City of Grand Prairie

City Hall Plaza
317 College Street
Grand Prairie, TX

Minutes - Final
City Council

Tuesday, April 19, 2011 | **4:30 PM** | **Council Briefing Room**

Call to Order

Mayor England called the meeting to order at 4:40 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

1 Overview of City Campus Redesign - Presented by Andy White, Assistant to the City Manager

Andy White, Assistant to the City Manager, presented the Municipal Center Master Plan recently completed by Komatsu Architecture. Mr. White said the study forecasts needs for a 5-7 outlook and a 20-year outlook Existing buildings were evaluated, inventory was surveyed and employees were interviewed. Mr. White said that some of the city's existing buildings are 60+ years old. The study excluded the municipal court; housing and the public safety training building. Included in the 20-year outlook is a three story city hall with 185,000 sq. ft. The estimated cost for site development and construction is $95 million. This cost also include a new fire station, furniture and soft costs, and parking.

Mayor Pro Tem Jackson asked if there would be underground parking. Mr. White indicated there would not be underground parking. Council Member Jensen asked if the city hall could be built with sales tax funding. City Manager Tom Hart stated that the various sales taxes have explicit stipulations and he was not sure if any allowed for building a city hall. Mr. Hart said he was speaking with Michael Morris at the North Central Texas Council of Governments regarding future planning and Mr. Morris said he believes that in the future there will be passenger transportation only. He added that Council and staff had discussed renovation of the Council Chambers and the Municipal Center Master Plan is far enough in the future that the existing Chambers would be used for many years to come. Mayor England said he was pleased to see that the master plan included a new fire station. Mr. Hart said staff is looking at various siting options for a new fire station.

2 Parkland Clinic Update - Presented by Jim Cummings, Environmental Services Director

Jim Cummings, Environmental Services Director, updated Council on the Parkland Clinic. He said the representatives from Parkland Hospital will be coming to the May 17 Council meeting to give an in depth presentation. Mr. Cummings said construction is slated to start in May, with a 1 year construction time and is scheduled

to open in late summer/fall 2012. With regard to parking, Mr. Cummings there was discussion early on about having auxiliary parking behind the library near the Veterans Memorial, but now they have situated all their parking on the clinic site. The site is 4.8 acres and the building will be 33,000 sq. ft. and it is estimated there will be 40,000 client visits annually.

Mr. Cummings said that the clinic is planned to have the following clinical services available: pre-natal; infant; pediatric; adult; geriatric; women; and special health. There will also be lab, radiology, pharmacy, and nutrition services available. Other services include: psychiatry, psychology, social work, language assistants, and dental.

Bill Crolley, Planning Director, said the appraisal firm of Cushman & Wakefield appraised the land at the former police station site on Conover at $850,000. There are 4.8 acres which is slightly smaller than originally discussed after looking at the site plan for the building and parking. The estimated Grand Prairie Budget Total is $5,927,500 (land, demo; asbestos removal; environmental; permit fee waivers; storm water drainage and construction costs). The Parkland Board approved $11,855,000 for this project; the city's commitment is $7,000,000; the estimated city contribution is $5,927,500; current city allocation is $5,322,000; and the future anticipated city allocation is $605,500.

Mr. Cummings said the plan is to move the Health and Community Services Clinic from the Densman Building to the Parkland Clinic and move some other charities into the Densman Building. Council Member Swafford stated that the item to accept the appraisal for the Parkland site (Item 18) should have the word "site" added to say ". . . former Police Station site (801 Conover Drive) . . ." Council Member Shotwell asked about future parking. Mr. Cummings the clinic will have 350 parking spaces on site and the site plan and elevations will be presented on May 17. Mr. Crolley said with the orientation of the clinic on the site, the employees would be the ones who would try to use the Library parking lot. Mr. Cummings said the plan includes a fence between the clinic site and the library parking lot to prevent parking there. Mr. Swafford said Parkland should be commended for the facility they plan to build. Mr. Cummings said there may be a cooperative internship between Dubiski health students and Parkland. Mayor England said this clinic will be a great addition for the city and we certainly have a growing need for clinic services for our citizens. Council Member Shotwell asked about the progress of the hospital. Mr. Crolley said they had some internal issues they are working through (asbestos; certification). He said there had been no discussion in the last 2 or 3 weeks. Mr. Shotwell asked about the progress on the Dallas County Courthouse project. Mr. Crolley said he had no news on that. Mayor England asked staff to contact the County to see where the project is at.

3 Oncor Energy Incentive Check Presentation - Presented by Mike Foreman, Assistant to the City Manager

Mike Foreman, Assistant to the City Manager, updated Council on the energy savings program. The program has leveraged $1,474,000 into almost $5 million for city energy projects from 2009 to present. Buddy Bridges, Oncor, said that Oncor has been active in helping cities and schools conserve power. In 2009, with stimulus funds the city had the opportunity to really implement some significant savings through new energy projects. Mr. Bridges said the city's annual energy savings is equal to taking 116 cars of the highway or saving 66,000 gallons of gas annually. Mr. Bridges presented a check from Oncor in the amount of $103,264.46 to Mayor England.

4 Uptown Theatre Major Announcement - Presented by Rick Herold, Director of Parks and Recreation and Elspeth McDonald, Uptown Theatre Manager

Elspeth McDonald, Uptown Theatre Manager, announced upcoming events at the theatre:

April 30 – Feet Don't Fail Me Now!
May 7 – Kraig Parker
May 19 UNT Football Caravan Party
June 16-19 & 23-26 – FPAC Pirates of Penzance
July – GPAC Summer Arts Camps
July 16 – Belfast Connection
July 24-30 GPAC Presents First Annual Lois Weber Film Festival

Ms. McDonald said that there will be a Summer Movie Series with matinees and family movies on Thursday evenings. She invited Council to attend the 2011-12 Concert Series announcement party on May 20, at 7:00 p.m. Council Member Shotwell encouraged everyone to attend the announcement party and added that Ms. McDonald is working hard to make some positive changes to the Uptown programming and prices.

Agenda Review

Council Member Jensen asked to remove Item 13 (Contract with Lone Star Construction) from the Consent Agenda for individual consideration because of a conflict of interest.

Executive Session

An executive session was not held.

Recess Meeting

Mayor England recessed the meeting at 5:27 p.m.

6:30 PM City Council Chambers

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

Mayor Pro Tem Ruthe Jackson gave the invocation. Council Member Bill Thorn led the Pledge of Allegiance to the US Flag and to the Texas Flag.

Consent Agenda

Mayor Pro Tem Jackson moved, seconded by Deputy Mayor Pro Tem Fregoe, to approve Items 5 through 12 on the Consent Agenda, remove Item 13 for individual consideration, and approve Items 14 through 17, on Item 18 add the word "site" between Station and 1801 Conover, and approve Items 19 through 27. 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

5 Minutes of the April 4, 2011 Special Joint Meeting with the Grand Prairie ISD Board and the Minutes of the April 5, 2011 Meeting

6 Contract with McKinstry Essention, Inc. for the Knowledge Response Center in the amount of $263,842

7 Amendment to Interlocal Agreement with NCTCOG for implementation of the Regional Traffic Signal Retiming Program

8 Adopt Revised Minimum Standard Requirements for Airport Aeronautical Services

9 Public Fueling and Commercial Lease Renewal Agreement - Aviator Air Center, Inc., at Grand Prairie Municipal Airport

10 Price Agreement for aviation fuel from AvFuel Corporation ($1,090,280) and authorize the City Manager to execute future renewals so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during renewal term and as long as total cost of price agreement does not increase by twenty-five percent (25%) of the original contracted amount.

11 Ratify an Emergency Repair of a 12 MG Tank in the amount of $105,000 with Natgun Corporation

12 Amendment/Change Order No. 1 with RJN Group, Inc. in the amount of $32,071 to provide construction inspection services on the South Sector Lift Station for additional contract days.

13 Contract with Lone Star Construction for dirt work for the Fish Creek Overbank Improvements Project

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

Mayor Pro Tem Jackson moved, seconded by Council Member Thorn to approve Item 13 contract with Lone Star Construction. The motion carried as follows:

Ayes: 8 -
Mayor Charles England; Mayor Pro Tem Ruthe Jackson; Deputy Mayor Pro Tem 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 -
Council Member Ron Jensen

14 Purchase of emergency vehicle lighting equipment for police Tahoes in the amount of $60,063 from the ending resources in Red Light Safety Fund.

15 Change Orders in a total amount of $125,141.73 (resulting in a net decrease of $1,401.09) for the purchase of different telephone equipment from Lantana Communications for the new Public Safety Building and the Active Adult Center

16 Design change order with JEA/Hydro Tech Engineering Inc., in the amount of $5,750 for engineering survey and design plans for additional paving at Bowles Park to be funded from Community Development Block Grant.

17 Purchase of Laptops for Work Order System in Public Works Crew Trucks from the Dell Corporation in the amount of $78,700 through the Department of Information Resource State Contract.

18 Acceptance of an appraisal of the former Police Station site (801 Conover Drive) in the amount of $850,000

19 Change Order No. 2 with Halff Associates in the amount of $22,000 for the IH 30 Frontage Roads and Park and Ride Facility

20 One-year professional services contract for auditing services with Weaver, LLP, in an estimated amount of $160,000 for Fiscal Year ending September 30, 2011, and authorize the City Manager to approve up to four one year renewal options, as long as the Council approriates funds and the annual cost does not exceed 25% of the original contracted amount.

21 Construction contract with Moore Construction Management, Inc. in the amount of $176,904 for the Development Center Elevator Replacement Project, miscellaneous expenses in the amount of $7,000 and 5% Contingency funds in the amount of $8,846 for a total request of $192,750.

22 Ordinance Amending the Wastewater Capital Improvement Budget for Cook Drive Amendment/Change Order No. 2 with Dunaway & Associates in the

amount of $2,850

Adopted

Enactment No: ORD 9191-2011

23 Ordinance authorizing the Fire Department to temporarily overhire 4 firefighters for the remaining Fiscal Year 2011.

Adopted

Enactment No: ORD 9192-2011

24 Ordinance calling a public hearing on the proposed paving assessments for Forum Drive paving improvements from Waterwood to SH 161

Adopted

Enactment No: ORD 9193-2011

25 Ordinance amending Chapter 2, "Administration", Article 1, Sec. 2-7, "Boards, Commissions, Agencies -- Appointment, Term, Procedures," of the City of Grand Prairie Code of Ordinances, to except Public Improvement Districts from the six-year limit for service on a city board.

Adopted

Enactment No: ORD 9194-2011

26 Resolution amending the Dolabi Family Ltd, (National Autobody Parts Warehouse) extending a 50% Partial Tax Abatement Agreement for Three Years

Adopted

Enactment No: RES 4493-2011

27 Resolution authorizing the City Manager to execute an inter-local purchasing agreement between the City of Grand Prairie and the City of DeSoto, Texas

Adopted

Enactment No: RES 4494-2011

Public Hearing Consent Agenda

28 SU080403A - Specific Use Permit Renewal - 1915-1917 Airport Street (City Council District 5). Consideration of a request to renew a Specific Use Permit for a proposed auto body shop with paint booth. The site is currently zoned Light Industrial-Limited Standards (LI-LS) District and is situated within Central Business District Three (CBD-3) Overlay District. This site is generally located south of E. Jefferson Street and west of Industrial Avenue. The owner/applicant is Edwin Cifuentes. (On April 4, 2011, the Planning and

Zoning Commission recommended approval to renew this SUP by a vote of 8-0.)

Council Member Shotwell moved, seconded by Mayor Pro Tem Jackson, to close the public hearing and approve Item 28, Case SU080403A. 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

Enactment No: ORD 9195-2011

29 SU970701B - Specific Use Permit Renewal - Mining & Reclamation - 4000 Block E. Interstate 30 (City Council District 5). Consideration of a request to renew a Specific Use Permit for a sand and gravel mining and land reclamation operation on approximately 63 acres. This site is currently zoned Light Industrial (LI) District and is generally located east of MacArthur Boulevard and south of Interstate Highway 30. The owner/applicant is South IH 30 Ltd. (On April 4, 2011, the Planning and Zoning Commission postponed this case by a vote of 8-0 until staff completes a code review for this case.)

Council Member Shotwell moved, seconded by Mayor Pro Tem Jackson, to close the public hearing and table indefinitely Item 28, Case SU970701B. 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

30 SU090202A - Specific Use Permit Renewal - Rudy's Auto Sales - 2409 E. Main Street (City Council District 5). Consideration of a request for the renewal of a Specific Use Permit for used automotive sales on 1.35 acres. The site is currently zoned Light Industrial (LI) District and is generally located south of E. Main Street and east of Bagdad Road. The property is located in the Central Business District Four (CBD-4) Overlay District. The owner/applicant is Rodolfo de Anda and the agent is E.D. Hill. (On April 4, 2011, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0.)

Council Member Shotwell moved, seconded by Mayor Pro Tem Jackson, to close the public hearing and approve Item 30, Case SU090202A. 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

Enactment No: ORD 9196-2011

Public Hearing on Zoning Applications

31 SU110401 - Specific Use Permit - 3201 E. Jefferson Street, Suite 101 (City Council District 5). Consideration of a request for a Specific Use Permit for a civic organization with alcohol sales and amusement devices on 0.4318 acres. The site is currently zoned Heavy Industrial (HI) District and is generally located at the southeast corner of the intersection of E. Jefferson Street and Camden Drive. The subject property is located within the Central Business District Four (CBD-4) Overlay District. The owner is Ron Cornelius, the applicant is Grand Prairie Memorial Post No. 4477 VFW, and the agent is Perry Burks. (On April 4, 2011, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Kevin Lasher, Chief City Planner, stated that staff recommended approval of Case SU110401 for the Grand Prairie Memorial Post No. 4477.

Perry Burris, 316 Thoroughbred, Tony Lopez, 3222 Elm Drive, and Charles Starnes, engineer for the case, submitted cards in support of this item.

Council Member Shotwell moved, seconded by Mayor Pro Tem Jackson, to close the public hearing and approve Item 31, Case SU110401. 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

Enactment No: ORD 9197-2011

32 Z110401/SU110402 - Zoning Change/Specific Use Permit - 138 Lakeview Drive (City Council District 2). Consideration of a request for the approval of a Zoning Change from Neighborhood Services (NS) District to a Planned Development District for Neighborhood Services (NS) uses with a mini-warehouse use, and a Specific Use Permit (SUP) for a mini-warehouse facility. The site is currently zoned Neighborhood Services (NS) District and is generally located north of E. Pioneer Parkway and east of Corn Valley Road. The owner is Boriack Interiors, Inc. and the applicant is Phil Boriack. (On April 4, 2011, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Mr. Lasher said Boriack Interiors has owned this property since 1985 and sold the business in 2006 and the property has been vacant since that time. The applicant is requesting an SUP for a mini-storage which requires a zoning change. He said this is a PD for all uses in a Neighborhood Services with a mini-warehouse use which requires an SUP. Mr. Lasher said there are two existing metal buildings and the applicant wants to convert the interiors for climate controlled storage. Eventually, there will be a concrete paved lot for outside storage of RV's and boats. The applicant will have to relocate an existing chain link fence to allow full length vehicles to pull in and access storage at night. There will be a masonry fence on the north side and around the corner on the east side. Mr. Lasher said the Planning and Zoning Commission recommended approval of this case.

Phil Boriack, 927 Leatrice Drive, Dallas, said his parents bought Johnson Drapery and Upholstery many years ago and it was located on Jefferson Street. This business became Boriack Upholstery and Drapery at this location. The business was sold in 2006 and the family has tried to sell the property, but with the current economy, cannot sell. Mr. Boriack said the mini-storage business seemed like a good business for them and a profitable tax base for the city. He thanked the Planning staff for their assistance.

Council Member Swafford moved, seconded by Council Member Thorn, to close the public hearing and approve Item 32, Case Z110401/SU110402. 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

Enactment No: ORD 9198-2011

33 SU090104A - Specific Use Permit Renewal - 3230 E. Main Street/111 Hensley Drive (City Council District 5). Consideration of a request to renew Specific Use Permit No. 811, Ordinance No. 7917 for used automotive sales. The subject property is generally located north of E. Main Street and west of Hensley Drive. The subject property is adjacent to the Central Business District Four (CBD-4) Overlay District. The owner/applicant is Diamond Virami and the agent is E.D. Hill. (On April 4, 2011, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0.)

Mr. Lasher said the original case was approved in 2009 with conditions; but no improvements have been made. He said the applicant is asking for appeals with this renewal for paving and screening requirements. Mr. Lasher said along the north property line is single family designation. The applicant is asking in lieu of 6' masonry for a 6' wood fence with asphalt under the fence to serve as a mow strip. The applicant also wants asphalt paving rather than concrete. Staff asked for additional landscaping and Mr. Lasher said staff feels this is a reasonable trade off. The applicant will place a 3' wide landscaping strip to the street right-of-way along Hensley Drive, and two planting beds adjacent to E. Main Street.

Council Member Shotwell moved, seconded by Mayor Pro Tem Jackson, to close the public hearing and approve Item 33, Case SU090104A as recommended by the Planning and Zoning Commission. 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

Enactment No: ORD 9199-2011

34 SU030201B - Specific Use Permit Renewal - 306 W. Shady Grove Road (City Council District 1). Consideration of a request to renew a specific use permit for a mobile home and an accessory structure on an agricultural lot. The site is currently zoned Agricultural (A) District and is generally located at on the north side of W. Shady Grove Rd and west of Gilbert Rd. The owner/applicant is John-Seok Kang. (On April 4, 2011, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0.)

Mr. Lasher said the applicant has had a truck farm business growing flowers and vegetables but with the current economy, business has been slow. One of the conditions of the SUP is that they would have a permanent house where there is currently a mobile home. The applicant is asking for two more years and if business does not pick up in two years, they will sell. Mr. Lasher said the applicant has no code violations and staff recommended approval.

Council Member Hepworth moved, seconded by Council Member Shotwell, to close the public hearing and approve Item 34, Case SU030201B. 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

Enactment No: ORD 9200-2011

Citizen Comments

Cleveland Antoine Jr., 8280 Short Street, Frisco, TX 75034, addressed Council about a case that went to the Justice of the Peace Court in Grand Prairie. He said the the judgment rendered was not legal.

Adjournment

Mayor England adjourned the meeting at 7:07 p.m.

The Minutes of the April 19, 2011 meeting were approved at the May 3, 2011 meeting.

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Catherine E. DiMaggio, City Secretary