



Minutes - Final
City Council

Tuesday, February 5, 2013

4:30 PM

Council Chambers

Call to Order

City Manager Tom Hart introduced students from Dubiski High School who will be interning with the Engineering Department. He also announced that Parks and Recreation Director Rick Herold's father had passed away. Mr. Hart stated that the city had an agreement with Paragon Outlets to make a payment once certain conditions were met with regard to the TIF. Those conditions have been met and, therefore, the payment will be made to Paragon.

Mayor England called the meeting to order at 6:34 p.m.

Present 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

Staff Presentations

1

Discussion of QT Field Sound System - Presented by Mayor Charles England

Mayor England said the projects at QT Ballpark were finished. He commented that a consultant has been hired to make a recommendation on improvements to the PA system. Deputy Mayor Pro Tem Jackson stated that you could never hear announcements in the suites, so something needs to be done about that.

Tom Cox, Deputy City Manager, said the sound consultant has just finished Dallas Baptist University and they now have a great sound system. It has been established that there are only about 1/3 of the speakers needed; some people get too much sound and some not enough. The consultant's estimate is \$400,000 for a sound system comparable to the DBU system. The consultant indicated that outdoor speakers need to be replaced about every ten years because of the heat and cold. He said the funding source would be sales tax. Mr. Cox said he would like the consultant to oversee the work and come back in and do a sound assessment to make sure everything is right. He asked for direction from the Council about whether they would like to proceed with this project. The consultant will analyze the bids and will be based on low bid. Council Member Hepworth asked how long we would expect the speakers to last. Mr. Cox said he couldn't answer that question, but it appears the consultant's estimate would include good speakers. He said the outdoor speakers will need to be replaced in the next 3 or 4 years whether or not the PA system is upgraded. Council Member Giessner said that since a funding source has been established, we should take a look at this now, especially since the city has spent a great deal of money on the turf to attract other venues throughout the year. Council Member Shotwell said it does not cost much to obtain bids, so there does not seem to be a good reason not to go out for bids. Mr. Cox said the consultant is the same company who gave the city the bid on the Council Chambers and with some

value engineering the actual cost was less than the estimate. Council Member Swafford agreed with Mr. Giessner that as long as the funding source has been identified, we might as well determine what upgrades are needed. Mr. Cox said he would go out for bids and bring those back to Council to decide whether to go ahead with the project or not.

Presented

2 Update on Parkland Clinic - Jim Cummings, Environmental Services Director

Jim Cummings, Environmental Services Director, said that on January 22, staff, along with Council Member Swafford, met with Parkland staff. Quarterly meetings will be held with the city and school district to discuss strategies. Parkland opened last July with a minimal operational budget. They are in the process of hiring doctors. Some programs are coming online and as they have more doctors, they will start filling up their schedules. The next quarterly meeting is April 15 at 3:00 p.m. and it is an open meeting so Council is welcome to attend. Mr. Cummings said he has held off doing city advertising until they are fully staffed. Parkland will have a community open house in May to advertise to the community the services they are offering.

Council Member Swafford commented that it is not easy to ramp up a grand opening. They just opened in July and did not have enough money because they were waiting for their FY2013 funds. There are two other services including dental and pharmacy.

Mayor England asked if this would cut down on trips to Parkland. Mr. Cummings said he would have to check with Transportation Director Jim Sparks. He said Parkland is in the process of determining whether patients would use their pharmacy or go to a CVS or Walgreen's.

Council Member Shotwell asked if Parkland had a timeframe for ramp up because if they do not have enough personnel right now then the caseload will be lower. Mr. Swafford said the caseload will build up when the doctors get on staff. Council Member Giessner said when their staffing is increased they will start advertising more.

Council Member Fregoe said he was concerned that they opened in July and they are just now starting to ramp up. Mr. Swafford said they did not start hiring more doctors until October. Mr. Cummings said they started advertising in October and some were just hired in January. Mr. Cummings said they hope to be fully staffed by May but you can make appointments right now.

Mayor England asked if there was an emergency room. Mr. Cummings said there was not one at this time.

Presented

3 Street Sales Tax Update - Amy Sprinkles, Marketing Director

Amy Sprinkles, Marketing Director, updated Council on the marketing plan for the upcoming street sales tax election on May 11. She said that a survey had been sent to some citizens to determine which way they would vote on the sales tax. Two mailings are planned: a brochure to registered voters and a second postcard mailing to historic voters. A video is being prepared and there will be several public speaking events to different groups in town.

Presented

4

Rock Island Update - Presented by Tom Hart, City Manager

City Manager Tom Hart said he had previously discussed Rock Island Road with Council and he was instructed to tell Commissioner Garcia that the city did not want the road because of the condition of the bridge. Mr. Hart said Commissioner Garcia told him that the city obligated itself by passing the resolution that stated if the County fixed the road, the city would annex it. The County did some road repairs. Mr. Hart said Commissioner Garcia said she could not understand why the city would not accept the road if the County kept the bridge. Ron McCuller, Public Works Director, said that Dr. Garcia said at the meeting that some of the funding for the city's transportation projects might not be forthcoming. Mayor England said he took that as a threat. Mr. McCuller said this was not directly stated, but it was implied. He said the County's offer was to do some remedial work on the bridge, but this would only be a temporary fix to some erosion that is occurring around the base of the bridge.

Mr. McCuller said the county wants the city to go ahead and annex the bridge while they do the remedial work and at some point in the future they would come back and repair the bridge properly. Mayor England said the bridge needs to be fixed because if something happens, citizens would be upset with the city, not the county. He said as far as the County not funding city transportation projects, the city could survive that and he would be glad to call Dr. Garcia and tell her that. Council Member Giessner asked if Dr. Garcia was referring to the County Road off of Camp Wisdom. Mr. Hart said she could have been referring to MacArthur, service roads, or several other projects. Council Member Shotwell suggested if Dr. Garcia thought the city intimated a contractual agreement, we could throw out the idea that we will annex the road if the County would completely repair the bridge by a certain date that the city stipulates. Mr. Hart said that when Mr. McCuller and Deputy City Manager Anna Doll met with the County, they stipulated that if the city were to annex the road, it included an addendum that the bridge would be checked after any significant rainfall. Mr. Hart suggested that Mayor England meet with Dr. Garcia regarding this issue. Council Member Giessner asked Mr. McCuller if the County had done an engineering study and did the city receive a copy of it. Mr. McCuller said they hired Kimley Horn to do the study and the information he relayed to Council was from that study. Council Member Hepworth commented that he felt the city should be focusing on the safety issue with regard to the bridge. Mr. Hart said that there may not be a catastrophic failure of the bridge, but there could be a shutdown because of safety concerns, then if the city annexed the road, we would have a city road leading up to a closed bridge; that would then become a political issue.

Presented**Agenda Review**

Council Member Swafford asked if the total cost of the Freese & Nichols contract for the Grand Prairie Peninsula Water Quality/Odor Evaluation was \$67,000 (Agenda Item 14). Mr. McCuller replied that was correct.

Executive Session

Mayor England convened an executive session at 5:13 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - City of Grand Prairie v. Rosemary Johnson, Johnson Living Trust, Pat DeFrancesca and Maria A. Chavira; and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

Recess Meeting

Mayor England recessed the meeting at 5:50 p.m.

6:30 PM Council Chambers

Mayor England reconvened the meeting at 6:34 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 Council Member Bill Thorn.

Presentations

Mayor England noted that Council Member Ron Jensen had vacated his City Council seat to run for the office of Mayor, as required by City Charter. Mayor England thanked Mr. Jensen for the several years he had served on the Council.

5 FEMA CRS Plaque - Presented by Ms. Linda Delamare, FEMA

Bill Crolley, Planning Director, introduced Linda Delamare, FEMA, who presented a FEMA CRS Plaque to the city. She explained the CRS community rating system is a program that a community adopts so that the community can benefit from reduced flood insurance costs.

6 Employee of the Month - Beatriz Juarez, Human Resources - Introduction by Lisa Norris, Human Resources Director

Lisa Norris, Human Resources Director, introduced Beatriz Juarez, Employee of the Month for February. Mr. Hart presented with Ms. Juarez with a city shirt and clock and thanked her for her dedication to the city.

Consent Agenda

Deputy Mayor Pro Tem Ruthe Jackson moved, seconded by Council Member Fregoe, to approve Items 7 through 21 on the Consent Agenda. The motion carried unanimously.

7 Minutes of the January 15, 2013 Meeting

Approved on the Consent Agenda

8 Authorize the purchase of a tax foreclosure property located at 3599 Ridgewood (tabled at the September 18, 2012 meeting)

Approved on the Consent Agenda

9 Public Works Emergency Response Team Mutual Aid Agreement

Approved on the Consent Agenda

- 10 Change order/Amendment No. 1 in the net negative amount of (\$29,500) to the engineering services contract with Kimley-Horn and Associates, Inc. for the design of traffic signals at various locations and \$3,500 for staff costs of reviewing signal design plans.

Approved on the Consent Agenda

- 11 Contract with LandWorks for landscape maintenance (\$306,788) in Westchester PID (Council Districts 3 and 6)

Approved on the Consent Agenda

- 12 Purchase of a 2013 3-ton truck from ATC Freightliner dba/Fort Worth Freightliner for \$105,960.22

Approved on the Consent Agenda

- 13 Price agreement for secondary best value bid from New Star Grading and Paving for small concrete pavement repairs (\$3,000,000 annually); and authorize the City Manager to execute up to three future renewals as long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal term and as long as the total cost of price agreement does not increase by twenty-five percent (25%) of the original contracted amount

Approved on the Consent Agenda

- 14 Change Order No. 1 with Freese and Nichols, Inc. in the amount of \$29,000 for Engineering Services for the Grand Prairie Peninsula Water Quality/Odor Evaluation

Approved on the Consent Agenda

- 15 Resolution of support for a Municipal Setting Designation (MSD) at 106 Stadium Drive, Arlington, Texas

Adopted

- 16 Resolution supporting the eighteenth-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$80,000

Adopted

- 17 Resolution authorizing publication of Notice of Intent to Issue Certificates of

Obligation

Adopted

- 18** Ordinance calling the May 11, 2013 General Election for the offices of Mayor, Council Member District Two and Council Member District Four, and a Special Election for the reauthorization of a 1/4 cent sales tax for maintenance and repair of municipal streets

Adopted

- 19** Ordinance extending the Gas Drilling Moratorium for six months on all drilling and fracturing activities within 3,000 feet of the Joe Pool Dam

Adopted

- 20** Ordinance amending the FY 2012/2013 Capital Improvements Project Budget; and a construction contract with Humphrey & Morton Construction Company, Inc. in the amount of \$621,641.30 for Cedar Creek Culvert Improvements at Robinson Road and Prairie Lane; material testing of \$16,610; in house engineering of \$31,082, and a 5% contingency of \$31,082 for a total project cost of \$700,415.30

Adopted

- 21** Ordinance amending the FY 2012/2013 Capital Improvements Project Budget; Purchase Traffic Signal Equipment from Paradigm Traffic Systems, Inc. in the amount of \$89,962 through price agreement, Opticom detectors through an HGAC cooperative purchasing agreement at a cost of \$26,643, and intersection turn lane signs and markings from Stripe A Zone in the amount of \$20,388 through price agreement for a total amount of \$136,993 for the traffic signals at Lake Ridge and Bardin, Lake Ridge and Great Southwest Parkway, Lake Ridge and Polo, and Lake Ridge and Matthew

Adopted

Items for Individual Consideration

- 22** Public Hearing and Ordinance for a Municipal Setting Designation for 1102 W. North Carrier Parkway; 1111, 1123-1139 W. North Carrier Parkway; 2005 & 2009 N. Great Southwest Parkway; and 1097, 1121, 1125, and 1129 Avenue R, Grand Prairie, Texas

Jim Cummings, Environmental Services Director, stated this item was a public hearing for a municipal setting designation for several addresses in the vicinity of the intersection of W. North Carrier Parkway and N. Great Southwest Parkway. The applicant is Valeo Climate Control, former occupant of a business in located at 1102 W. North Carrier. Valeo and Zexel manufactured HVAC systems. They also used a degreaser which seeped between the slab. He said this application is part of the remediation process. Mr. Cummings said that staff recommends that the ordinance

be approved to prohibit the use of the shallow groundwater. He said the plume is stable and there are no threats to residences or city wells. This application includes adjoining property owners.

Pat Larkin, 901 Main Street, Suite 4400, Dallas, Texas, addressed Council representing the applicant. Mr. Larkin showed a map with the location of the applicant and adjoining property owners. He showed the extent of the contaminants in two different plumes.

Max Coleman, 9 Heritage Court, said the plume exists about one half mile from the south border to his home. He was pleased that a remediation could be done on site. He said he was in favor of the MSD being granted.

Mayor England stated this was a public hearing and invited anyone who wished to speak to come to the podium. No one came forward.

Mr. Cummings said that a public meeting was held in January where they invited citizens from the area. Five people attended but there was no negative feedback.

Council Member Hepworth moved, seconded by Council Member Shotwell, to close the public hearing and approve the Municipal Setting Designation for 1102 W. North Carrier Parkway; 1111, 1123-1139 W. North Carrier Parkway; 2005 and 2009 N. Great Southwest Parkway, and 1097, 1121, 1125, and 1129 Avenue R, Grand Prairie, Texas. The motion carried unanimously.

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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor England thanked the citizens of Grand Prairie for all they have done for the community and for making his position as Mayor an easy one. He thanked Amy Sprinkles, Marketing Director, for her work on the State of the City event.

Deputy Mayor Pro Tem Jackson asked the Mayor if he would give any consideration to serving another term as Mayor. Mayor England thanked her for asking, but said he would be stepping down from office.

Mayor England adjourned the meeting at 7:04 p.m.

The foregoing minutes were approved at the March 5, 2013 Council Meeting.

Catherine E. DiMaggio, City Secretary