posts from Centerline Supply (\$14,680 annually) for

one year with the option to renew for four additional one-year periods totalling \$73,400 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 appropriate by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 9** Authorize Sale of Six Tax Foreclosure Properties (2122 San Antonio; 941 SW 4th; 1814 Maple; 413 MacArthur; 801 S. Center; 1109 Turner)

Approved on the Consent Agenda

- 10** Final Reconciliation/Change Order No. 13 for Fire Station 7 / Lake Parks Facilities with Mitchell Enterprises, Ltd. in the amount of (-\$40,181.38)

Approved on the Consent Agenda

- 11** Change Order No. 5 with Jones & Carter, Inc. in the amount of \$ 42,283 for Engineering Services related to the South Sector Wastewater System

Approved on the Consent Agenda

- 12** Purchase of 20-passenger van in the amount of \$52,089 from El Dorado National through an HGAC Interlocal Cooperative Agreement

Approved on the Consent Agenda

- 13** Contract with Utility & Environmental Services, Inc. for Closed Circuit Television (CCTV), Cleaning and Inspection of Wastewater and Storm Drain Lines Y#0883 in an amount not to exceed \$150,000

Approved on the Consent Agenda

- 14** Sale of right-of-way parcel located at 3300 E. Abram Road to the City of Arlington

Approved on the Consent Agenda

- 15** Ordinance amending TIF #2 (IH-20 Retail District) Project Plan

Adopted

- 16** Ordinance amending TIF #1 (IH-30 Entertainment District) Project Plan

Adopted

Public Hearing on Zoning Applications

17

SU120101A - Specific Use Permit - 3110 - 3114 E. Main Street (City Council District 5). An amendment to Specific Use Permit 883 to add auto sales (wholesale), general automotive repair, and major component replacement to the permitted uses of an existing used auto sales lot (retail) on 0.45 acres. The site is currently zoned Commercial (C) District and is located on the north side of E. Main Street, east of MacArthur Boulevard. The subject property is located in the Central Business District-Four (CBD-4) Overlay District. The owner/applicant is Navio Forutan. (On July 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mayor England announced that Kevin Lasher, Chief City Planner, who had been with the city for eleven years, would be leaving to take a position with the City of Burleson. Mayor England thanked him for all the great work he has done for the city.

Mayor Pro Tem Jensen said that Mr. Lasher had always added some fun to his presentations, but he did his work well.

Mr. Lasher thanked the Council for their support during the past 11 years.

Mr. Lasher said that on January 17, 2012 Council approved this SUP and the applicant is now requesting an amendment to add used car sales (wholesale), general auto repair, and major component replacement. Mr. Lasher said the site is surrounded by commercial uses, but also has some SF4 residential uses to the far north. The applicant did not request appeals.

Council Member Shotwell asked Mr. Lasher if the only repairs would be to the cars on the lot. Mr. Lasher said they would only make repairs to the inventory they sell.

Navid Forutan, 3110-3114 E. Main Street, submitted a speaker card in support of this item but did not wish to speak.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Jackson, to close the public hearing and approve Case SU120101A. 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

SU120701 - Specific Use Permit - 3015 Eagle Drive, Suite 100 (City Council District 4). A request for a Specific Use Permit for an office with internet automobile exporting and automobile storage on 0.96 acres. The subject property is zoned Light Industrial (LI) District and is generally located north of Mayfield Road and east of Highway 360. The owner/applicant is Nael Mansour and the agent is Helmi Mansour. (On July 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Lasher stated this case was for an internet automobile exporting business. He stated most of the inventory will be kept inside. They will having trucks coming in

with vehicles and taking them for shipping. There will be no repairs on site with the exception of "make ready." The applicant requested no appeals.

Council Member Fregoe moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU120701 as recommended by the Planning and Zoning Commission. The motion carried unanimously as follows:

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

19

SU120702 - Specific Use Permit - 101 East Shady Grove Road (City Council District 1). Approval of a Specific Use Permit for heavy equipment repair with heavy equipment sales on 5.16 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located east of State Highway 161 and north of West Oakdale Road. The owner is Dennis McBride, applicant is Conley Lott Nichols, and the agent is Walter Nelson. (On July 2, 2012, the Planning and Zoning Commission recommended approval of this request, with a two (2) year administrative review period, by a vote of 9-0.)

Mr. Lasher stated this case was for heavy equipment repair for a company that sells equipment to street contractors which requires an SUP if it is within 300' of Single Family. The applicant sells various kinds of construction equipment. There is existing asphalt parking in front with concrete drives on the east and west side and the applicant has agreed to extend the drive 70' out on the south side for a fire lane. The applicant will put in a covered wash bay and attach it to the rear of the building and will install overhead doors on the south side of the building. Mr. Lasher said staff worked with the applicant to clean up cast stone on an open area south of the building. The applicant will stabilize this area by using a concrete additive on top of it, or by adding topsoil and putting sod on it to return it to its natural state. The applicant is relocating to Grand Prairie from Dallas. There will be no inventory on an unpaved surface. Mr. Lasher added that staff will require a Noise Abatement Study in the event of noise complaints from nearby residents. The Future Land Use plan showed mixed uses for this site.

Walter Nelson, 3012 Hobble Court, agent for the applicant, thanked the Council and staff for working through issues in this case. He said the company has been in business 75 years. Mr. Nelson asked Council to approve this SUP.

Council Member Hepworth moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU120702 with a 2-year administrative review. 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

20

Z120701/SU120601 - Zoning Change/Specific Use permit - 710 MacArthur Boulevard (City Council District 5). Approval of a Zoning Change from General Retail (GR) to a Planned Development (PD) for General Retail uses

and Used Car Sales as an accessory use, and a Specific Use Permit for a used automobile sales lot on 0.47 acres. The subject property is currently zoned General Retail (GR) District and is located on the east side of MacArthur Boulevard, north of Bowles Street. The owner/applicant is Elena Vazquez. (On July 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Lasher stated this site is currently zoned General Retail and does typically allow used car sales so it requires an SUP. It is located on the east side of MacArthur north of Bowles Street. He said the applicant will be installing a masonry enclosure around the dumpster. There is no additional paving required. The proposed use is for used car sales with make ready service. Mr. Lasher said there is a mixture of fencing. There will be parking spaces for five cars in the inventory.

Council Member Shotwell asked if the proposed dumpster enclosure would block access to the walk in door. Mr. Lasher pointed out there are 5 ½ feet on one side and it would not interfere with entrances. Mr. Shotwell asked if there would be any change in signage. Mr. Lasher said the applicant is in strict conformance with the current sign ordinance.

Deputy Mayor Pro Tem Jackson stated that Mr. Lasher had been with the city for eleven years and during that time he became a grandfather and she asked for an update about his grandchild. She thanked Mr. Lasher for the way he has helped the citizens of Grand Prairie. Mr. Lasher said he plans to continue to live in Grand Prairie and will be an active citizen. He said he has enjoyed working with the City Council and staff.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Jackson, to close the public hearing and approve Case Z120701/SU120601 per staff and Planning and Zoning Commission recommendations. The motion carried unanimously as follows:

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

Items for Individual Consideration

21

Ordinance authorizing the abandonment of unneeded portions of the Lake Ridge Parkway right-of-way to the original dedicators, Ronald L. Jensen, Rebecca J. Jensen, Terry L. Wright and Nancy Monon Wright

Council Member Jensen declared a conflict of interest and left the Chambers during the discussion and vote on this item.

Bill Crolley, Director of Planning and Development stated this right-of-way was originally dedicated for the alignment of the extension of Lake Ridge Parkway. He said staff recommends abandonment of the unneeded portions of the right-of-way to the original dedicators. Mr. Crolley stated the city will maintain the drainage and utility easements.

Council Member Swafford moved, seconded by Council Member Hepworth, to adopt an ordinance for the abandonment of unneeded portions of the lake Ridge Parkway right-of-way. The motion carried unanimously as follows:

Ayes: 8 -

Mayor Charles England; 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

Excused: 1 -

Mayor Pro Tem Ron Jensen

22

Board and Commission Appointments

Deputy Mayor Pro Tem Jackson moved, seconded by Council Member Shotwell, to make the following appointments to city boards and commissions:

Airport Advisory Committee

**Wayne Standefer
Jim Holland
Dennis Graham**

Animal Shelter Advisory Board

**Karen Phillips
Roxcie McCuller
Julie Munford**

Building Advisory and Appeals Board

**Vance Roper
David Kasten
Gloria Carrillo**

Commission on Aging

**Marty Brownlie
Dr. Carolyn Williamson
William Krug**

Housing and Community Improvement Commission

**Antonial Irvin
Kurt Johnson
Christopher Kenney**

Housing Finance Corporation

**Eddie Freeman
Mark Hepworth
Don Wilson**

Keep Grand Prairie Beautiful Commission

**Fannyben Patel
Sam Hanna
Kelley Shaw**

Library Board

**Ramon Rios
Warren Landrum
Jimmie Davis**

Park Board
Jerry Partain
David Pecor
Christina Kang

Planning and Zoning Commission
Joe Arredondo
James Wooldridge
Ed Gray

Public Health Advisory Committee
Tammy Gonzalez
Crystee Cooper-Walton

Youth Advisory Council
Doug Beich
Kathleen Mercer

Zoning Board of Adjustments
Wendell Davidson
Joe Picardo

The motion carried unanimously as follows:

Ayes: 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

Mayor Pro Tem Jensen commented that Bryan Arnold, Sports Facilities Development Corporation Board Member, had served on the board for many years, but this was not a good time to replace him. He said Mr. Arnold, who is a lawyer, has served as a legal advisor and there are currently some issues that his knowledge and expertise would be invaluable. Council Member Hepworth stated that he would like to move new members onto the Sports Corporation and the exception was made at the time board term limits were enacted for just this type of case and he agreed with Mr. Jensen that now was not the time to remove Mr. Arnold from the Board.

Mayor Pro Tem Jensen moved, seconded by Council Member Thorn, to reappoint Bryan Arnold to the Sports Corporation.

The motion carried unanimously as follows:

Ayes: 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

Council Member Thorn moved, seconded by Council Member Swafford, to appoint Jerry Marsalis to the Sports Corporation (to replace Mr. Wayne Hanks).

The motion carried unanimously as follows:

Ayes: 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

Council Member Hepworth thanked Mr. Wayne Hanks for his excellent years of service on the Sports Corporation.

Mayor Pro Tem Jensen stated he had worked with Mr. Hanks for 40 years. He said Mr. Hanks loves his family, Control Products and the City of Grand Prairie. Mr. Jensen said the city owed him a great debt of gratitude for the amount of time he has spent at Lone Star Park and credited Mr. Hanks with single-handedly bringing the Breeder's Cup to Grand Prairie. He added that Mr. Hanks never expected anything in return.

Council Member Swafford stated he had been a friend of Mr. Hanks, as well as his banker, for a long time. He said Mr. Hanks truly loves Grand Prairie and the time and effort he has given the city and Lone Star Park has been above and beyond for any citizen. Mr. Swafford said he is a first class citizen and he and his wife have given their life to the city. He said Lone Star Park and the city would not be what they are without Wayne Hanks.

Council Member Shotwell said he agreed with all that had been said about Mr. Hanks and added that he was not only actively involved with Lone Star Park but also with NextStage (now Verizon Theater).

Mayor England said Mr. Hanks is a dear friend and he was here when Lone Star Park started and he was there every day from the time the first shovel of dirt was thrown to the grand opening. He said Mr. Hanks will be missed on the Sports Corporation but he would still seek his counsel. He said the Breeder's Cup was one of many of Mr. Hanks accomplishments and he was very proud of the month long activities that led up to the Breeder's Cup.

Deputy Mayor Pro Tem Jackson stated that as a female on the Sports Corporation, serving after Teri Jackson, she wanted to acknowledge Teri Jackson as one of the best financial minds she has known. She thanked Mayor England for giving her the opportunity to serve on the Sports Corporation.

Citizen Comments

There were no citizen comments.

Adjournment

The meeting was adjourned at 6:47 p.m.

The foregoing minutes were approved at the August 7, 2012 meeting.

Catherine E. DiMaggio, City Secretary