



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, February 4, 2020

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 Greg Giessner
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jim Swafford
Council Member Jeff Wooldridge

Staff Presentations

1 Airport End of Year Briefing - Presented by Mark Divita, CM, Airport Director

Mark Divita, Transportation Director, went over monthly Fuel Sales for Fiscal Year 2019 and the Operations Count. Mr. Divita said the airport ranked 12th in Texas and 173rd nationally. He said the Airport Café has average Monthly Sales of \$8,401. Mayor Jensen stated that he would rather lose the monthly rent and keep the café at the airport. Mr. Divita went over Capital Improvements including design of taxiway alpha extension; replacement of the west security fencing; and design and construction of two hangar rows at the south end. He said in FY21-29 the design and construction of three box hangars is included in the CIP projects.

Deputy Mayor Pro Tem Clemson asked if there was a charge for using the meeting room in the terminal. Mr. Divita replied if it is not city or non-tenants it is reserved at \$25/hour. Council Member Wooldridge noted that the Department of Public Safety had decided to move to Dallas and asked Mr. Divita if they had approached the city. Steve Dye, Deputy City Manager, stated there are a lot of pilots who live east of Mesquite so Grand Prairie would increase their commute by 45 minutes.

Presented

Agenda Review

Mayor Pro Tem Giessner asked if there were any questions on Consent Agenda Items 3-26. Council Member Swafford asked to pull Item 26 (Widening of Camp Wisdom Road) for individual consideration. Mayor Pro Tem Giessner stated that the Finance and Government Committee had reviewed ten Consent Agenda items at their meeting.

Executive Session

Deputy Mayor Pro Tem Clemson convened a closed session at 5:04 pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property," Section 551.074 "Personnel Matters" Housing Finance Corporation Appointment, and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen recessed the closed session at 5:52 p.m. and reconvened the closed session at 7:12 p.m. Mayor Jensen adjourned the closed session at 7:54 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 4:52 p.m.

6:30 PM Council Chambers

Mayor Jensen reconvened the meeting at 6:34 p.m.

The Invocation was given by Pastor Heath Hogue, Open Door Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Deputy Mayor Pro Tem Clemson.

Presentations

- 2 National School Counselor's Week Proclamation - Presented by Mayor Ron Jensen
- Council Member Humphreys read the school counselor proclamation. Mayor presented the proclamation to GPISD counselors.*
- Presented

Consent Agenda

- Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 3 through 25 on the Consent and remove Item 26 for individual consideration. The motion carried unanimously.
- 3 Minutes of the January 21, 2020 Meeting
- Approved on the Consent Agenda
- 4 Price Agreement for HVAC Preventive Maintenance and Building Management System Support from Dyna Ten (up to \$97,590.00 annually) for one year with the option to renew for four additional one year periods totaling \$487,950.00 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

- 5 Price agreement for reflective vehicle graphics from Main Street Installers in the annual amount of \$25,000, through an interlocal agreement with BuyBoard for one year, with the option to renew for two additional one-year periods totaling \$75,000 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

- 6 Price Agreement for Anhydrous Ammonia from Airgas USA, LLC in the amount of \$151,227.50 for the first year with the option to renew for four additional one year periods in the annual amount of \$138,820.50, totaling \$706,509.50 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 animal welfare software from HLP Chameleon (up to \$14,400 annually) for one year with the option to renew for nine additional one year periods totaling \$129,600 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 Fire Station 4+6 Final Change Order/Amendment No. 4 with Key Construction in the amount of \$62,885.89 for Proposed Change Orders (PCOs) #005, #006 and #007 resulting from necessary work to coordinate, complete and closeout the overall fire station project

Approved on the Consent Agenda

- 9 Agreement with Lantana Communications to upgrade the City's Avaya phone system software in the amount of \$52,627.87 one-time fee with a recurring service fee of \$3,911.85 for two years, totaling \$60,451.57 if all extensions are exercised through a national interlocal agreement with Choice Partners. Additionally, authorize

the City Manager to execute any additional 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 term(s).

Approved on the Consent Agenda

- 10 Contract with George McKenna Electrical Inc. to rebuild, repair and install new control panels that run the Pump House Booster pumps for the Robinson Tower pressure plane in the amount of \$96,348.50 with a 5% contingency of \$4,817.43 for a total project amount of \$101,165.93 through a master interlocal agreement with the City of Irving

Approved on the Consent Agenda

- 11 Renewal of Commercial Lease for J&G Aviation, LLC., for Suite 102 in the Terminal Building for a period of three (3) years beginning March 1, 2020 and ending February 28, 2023, for total minimum annual rent of \$2,540.04

Approved on the Consent Agenda

- 12 Commercial Hangar lease with Aviator Air Flight School, LLC. for Hangar 5 South D for a term of five years with tenant's option to renew for one additional 5-year term; beginning March 1, 2020 and ending February 28, 2025, and with an annual rent of \$2,676

Approved on the Consent Agenda

- 13 Authorize the City Manager to execute an Assignment of Commercial Lease Agreement and Assumption of Obligations, to be effective February 4, 2020, by and between 502 Fountain Trust (Assignor), and Michael A. Levitz and Ryan S. Levitz (Assignees) and the City of Grand Prairie, a Texas home-rule municipality, Landlord (hereinafter City)

Approved on the Consent Agenda

- 14 Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$436,005 for a one year term (Council District 6)

Approved on the Consent Agenda

- 15 Lake Parks PID Contract with Site Landscape Development for landscape maintenance in the amount of \$209,203.44 (Council Districts 4 and 6)

Approved on the Consent Agenda

- 16 Lake Parks PID Change Order/Amendment No.1 for Site Landscape Development, Inc. for landscape maintenance in the total amount of \$66,090.79 (Council Districts 4 and 6).
Approved on the Consent Agenda
- 17 Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction in the amount of \$119,617.04
Approved on the Consent Agenda
- 18 Ordinance amending the FY2019/2020 Capital Improvement Projects Budget; Change Order/Amendment #5 with Hill and Wilkinson in an amount not to exceed \$392,694.05 for additional concrete parking expansion, irrigation repairs, drainage additions, and signage for PlayGrand Adventures, Phase I
Adopted
Enactment No: ORD 10797-2020
- 19 Ordinance authorizing the abandonment of part of an un-needed drainage easement containing 0.102 Acres (4,424 S.F.) located at 1124 Prosperity Court to 2415 Enterprises, LLC, a Texas Limited Liability Company for \$250.00
Adopted
Enactment No: ORD 10798-2020
- 20 Ordinance amending the FY2019/2020 Capital Improvements Projects Budget; Change Order/Amendment #1 with Falkenberg Construction for soil potassium chemical injection for soil stabilization at the Summit Chemical Building in a amount not to exceed \$26,285 through a national interlocal agreement with Choice Partners; additionally, authorize the City Manager to execute the initial contract through our interlocal agreement with Choice Partners having originally been presented to City Council as being through our interlocal agreement with TXMAS
Adopted
Enactment No: ORD 10799-2020
- 21 Ordinance calling the May 2, 2020, General Election
Adopted
Enactment No: ORD 10800-2020
- 22 Ordinance amending the FY2019/2020 Capital Improvements Project Fund; Interlocal Agreement in the amount of \$25,000 with the Cities of Fort Worth, Arlington, Irving, Dallas and NCTCOG for branding and marketing for the Northwest Trail Development, a part of the Regional Veloweb Trail System

Adopted

Enactment No: ORD 10801-2020

- 23 Ordinance Amending the FY 2019/2020 Cash & Debt Management Fund for unexpected future expenses beyond current budget in the amount of \$20,000

Adopted

Enactment No: ORD 10802-2020

- 24 Resolution reviewing and approving the City's Financial Management Policy

Adopted

Enactment No: RES 5070-2020

- 25 Resolution approving a Gateway Monument Agreement with Texas Department of Transportation for Loyd Park Gateway monument construction at the SE corner of SH 360 and Ragland Road

Adopted

Enactment No: RES 5071-2020

- 26 Resolution authorizing the City Manager to enter into a Project Specific Agreement Amendment with Dallas County for the widening of Camp Wisdom Road MCIP 40811 from approximately 1700 linear feet west of Carrier Pkwy to FM 1382 and commit the city to additional funding from the City's original share of \$3 million to be increased to \$5,350,000 (This item was tabled at the January 7, 2020 meeting.)

Walter Shumac, Transportation Director, stated the city is partnering with Dallas County and NCTCOG, with the city's portion being \$5,350,000.

Council Member Lopez asked who would be maintaining the road. Mr. Shumac said the city's portion will be maintained by the city and Dallas County will maintain their portion. Council Member Wooldridge stated this is an important project for District 6.

Council Member Wooldridge moved, seconded by Deputy Mayor Pro Tem Clemson, to approve the Project Specific Agreement Amendment with Dallas County for the widening of Camp Wisdom Road. The motion carried as follows:

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Nayes: 1 - Council Member Jim Swafford

Enactment No: RES 5072-2020

Public Hearing on Zoning Applications

27

SU191201 - Specific Use Permit - Tire Shop at 3106 E Main Street (Commissioner Moser/City Council District 5). A request to consider a Specific Use Permit to allow for Auto Tire/Wheels, Sales & Installation (Indoor) and Auto Repair (Minor) uses on one lot on 0.46 acres. The subject property is zoned Commercial (C) District and is located within Central Business District Four (CBD-4). The property is generally located northeast of E. Main Street and NE 31st Street, specifically 3106 E. Main Street. The existing lots are platted as Burbank Gardens, Unit 1, Lots 442 & 443. (On January 6, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code (This case was tabled at the January 21, 2020 Council meeting.)

David Jones, Chief City Planner, stated that the applicant had added four additional parking spaces on the west side of the building on 31st Street. He said Transportation staff reviewed the additional spaces and found no issues operationally. Mr. Jones said staff had some concern about the two overhead doors on the west side because of possible usage, but they will only use the doors on the north side of the building.

Council Member Copeland asked if there were rules about emissions from running vehicles inside. Mr. Jones replied there are Codes that apply to that. Mayor Pro Tem Giessner asked if the overhead doors on the west side would remain unusable. Mr. Jones replied that was correct. Mayor Pro Tem Giessner asked if a No Parking sign could be put up on 31st Street. Mr. Shumac replied that could be done.

Council Member Swafford asked if the overhead doors on the west side would be taken out. Mr. Jones replied that they would. Council Member Swafford asked where employees would park. Mr. Jones said they would get in on the Main Street facing side or on the north side.

Council Member Copeland asked if staff had worked out where tire trucks would pull in and unload. Mr. Jones said the only place they could go is on the north side of the building. Council Member Copeland asked if there were any issues with 18-wheelers getting in there. Mr. Jones said they would be using box trucks.

Council Member Wooldridge asked if the addition of parking spaces cut out some of the landscaping. Mr. Jones replied that they did with the exception of landscaping on the corner.

Mario Villegas, 1701 Avenue F, stated he was present to answer questions.

Lila Thorn, 6445 Love Drive, #2008, Irving, stated that applicant had added more parking spaces. She said Mr. Villegas bought the building 1 ½ years ago and at that time, the city indicated it needed a sprinkler system and it was installed. Ms. Thorn asked for approval of the SUP.

Tony Shotwell, 309 NE 31st Street, said he did not have a problem with this use. He said the problem was that 31st is a residential street. He said all the SUP's that were granted that had auto uses on Main Street, the City Council made sure there were

entrances and exits on Main rather than the residential streets adjacent. He said Traffic is getting worse at I30 and Loop 12 because on Main Street in the early morning hours there is a steady stream on Main Street going west to MacArthur. He added that the fire station is on 31st Street. Mr. Shotwell said he would like those doors on the west to go away because the urge to open them would be too great. He said they should physically go away. He said parking and paving the right-of-way is also an issue because there are telephone/electric poles, AT&T boxes and street signs which may need to be relocated. Mr. Shotwell said displays outside should be back on the east side because on the west side they would block the sight line. Mayor Jensen said staff would need to watch shrubs planted at this corner to keep the sight line clean. He said it would be a good idea to limit the SUP to the current owner. Mayor Jensen suggested adding that to this SUP.

Council Member Humphreys stated he wanted to deny this case, but Council had discussed a lot about what the applicant needed to do and how this lot is set up. Discussion took place about restrictions to be placed on this SUP including no activity on the west side of the building except for the two customer parking spaces; removal of the two overhead doors. Council Member Wooldridge asked if outside storage was allowed. Mr. Jones said Council could stipulate no outside storage:

Council Member Lopez asked about street parking. Mayor Jensen said they could park on the concrete on the right-of-way, other than four parking spaces on the west side of the building and the installation of No Parking signs on the west side of 31st street, Council Member Wooldridge asked to include no outside displays. Council Member Del Bosque asked how far away from the homes is the rear alley. Mr. Jones replied it was 160'. Council Member Lopez asked how often trucks would be coming in. Mr. Villegas said there would not be a lot of trucks coming in. Council Member Humphreys said he would like to restrict deliveries to box trucks. Mayor Jensen suggested adding that the SUP stays with the applicant and to come back for review in one year.

Council Member Humphreys moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU191201 with the following conditions:

- No activity on west side of the building except for two customer parking spaces
- The two overhead doors on the west side of the building are to be removed
- No outside displays
- Parking is allowed on the concrete on the right-of-way on 31st Street
- No Parking signs to be installed on the west side of 31st Street
- Deliveries restricted to box trucks
- The SUP stays with the applicant
- The SUP will be reviewed in one year

The motion carried unanimously as follows:

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Coie Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10803-2020

Items for Individual Consideration

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to appoint Mayor Pro Tem Giessner to the Housing Finance Corporation to relace Lila Thorn. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge


Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meetig at 7:54 p.m.

The foregoing minutes were approved at the February 18, 2020 meeting.



Catherine E. DiMaggio
Catherine E. DiMaggio, City Secretary