

City of Grand Prairie

City Hall Plaza 317 College Street Grand Prairie. TX

Minutes - Final City Council

Tuesday, April 5, 2011 4:30 PM Council Briefing Room

Call to Order

Mayor England called the meeting to order at 4:33 p.m.

Present 9-

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

Staff Presentations

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Paragon Outlets - Presented by Bob O'Neal, Economic Development Director

Bob O'Neal, Economic Development Director, introduced representatives of Paragon Outlets. Kelvin Antill, Development Partner, Paragon Outlet Partners, LLC. and Salem LaHood, Sr. VP of Design, showed Council the project as it is proposed today at 417,000 sq. ft. but with consideration of future expansion if needed. Mr. LaHood said the architectural design will remain as originally designed under Prime Outlets. Mr. Antill listed tenants who are currently signed: Lacoste, Brooks Brothers, Tommy Hilfiger, J.Crew, Banana Republic, Gap, Cole Hahn, Nike, UnderArmour, Reebok, Guess, Aeropostale, MichaelKors, Tumi, Converse, Skechers, Puma and Children's Place. He said it is anticipated that construction will begin in early May 2011 with an opening date in late summer/fall 2012. Council Member Fregoe asked if the Nieman Outlet Store would be coming to the mall. Mr. Antill said he was not free to discuss some of the tenants at this time. City Manager Tom Hart said he was very pleased that this project will be coming to Grand Prairie. Mayor England said that access from SH161 and with the completion of Lake Ridge as a connector to SH16, both the southern and northern parts of the county will have easy access to the outlets in a minimal amount of time.

Landfill Gas - Presented by Patricia Redfearn

Patricia Redfearn, Grand Prairie Landfill Manager, stated that staff sent out RFP's in 2007, but with the fall of the economy the project was halted. In 2010, staff went out with another RFP, and has narrowed down the selection to Source Technologies (STC). This project entails selling electricity through a grid to a 3rd party producer. The terms of the project include a 49-51% partnership with STC; it will be a 15-year project; producing electricity; negotiating electricity sales in 5-year increments to capitalize on market upside; the partnership will pay for all gas; the city will contribute \$1,814,022 which is available in Solid Waste CIP Fund. This project will bring an estimated \$6.3 million in total revenue to the city. Contract negotiations should be completed by 4/15/2011. Engines will be ordered in October/November 2011, with mobilization in early 2012 and electricity production mid-2012.

Council Member Swafford said there should be \$290,000 in revenue the first year, but it will probably increase, and this represents a 6-year payback. Council Member Hepworth asked if current legislation would put the city in danger of losing revenue. Dr. Redfearn said she did not antidcipate losing anything because of the legislation. Council Member Shotwell asked about the total cost of whole project. Dr. Redfearn said it would be about \$4 million. Mr. Shotwell asked about compressor noise. Dr. Redfearn said there will be noise but it should not be a problem to any neighbors. Council Member Swafford said annual revenue would stay in the Solid Waste Fund and would go to the bottom line to fund a reserve for future landfill closure costs.

Utility Customer Service Update - Presented by Doug Cuny

Doug Cuny, Utility Services Manager, said his operation is a \$50 million business with \$6.4 million in revenue to the General Fund annually. He said the largest portion of revenue comes from metered water sales at approximately \$30 million. Late fees, instituted in January 2011, are projected at \$300,000. Raw water sales, primarily for gas drilling operations will bring in \$360,000 this year. Mr. Cuny said his office also bills solid waste, sewer and storm drainage. He said In 2003, customers only had the choice of of mailing in their bills or coming to the drive-through window. Today, citizens can pay electronically and 64% of customers currently do. The Customer Service portion of his office handles 7,800 phone calls a month. There are 3,700 customers who use the drive-through window, and there are 1,500 front counter customers each month. 54,600 bill are mailed each month; there are 3,500 automated courtesy calls for termination of water service each month. Council Member Hepworth asked Mr. Cuny what constitued miscellaneous billings. Mr. Cuny stated that he bills for other departments, such as alcoholic beverage permits, Auto Related Business, Lease of Airport Hangars, etc.

Code Enforcement/ARB - Presented by Steve Collins

Steve Collins, Code Enforcement Manager, said that because of a reduction in staff, his department needed to expand the size of enforcement areas for each officer and there are now 7 enforcement areas in the city. He said there were 20,144 code violation cases in the past year with 19,709 actual violations cited. He said Code Officer initiated 15,417 cases, and 4,717 citizens reported concerns. He said there is 95% code compliance citywide which is very good. Mr. Collins said there were 961 citations issued by 8 enforcement officers and 2 supervisors which generated revenue of \$341,761. Mr. Collins said the Building Advisory and Appeals Board helps resolve nuisance abatements and substandard structures. The board did 45 nuisance abatement cases last year and 10 were cleaned up; there were 41 substandard structures and 15 were demolished.

Illegal dumping enforcement: 110 cases; 28 cleaned by the violator, and 9 were prosecuted for non-complaince.

Automotive Related Business: 565 inspections; 1,069 violations cited; 175 citations issued.

Garage Sales Permits: 8,024 internet permits issued; 547 walk-ins.

Council Member Swafford noted that in revenue from citations there is still 2/3 owed. He asked about the policy of outstanding fines (i.e. how long do we work on collecting; write-off; liens, etc.). Mr. Collins said the citations are generated through Municipal Court and they track fines. Mr. Hart said that it is the same with all Municipal Court collection -- collection percentage is low and they go to warrants.

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Mayor Pro Tem Jackson said she noticed on TV that there are segements on fencing that are playing continuously. She asked if the Code Department was having more problems with fences than other offenses. Mr. Collins said fences are the subject of most citizen complaints, especially on major streets. There is also a big problem regarding fences between properties where cities cannot enter into the argument between neighbors.

Council Member Shotwell said it used to be the goal to gain compliance, not to make money. He asked if the City Prosecutor cuts some slack if the violator abates their problem after it goes to a citation. Mr. Postell said the violator would not be relieved of the entire fine but would get some type of a break. He added that the Code Department always gives them a chance to abate before a citation is issued.

Council Member Swafford said he had worked with Steve a lot and his department has a tough job and they do a good job and are getting better all the time. Mr. Hart commented on the garage sale program that makes it easy to get a permit on-line, so 6,000 people didn't have to make a trip to City Hall. IT not only computerized the permit process, but citizens can now see where garage sales are happening in the city.

Agenda Review

Council Member Shotwell announced that Sam Bush, a 3-time Grammy Award Winner, will be performing at the Uptown Theatre on Friday, April 15, at 8:00 p.m.

Mayor England stated that the City Council had met on April 4, 2011 in a joint meeting with the Grand Prairie ISD Board regarding State redistricting and voted unanimously on a resolution which will be delivered with a cover letter to the Chairman and Members of the House Redistricting Committee. Mayor England said if the proposed is passed, the Dallas County portion of Grand Prairie would be split into 5 districts and combined with Tarrant County representatives, that means Grand Prairie would have nine representatives. He added that Grand Prairie grew 38% in the last 10 years. The School Board and City Council have agreed to fight this to get one representative who lives in Grand Prairie and who represents a majority of the citizens.

There were no questions on agenda items.

There were no questions on Consent Agenda items.

Executive Session

There was no executive session.

Recess Meeting

Mayor England recessed the meeting at 5:20 p.m.

6:30 PM City Council Chambers

Mayor England reconvened the meeting in the Council Chambers at 6:32 p.m.

Dr. Monty Guice, Inglewood Baptist Church, gave the invocation and the Pledge of Allegiance to US Flag and to the Texas Flag was led by Mayor Pro Tem Ruthe Jackson.

Presentations

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Employee of the Month for April - Chad Hill, Fire Department

Clif Nelson, Fire Chief, introduced Chad Hill, Fire Department, as Employee of the Month for April. City Manager Tom Hart presented Mr. Hill with a clock and city shirt and thanked him for his dedication to the city.

Raving Fans Recognition of members of the Fire Department, Police Department and neighbors who were involved in the Hedy Mejia response

Mr. Hart recognized members of the Fire Department and Police Department who went above and beyond in an incident involving a man in a motorized wheelchair that had lost power and who was incoherent. The man in the wheelchair was exhibiting slurred speech, however, the man refused to be transported to a hospital. After some time searching, Officer Bylotus managed to locate a caretaker and he took the man home and waited for the caretaker to come home to take care of the man. Mr. Hart thanked the officers for their compassion and for going the extra mile.

National Library Week Proclamation

Council Member Hepworth read a proclamation for National Library Week and presented the proclamation to Kathy Ritterhouse, Library Director, and to members of the Library Board.

Consent Agenda

Mayor Pro Tem Jackson moved to adopt the Consent Agenda, Items 8 through 25. Deputy Mayor Pro Tem Fregoe seconded the motion. The motion carried unanimously as follows:

Aves: 9 -

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

Minutes of the March 15, 2011 Meeting

9	Final Reconciliation - Sandra Lane, Change Order 4 with Tri-Tech Construction in the net amount of \$4,358
10	Primary Price Agreement Contract for Vehicle Collision Repair and Painting Services with Graff Chevrolet in an amount not to exceed \$200,000 and with Grand Prairie Ford as Secondary provider, with an option to renew for four one-year periods (tabled at the 3/1/2011 meeting).
11	Change Order No. 1 with Espey on Cottonwood-Fish Creek in the amount of \$41,637
12	Final Change Order - Komatsu Architects - Main Library Renovation Phase III
13	Change Order No. 1 in the amount of \$140,283 with Jackson Construction contract for Forum/Crossland Paving, Drainage and Water Improvements; and Wastewater Improvements on Robinson Road and along the west side of SH 161 between Hopi Lane and Mayfield Road
14	Price Agreement with American Wire Group for Traffic Signal Cable at an estimated annual cost of \$55,020, and authorize the City Manager to execute four one-year renewals as long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal term
15	Sale of the surplus property located at 121 East Main Street.
16	Price Agreement for Ground Maintenance Materials from Tim Beaty Builders, Turf Materials, Inc., Texas Sand & Gravel, and Neese Materials, Inc. (\$215,360) and secondary's to Lowery Sand & Gravel, Neese Materials, Inc. and Turf Materials, with four one-year renewals according to State guidelines.
17	Price Agreement for Veterinary Services from Parkway Animal Hospital (\$54,650) and authorize the City Manager to execute future renewals within State purchasing guidelines
18	Ratify a Grant Application to the Tarrant County 9-1-1 District for Public Safety Answering Point funding in the amount of \$76,897
19	Ratification of Final Change Order - Uptown Theater with Killis Almond and Associates in the total amount of \$95,695
20	Resolution authorizing the City Manager to apply for and accept a Click It or Ticket (CIOT) grant from TxDOT for enforcement of safety belt and child safety seat laws during the Memorial Day holiday period in the amount of \$9,000.

Α	d	o	n	te	d

Enactment No: RES 4491-2011

Resolution authorizing the City Manager to enter into a Master Agreement

Governing Major Capital Improvement Program with Dallas County

Adopted

Enactment No: RES 4492-2011

Ordinance Accepting Certification of Unopposed Candidates and the Partial

Cancellation of May 14, 2011 City Officer Election

Adopted

Enactment No: ORD 9186-2011

Ordinance amending the 2010-11 CIP Budget and a contract with ASI

Signage for landfill signage in the amount of \$56,977, plus a 5% contingency

of \$2,848.85 for a total of \$59,825.85

Adopted

Enactment No: ORD 9187-2011

Ordinance appropriating \$45,000 for the City's share of the pavement

replacement on Gifford Road

Adopted

Enactment No: ORD 9188-2011

Ordinance for Change Order/Amendment No. 4 in the amount of \$33,514 to the

Engineering Consultant's Contract with PBS&J, Inc. for Lynn Creek

Environmental Impact Study

Adopted

Enactment No: ORD 9189-2011

Items for Individual Consideration

Ordinance amending the 2010/11 Baseball Repair and Maintenance Fund and a contract with GP Baseball Club to perform maintenance/improvements at

the QuikTrip Park

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Fregoe, to adopt an ordinance amending the 2010/11 Baseball Repair and Maintenance

Fund and a contract with GP Baseball Club to perform

maintenance/improvements at the Quik Trip Park. The motion carried

unanimously as follows:

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Aves: 9 -

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

Enactment No: ORD 9190-2011

27 Board and Commission Appointments

Mayor Pro Tem Jackson moved, seconded by Council Member Thorn to appoint Jerry Long to the Commission on Aging with a term to expire July 31, 2013; and Maston Sillin to the Animal Shelter Advisory Board with a term to expire July 31, 2012. The motion carried unanimously as follows:

Ayes: 9 -

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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor England announced that Paragon Outlets, a new outlet mall, will be constructed at I-20 and SH161 and should begin construction in May 2011 with completion in Fall 2012. Council Member Shotwell noted that a three-time Grammy Award winner, Sam Bush, would be performing at the Uptown Theatre at 7:30 p.m. on April 15.

Mayor England adjurned the meeting at 7:02 p.m.

These minutes were approved at the April 19, 2011 meeting.	
Catherine E. DiMaggio, City Secretary	