City of Grand Prairie

Minutes - Final
City Council

Temporary Meeting Place
Grand Prairie ISD
Administration Building
2602 S. Beltline Road
Grand Prairie, Texas

Tuesday, April 17, 2012 | **4:30 PM** | **Grand Prairie ISD Board Room**

Call to Order

Mayor Pro Tem Swafford called the meeting to order at 4:45 p.m.

Present 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

Staff Presentations

1 Recognition of Tonya Hunter, Certified Emergency Manager Designation

Randy Byers, Airport Director, introduced Tonya Hunter and stated that she is a highly respected emergency management coordinator in the state. He said the designation of Certified Emergency Manager by the International Association of Emergency Managers is held only by 1100 people worldwide. Mr. Byers added that the city is fortunate to have such a highly qualified individual at the city.

Council Member Jensen remarked that Ms. Hunter services on the Regional Preparedness Emergency Council and Regional Communications Governance Committee at the North Central Texas Council of Governments.

Presented

2 Wellness Program Update - Presented by Lisa Norris, Human Resources Director

Lisa Norris, Human Resources Director, reviewed recent initiatives and events of the Working on Wellness (WOW) Program. Screenings and health assessments focus on health risks such as diabetes, high blood pressure, and other risk factors. A nutrition program, Naturally Slim, started February 27 with 31 participants and in the sixth week of the program a total of 252 pounds has been lost. An incentive program offering a reduction in employee monthly insurance premiums includes a biometric screening and health risk assessment, two wellness tasks and 48 hours of exercise regimen. Some of the upcoming events include a lunch and learn on Heart Health featuring Dr. Feldtman; and communication/outreach tools including podcasts; Facebook;YouTube; and video "shorts."

Ms. Norris said that wellness initiatives have contributed to improved trends in insurance claims. Medical costs per FTE compared to other cities in the Metroplex are low. Council Member Hepworth asked Ms. Norris if the biometric screenings have led to positive trends over past years. Ms. Norris said it is difficult effectively analyze because it requires comparing data from different companies. However, in the last two years the same company has conducted the screenings so many

positive trends can be seen from that data. Mayor Pro Tem Swafford noted that three years ago the insurance fund did not have a black bottom line and since implementing the WOW program the bottom line has improved. He said there had been a spike in the last year of significant claims, but the employees on the whole are getting healthier as a result of the program.

Presented

3 AirHogs Marketing Campaign - Presented by Amy Sprinkles, Director of Communications and Marketing

Amy Sprinkles, Marketing and Communications Director, said she had been working with the AirHogs staff and a hired agency to market the AirHogs. New marketing and advertising initiatives include all major communication tools for the media. The city has invested $50,000 and the AirHogs have invested $58,500 for the campaign. TV commercials will air on Channels 4, 5, 8 and 11. The Jumbotron will feature videos advertising the store, restaurant, pool, suites, and food. Time Warner will broadcast games and there will be billboards on I-30; I-20 and Hwy. 360, and a mobile billboard will be seen from April – August throughout the Metroplex. Printed ads will appear in the Fort Worth Star Telegram, Al Dia, The Greensheet, and Key Magazine. The Pipeline and Life is Grand will have coupons for admission. Radio ads will be placed on KSCS, ESPN, KLTY, and Radio Disney. Social media ads will be placed on Faceobook; Twitter; Website; E-blasts; Social Living, Groupon, 360 Dallas, etc. There will be booths at city events and special promotions have already been lined up.

Council Member Giessner asked if Time Warner would be broadcasting on the local access channel only. Ms. Sprinkles said games would be broadcast live in remote places, but replayed in the Metroplex.

Scott Barry, President of the AirHogs, thanked Council and Amy Sprinkles for their support. He said he was looking forward to a great season. He said the ownership is in the process of making changes to make it a better season and put more people in the seats. Mr. Barry said he wanted the facility to be used on a consistent basis. He said this year's team is a better hitting team and it promises to be an exciting season. Opening date is May 21. Council Member Jensen asked Mr. Barry to explain why they can not bring the same team back every year. Mr. Barry said the format for teams is four veterans, four rookies, and others are 1-4 year team players.

Presented

Agenda Review

Mayor Pro Tem Swafford asked Rick Herold, Parks and Recreation Director, if he had prepared a budget for the agreement with Round Rock (Ref: Agenda Item 5). Mr. Herold said the city's cost would be about $25,000 which is a high estimate and Grand Prairie will receive half of the Round Rock front gate revenue, and Grand Prairie should net $40,000 to $50,000 out of this contract.

Mr. Swafford said he had looked at the bids for recoating the Bowles storage tank (Agenda Item 8) and asked Ron McCuller, Director of Public Works, why there was such a significant difference between the high and low bids. Mr. McCuller said the company being awarded the bid (A&M Construction Company) is a local company and many other bids came from other parts of the country so there is a cost for them to move in. He said he checked references for A&M and they have good references.

Executive Session

An executive session was not held.

Recess Meeting

Mayor Pro Tem Swafford recessed the meeting at 5:27 p.m.

6:30 PM GPISD Boardroom

Mayor England reconvened the meeting at 6:33 p.m.

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

Consent Agenda

Deputy Mayor Pro Tem Jackson moved, seconded by Council Member Fregoe, to approve Items 4 through 13 on the Consent Agenda. The motion carried unanimously.

4 Minutes of the March 20, 2012 and April 3, 2012 Meetings

Approved on the Consent Agenda

5 Authorize the City Manager to enter into an Interlocal Agreement with Round Rock, Texas for a Holiday Light Show.

Approved on the Consent Agenda

6 Contract with Parsons Roofing in the amount of $119,248 through Texas Interlocal Purchasing Program - TIPS; approve a 5% contingency in the amount of $5,962, for a total of $125,210, for Phase II Roof Replacement at Lake Parks.

Approved on the Consent Agenda

7 Construction contract with Musco Lighting for Mountain Creek Soccer Field replacement lighting in the amount of $580,000, through an interlocal cooperative agreement with BuyBoard

Approved on the Consent Agenda

8 Contract for interior recoating of Bowles elevated storage tank with A&M Construction Company in the amount of $145,000, plus a 5% contingency amount of $7,250, for a total of $152,250

Approved on the Consent Agenda

9 Grant of Easements to the Trinity River Authority for the Mountain Creek Relief Interceptor Project, Segment MC-3, located east of SH360 between Mayfield Road and Sara Jane Parkway.

Approved on the Consent Agenda

10 A resolution authorizing the City Manager to apply for a grant from the Texas Department of Transportation 2012 Memorial Day Click It or Ticket (CIOT) Mobilization for the enforcement of safety belt and child safety seat laws in the amount of $9,000.

Adopted

11 Ordinance amending the Code of Ordinances, Chapter 11, Section 11-17, regulating the disposal of trained police canines

Adopted

12 Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget by adding $1,517,786; a construction contract with Conatser Construction TX, L.P. in the amount of $1,354,000, $28,386 for materials testing, $67,700 for in-house engineering and a 5% contingency of $67,700 for a total of $1,517,786 for construction of the College Street Waterline Replacement and FY 10 Wastewater Main replacements in various locations

Adopted

13 Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget in a total amount of $91,119, and a service contract with Laughley Bridge & Construction, Inc. for the rehabilitation of the Lone Star Parkway Bridge Rails in the amount of $86,780, and authorize a staff controlled 5% contingency fund of $4,339 for a total amount of $91,119.

Adopted

Public Hearing Consent Agenda

14 SU110503A - Specific Use Permit Renewal - 1210 Avenue J East (City Council District 1). A request for the renewal of Specific Use Permit No. 872 for a reclamation and shipping company on 4.586 acres. The subject property is zoned Light Industrial (LI) District and is located east of N. Great Southwest Parkway on the south side of Avenue J East. The owner is CunYun Ye and the applicant is Tina Lin. . (On April 2, 2012, the Planning and Zoning Commission postponed this case by a vote of 8-0 until staff completes a code review for this case.)

Mayor Pro Tem Swafford moved, seconded by Council Member Fregoe, to close the public hearing and table Case SU110503A. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

15 SU120402 - Specific Use Permit - 3018 E. Main Street (City Council District 5). A request for the approval of a Specific Use Permit for a used automotive sales lot, general automotive repair, auto body and paint facility on 1.3 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of the intersection of E. Main Street and N.E. 31st Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner/applicant is Diamond Verami and the agent is E. D. Hill. (On April 2, 2012, the Planning and Zoning Commission postponed this case by a vote of 8-0 until the applicant reactivates the case.)

Mayor Pro Tem Swafford moved, seconded by Council Member Fregoe, to close the public hearing and table Case SU120402. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

16 SU120201 - Specific Use Permit - 2735 Hunter Ferrell Road (City Council District 1). Approval of a Specific Use Permit for truck parking on 2.223 acres. The subject property is currently zoned Light Industrial (LI) District and is generally located on the south side of W. Hunter Ferrell Road west of MacArthur Boulevard. The owner is Jose Fernandez and the applicant is Chris Castillo. (On April 2, 2012, the Planning and Zoning Commission tabled this case by a vote of 8-0.)

Mayor Pro Tem Swafford moved, seconded by Council Member Fregoe, to close the public hearing and table Case SU120201. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

Public Hearing on Zoning Applications

17 S120401 - Site Plan - Lot 2, Block 1, Pioneer Park\SH 161 Addition (City Council District 4). A request for the approval of a Site Plan on 50.354 acres

for an industrial complex. The subject property is zoned Light Industrial (LI) District and is located at the southwest corner of the intersection of W. Pioneer Parkway and State Highway 161 (SH-161). The subject property is located within the State Highway 161 (SH-161) Corridor Overlay District. The owner is Calwest Texas Properties, LP a Delaware LTD Partnership, the applicant is Weeks Robinson, and the agent is Alliance Architects. (On April 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Kevin Lasher, Chief City Planner, stated this case is for a multi-tenant industrial facility zoned LI in the SH161 Overlay District. Mr. Lasher showed adjacent uses and said the site is north of the Public Safety Building and next to Solo Cup. The applicant plans to construct a 903,757 sq. ft. multi-tenant warehouse consisting of two buildings. The building facade will be a blend of glass, tilt-wall and stone. Mr. Lasher said the site plan is in conformance with the overlay district requirements. Mr. Lasher said there will be an access point at Esplanade. There will be articulation zones on the major corners of the facade. The vast majority of trees on SH 161 will remain.

Council Member Fregoe asked if trucks going in and out would primarily use Arkansas Lane. Mr. Lasher said they will use the Arkansas off ramp, but will use Pioneer Parkway for ingress and egress. There is only one access on the service road.

Mr. Swafford asked what the tract was on Arkansas Lane. Mr. Lasher said it is an existing cell tower with an antenna array.

Council Member Shotwell asked about the timing of the buildings. Mr. Lasher said they are not ready to build it at this time.

Council Member Fregoe moved, seconded by Mayor Pro Tem Swafford, to close the public hearing and approve Case S120401 as presented. The motion carried unanimously.

Ayes: 9 - Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

18 S120402 - Site Plan - 3709 Robinson Road (City Council District 3). A request for the approval of a Site Plan on 0.718 acres for a dentist office. The site is zoned Planned Development District 333 (PD-333) for General Retail-One (GR-1) District uses and is located at the southeast corner of the intersection of W. Polo Road and Robinson Road. The owner is Edwin Park and the applicant is Bannister Engineering. (On April 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Mr. Lasher stated this case is for a dentist office and is zoned PD333. The site is located at Polo and Robinson and is surrounded by a manufactured housing development. The office will be 2,460 sq. ft. The applicant plans to put up a masonry fence on the common boundary line to the east and is providing more trees than required in the landscape ordinance. The trees along Polo will also be preserved.

Council Member Thorn moved, seconded by Council Member Giessner to close the public hearing and approve Case S120402. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

19 SU120401 - Specific Use Permit - 513 W. Jefferson Street (City Council District 2). A request for the approval of a Specific Use Permit for a multi purpose/special event center in an existing retail complex. The site is currently zoned Central Area (CA) District and is generally located south of W. Jefferson Street and west of S.W. 5th Street. The subject property is located within the Central Business District-Two (CBD-2) Corridor Overlay District. The owner is Ernesti Properties, the applicant is Serio Rosas, and the agent is A. R. Rocha. (On April 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Mr. Lasher said this case is for a multi-purpose and special event center where there will be no alcohol sales, no cover charge and no full-service kitchen. The building is 4,104 sq. ft. Mr. Lasher said that the Planning and Zoning Commission had asked staff to do an analysis to see if the city has reached saturation of this type of use.

Council Member Shotwell said the city's ordinance is ambiguous with regard to the cover charge. This restriction has been construed that they could not lease to a user who charges for a class. He asked staff to look at it to clarify what can be done (i.e. teaching a class and charging, etc.). Mr. Lasher said he would bring revisions to the Council Development Committee.

Mayor Pro Tem Swafford moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU120401 . The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

20 SU120404 - Specific Use Permit - 2502 Central Avenue (City Council District 5). A request for the approval of a Specific Use Permit for an auto body and paint facility on 0.522 acres. The site is currently zoned Commercial (C) District and is generally located on the northeast corner of the intersection of Central Avenue and N.E. 25th Street. The subject property is located within the Central Business District-Four (CBD-4) Corridor Overlay District. The owner/applicant is Vincent Duan and the agent is Steve Keeton. (On April 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1.)

Mr. Lasher stated this case is for an autobody and paint facility in a Commercial C District. East and west of this site there are many non-conforming uses. In order to add an SUP to the C District for general auto repair and used parts sales an SUP is required. Mr. Lasher said the applicant wants to start a speculative autobody shop

using some offsite contractors. Repairs would be made to vehicles strictly for speculative investment and is not a general public business. There is an existing 1100 sq. ft. metal building. The applicant wants to repair the parking lot with 2" of asphalt in lieu of concrete. The UDC requires masonry screening between single family but the applicant is asking to use an existing chain link fence and leave trees in a natural condition for natural screening. New crepe myrtles will be planted on the south property line. There will be a masonry fence around the dumpster.

Mayor Pro Tem Swafford pointed out there are some conflicts in the proposed ordinance. He said the ordinance lists 23 items and Item 8 says no welding on site and Item 22 says no painting or sanding on site. Mr. Lasher replied that the applicant does not do a finished product and does not paint. Mr. Swafford said if the city allows an SUP on this site and another tenant comes in and will finish out cars the current SUP would not allow for painting and sanding. Mr. Lasher said a new tenant could come in and have the SUP amended. Council Member Shotwell suggested deferring this to the applicant who will replace entire parts rather than do body work. Mr. Swafford said if the applicant in the future would like to expand to a finished product, he would not be able to operate under this SUP, so why put the burden on the applicant to have to come back and amend the SUP.

Vincent Duan, Plano, said the body shop would just change the damaged parts with used parts. Mr. Swafford said he would like to delete welding, painting and sanding from the ordinance. Council Member Shotwell said he would agree with that as long as it stays speculative rather than proprietary.

Darrin Syphers, 1617 England Road, Arlington, stated that this case is a duplicate to one the Council heard and denied several years ago to open a hobby body shop for classic automobiles. Mr. Syphers said that Planning and Zoning Commission had approved it, but because the Council denied it the sale of the land did not take place. Mr. Syphers said Council Member Shotwell stated at that time that he did not want an autobody shop north of Main Street at this site. If this is approved, he would like to ask for an SUP 150' to the south. Mayor England replied that Mr. Syphers was entitled to bring a case back to the Planning and Zoning Commission and Council, but that Council could not comment on that case until it is brought back.

Mayor Pro Tem Swafford moved, seconded by Council Member Shotwell, to close the public hearing and approve Case SU120404 with an amendment to Section 2, Item 8 and Item 22 to remove prohibition on welding, painting and sanding; to change the renewal time of the SUP from one to two years; and to make sure that asphalt is in a proper condition to be improved sufficiently to support a fire engine. The motion carried by the following vote.

Ayes: 9 -

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

21 Z120101 - Zoning Change - Lots 1R & 2R, Block C, J.A. Moore's First Addition (City Council District 5). Approval of a zoning change on 0.895 acres from a Multi Family (MF) District to a Single Family-Four (SF-4) District. The subject property is currently zoned Multi Family (MF) District, and is located at the northeast corner of the intersection of North Street and NE 4th Street. The owner/applicant is Cameron Grey. (On April 2, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Mr. Lasher said the applicant for this case is asking to change the zoning from Multi-Family to a Single Family-Four District so that he can build two single family homes. He said there are some floodplain issue that may impact future development.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Jackson, to close the public hearing and approve Case Z120101. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

Items for Individual Consideration

22 Board and Commission Appointments

Deputy Mayor Pro Tem moved, seconded by Mayor Pro Tem Swafford, to appoint Carol Baker to the Commission on Aging. The motion carried unanimously.

Ayes: 9 -
Mayor Charles England; Mayor Pro Tem Jim Swafford; Deputy Mayor Pro Tem Ruthe Jackson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Mark Hepworth; Council Member Ron Jensen; Council Member Tony Shotwell and Council Member Bill Thorn

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Pro Tem Swafford reminded Council of the Fair Housing Luncheon to be held on Wednesday, April 18, at the Ruthe Jackson Center. The Welcome Back Party at Lone Star will be held on Thursday and the groundbreaking for the new Dallas County Subcourthouse will be held at 10:00 a.m. on Friday, April 20.

Mayor England adjourned the meeting at 7:20 p.m.

The foregoing minutes were approved at the May 1, 2012 meeting.

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Catherine E. DiMaggio, City Secretary