

# **City of Grand Prairie**

City Hall 317 College Street Grand Prairie, Texas

# **Meeting Minutes - Action Only City Council**

Tuesday	, September 18, 2012	4:30 PM	Council Chambers
	Call to Order		
		Mayor England called the meeting to order at 4:35 p.m.	
	Staff Presentation	ons	
1	12-2062	Update on Texas General Hospital - Presented by Tom Hart, Cit	y Manager
		Presented	
2	12-2068	Beltline/I-30 Economic Development - Presented by Tom Hart,	City Manager
		Presented	
3	12-1996	Eastbound IH 30 frontage road between NW 7th and Beltline - Jim Sparks, Transportation Director	Presented by
		Presented	
4	12-2061	SH 161 Video - Presented by Tom Cox, Deputy City Manager	
		Presented	
	Agenda Review		
	<b>Executive Sessio</b>	n	
	Recess Meeting		
		Mayor England recessed the meeting at 5:55 p.m.	
		6:30 PM Council Chambers	

Mayor England reconvened the meeting at 6:46 p.m.

Invocation: Mayor Pro Tem Ron Jensen Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Tony Shotwell

# **Consent Agenda**

5	12-2067	Minutes of the September 4, 2012 Meeting	
		Approved on the Consent Agenda	
6	12-2008	Change Order No. 2 with Durable Specialties, Inc. in the amount of \$91,443 for installation of traffic signal at Forum Drive and SH 161	
		Approved on the Consent Agenda	
7	12-2009	Agreement with United Health Care (UHC) for Medical and Prescription Claims Administration Services and an onsite Wellness Coordinator beginning January 1, 2013 in the amount of \$504,000. Guaranteed renewal rates are quoted through December 31, 2015 with annual renewal options beginning January 1, 2016 if authorized and approved by the City Manager so long as the renewals do not increase by more than 25% of the originally quoted fees and such fees are appropriated annually in the Employee Insurance Fund budget.	
		Approved on the Consent Agenda	
8	12-2016	Trinity River Authority Laboratory Services Contract for Analysis of Water and Wastewater in an amount not to exceed \$260,000	
		Approved on the Consent Agenda	
9	12-2017	Price Agreement with Barnsco Incorporated for Reinforced Steel (Rebar) and Smooth Slip Dowels, at an estimated annual cost of \$100,890; and authorize the City Manager to execute future renewals as long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal term (one year price agreement with four one-year optional renewals), and the total cost of the price agreement does not increase by twenty-five percent (25%) or more of the original contract	
		Approved on the Consent Agenda	
10	12-2018	Emergency Mosquito Control Interlocal Agreement with Dallas County	
		Approved on the Consent Agenda	
11	12-2026	Interlocal Agreement with the City of Fort Worth for the collection and disposal	

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		of household hazardous waste at the Environmental Collection Center at a cost of \$47.00 per household, based on utilization, and not to exceed a total cost of \$81,000 for FY 2013
		Approved on the Consent Agenda
12	12-2027	Interlocal Agreement with Dallas County for Health Services in FY 2013 at an annual cost of \$38,854
		Approved on the Consent Agenda
13	12-2029	Routine Airport Maintenance Grant (RAMP) from Texas Department of Transportation-Aviation Division (TxDOT-Aviation) in the amount of \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)
		Approved on the Consent Agenda
14	12-2033	Authorize the purchase of a tax foreclosure property located at 3599 Ridgewood
		Tabled
15	12-2038	Professional design services contract with Komatsu Architecture in the amount of \$51,260, a 5% contingency in the amount of \$2,563, for a total of \$53,823 for complete design and construction administration services for Transit Office Additions and Renovations at the City's Maintenance Service Center; and \$5,000 for subsurface geotechnical services and other necessary related costs for a total request of \$58,823
		Approved on the Consent Agenda
16	12-2053	Change Order No. 3 in the net negative amount of (\$53,595.16) with McMahon Contracting LP for Lake Ridge Widening Project
		Approved on the Consent Agenda
17	12-2050	Contract for the Congregate Meal Program at The Summit with Visiting Nurses Association of Texas in the amount of \$111,000, and authorize the city manager to execute the annual contract with up to four one-year renewal options, with aggregate price fluctuations of the lesser of up 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

12-2065

18

Authorize the City Manager to enter into an Advance Funding Agreement

(AFA) with TxDOT for the use of SH 121 Subaccount Regional Toll Revenue

Approved on the Consent Agenda

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		(RTR) funds for the construction of the NE 15th Street connection between Tarrant Road and the eastbound IH 30 frontage road
		Approved on the Consent Agenda
19	12-2044	One year maintenance agreement with Motorola, a sole source provider, in the amount of \$74,898.72 for maintenance of the wireless communication network from September 15, 2012 through September 30, 2013
		Approved on the Consent Agenda
20	12-2015	Resolution authorizing the filing of an application requesting financial assistance from the Texas Water Development Board in an amount not to exceed \$2,285,000 to provide costs of replacement of deteriorated sanitary sewer pipe, and designating authorized representatives
		Adopted
		Enactment No: RES 4577-2012
21	12-2054	Resolution Seeking Designated Management Agency Status for The City of Grand Prairie's Wastewater System
		Adopted
		Enactment No: RES 4578-2012
22	12-2000	Resolution authorizing the City Manager to enter into the First Amendment to the Dallas County CIP Supplemental Agreement to the Master Agreement for the purpose of constructing Transportation Improvements to the Interstate Highway 30 and Interstate Highway 20 Service and Access Roads
		Adopted
		Enactment No: RES 4579-2012
23	12-2036	Resolution approving City of Grand Prairie Investment Policy to become effective upon passage and approval
		Adopted
		Enactment No: RES 4580-2012
24	12-2039	Resolution approving revisions to the City of Grand Prairie Debt Management Policy to become effective upon passage and approval
		Adopted

12-2063

25

Resolution authorizing implementation of a 9-year 75% partial tax abatement

and Chapter 380 Agreement for Restoration Hardware, Inc., and partial tax abatement and a separated sales tax contract for W.R. Pioneer Parkway, LLC

Enactment No: RES 4581-2012

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		Adopted	
		Enactment No: RES 4582-2012	
26	12-2034	Resolution declaring expectation to reimburse expenditures wit future debt in the amount of \$292,852; for professional design scontract with Komatsu Architecture for the Station 1 Relocation	services
		Adopted	
		Enactment No: RES 4583-2012	
27	12-2056	Ordinance amending the FY 2011/2012 Capital Improvement P Budget; and approve a professional design services contract with Architecture in the amount of \$367,463, a 5% contingency in the \$18,374, for a total of \$385,837 for comprehensive design and administration services for the new Fire Station No 1; and \$165 environmental site cleanup and demolition costs, plus site survey and other necessary related costs, for a total request of \$550,837	th Komatsu ne amount of construction 5,000 to cover ey, replatting,
		Adopted	
		Enactment No: ORD 9394-2012	
28	12-1968	Ordinance authorizing collection of paving assessments f Waterwood to SH 161	for Forum Drive from
		Adopted	
		Enactment No: ORD 9395-2012	
29	12-2024	Ordinance amending Chapter 13.5, Article II, "Fair Housing," or Ordinances, to include familial status as a protected class	of the Code of
		Adopted	
		Enactment No: ORD 9396-2012	
30	12-2025	Ordinance amending the 2012 Calendar Year Section 8 budget	
		Adopted	
		Enactment No: ORD 9397-2012	
31	12-2046	Ordinance amending the FY 2011/2012 Capital Improvement P Budget; and authorize the City Manager to enter into an Advandagement with TxDOT for the use of SH 121 Subaccount Reg Revenue (RTR) Funds for design, in the amount of \$292,960; a Engineering Services contract with Halff Associates for the design.	ce Funding gional Toll and

amount of \$366,200

eastbound IH 30 frontage road between NW 7th and Beltline Road, in the

#### **Adopted**

Enactment No: ORD 9398-2012

32 12-2052

Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget and award bid to Mart, Inc., for a shelter structure at the Service Center in the amount of \$127,200, and use city price agreement with R&R Electric for electrical and lighting for the project in the amount of \$15,000, plus a 5% contingency of \$7,110, for a project total of \$149,310

#### **Adopted**

Enactment No: ORD 9399-2012

33 12-2040

Ordinance defining the Police Department's authorized positions in each classification for Fiscal Year 2013, which totals 234 Civil Service positions

#### **Adopted**

Enactment No: ORD 9400-2012

34 12-2058

Ordinance amending Ordinance 9276, defining the number of authorized civil service positions and overhires in each classification for FY 2013 in the Fire Department

#### **Adopted**

Enactment No: ORD 9401-2012

35 12-2066

Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget in order to reimburse the LRPM GRANT shortage of \$413,094 for the Lake Ridge Extension Project

## **Adopted**

Enactment No: ORD 9402-2012

## **Public Hearing Consent Agenda**

36 12-1875

SU120804 - Specific Use Permit - 1702 W. Main Street (City Council District 5). Approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N.W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District. The owner is Al-Aboody Abrhamim, the applicant is M.S. Keeton, and the agent is Joe Diaz. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the

applicant reactivates the case.)

#### **Tabled**

### 37 12-1939

S120901 - Site Plan - Western Dental (City Council District 6). Approval of a Site Plan for a dentist office and restaurant located on 1.38 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located on the northwest corner of W. Camp Wisdom Road and Magna Carta Boulevard. The property is within the State Highway 360 (SH-360) Overlay District. The owner is The Trilogy Group and the applicant is Icon Consulting Engineers, Bruce Dunne. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the applicant reactivates the case.)

#### **Tabled**

## 38 12-1942

SU120903 - Specific Use Permit - 2815, 2849, 3001, 3049, 3101, 3149, 3201 E. Main Street (City Council District 5). Approval of a Specific Use Permit for outside storage of portable buildings and storage containers on 29.75 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is McGrath 180 LLC (Randle F. Rose, CAD) and the agent is William Winkelmann & Associates, Inc. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the applicant reactivates the case.)

#### Tabled

# **Public Hearing on Zoning Applications**

## 39 12-1940

SU120901 - Specific Use Permit - Nueva Vida Day Care Center - 1729 Avenue B (City Council District 3). Approval of a Specific Use Permit for a child day care center in an existing building on 1.04 acres The subject property is currently zoned Single Family-Four (SF-4) District and is generally located east of S. Belt Line Road and north of E. Marshall Drive. The owner is Antonio Delgado and the applicant is Mack Santoyo. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

#### **Adopted**

Enactment No: ORD 9403-2012

## 40 12-1941

SU120902 - Specific Use Permit - 2717, 2801, 2805 E. Main Street (City Council District 5). Approval of a Specific Use Permit for an autobody and paint shop with auto sales retail and wholesale as a part of an automotive use facility located on 19.86 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being

generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is P. Lawler Enterprises LTD and the agent is Winkelmann & Associates, Inc. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

#### **Tabled**

41 12-1943

Z120901/CP120901 - Zoning Change/Concept Plan - Lakeview West Section 2 (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to a Planned Development District and a Concept Plan for single family homes on 48.3 acres. The subject property is zoned Agriculture (A) District and is generally located east of State Highway 360 and southwest of Lake Ridge Parkway. The property is in the Lake Ridge Parkway Overlay District. The owner is Daniel Gonzales, the applicant is Don Allen, and the agent is Thomas Juhn. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

#### **Adopted**

Enactment No: ORD 9404-2012

42 12-1944

Z120902/SU080802A - Zoning Change/Specific Use Permit - 425 S.E. Dallas Street (City Council District 5). Approval of a Zoning Change from Commercial (C) District, Central Area (CA) District and Single Family-Four (SF-4) District to Planned Development (PD) District with chemical etching operations as an associated use by Specific Use Permit. The site is a part of an existing manufacturing facility located on 1.35 acres. The site is zoned Commercial (C) District, Central Area (CA) District, and Single Family Four (SF-4) District, and is generally located west of S.E. 5th Street and south of S.E. Dallas Street. The owner/applicant is Harris Manufacturing. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

#### **Adopted**

Enactment No: ORD 9405-2012

43 12-1946

TA120901 - Text Amendment - Article 4, "Permissible Uses" and Article 30, "Definitions," of the Unified Development Code. Approval of a Text Amendment to Article 4, "Permissible Uses," and Article 30, "Definitions," of the Unified Development Code to amend Article 4, Permissible Use Charts, to add a section to Article 4 to address Correctional Facilities, to revise, clarify and amend Article 30 for definitions and cross references. The owner is the City of Grand Prairie Planning Department and the applicant is Mary Elliott, AICP. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

## **Adopted**

Enactment No: ORD 9406-2012

44 12-1947

TA120902 - Text Amendment - Article 22, "Fee Schedule," of the Unified Development Code. Approval of a Text Amendment to Article 22, "Fee Schedule," of the Unified Development Code and Section 7-56 and Section 7-105 of the Code of Ordinances to amend and update fees charged for certain building, electrical, mechanical, sign and certificate of occupancy permits. The owner is the City of Grand Prairie Planning Department and the applicant is Mary Elliott, AICP. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

## **Adopted**

Enactment No: ORD 9407-2012

## **Items for Individual Consideration**

45 12-1989 Ordinance Amending the FY 2011/2012 Operating Budgets

Adopted

Enactment No: ORD 9408-2012

**46 12-1987** Second I

Second Public Hearing on the FY 2012/2013 Operating Budgets and adopt an Ordinance adopting the FY 2012/2013 City Operating Budgets

#### **Adopted**

Enactment No: ORD 9409-2012

47 12-1988

Second Public Hearing on the FY 2012/2013 Capital Improvement Projects Budget and an Ordinance Adopting the FY 2012/2013 Capital Improvements Projects Budget

#### **Adopted**

Enactment No: ORD 9410-2012

48 12-2045

Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water, wastewater and stormwater utilities.

## **Adopted**

Enactment No: ORD 9411-2012

49 12-1990

Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2012/2013 Capital Improvement Projects

## **Adopted**

Enactment No: RES 4584-2012

50 12-1991

Resolution Accepting the FY 2013-2017 Capital Improvements Plan

#### **Adopted**

Enactment No: RES 4585-2012

51 12-2042

Ordinance adopting and levying the ad valorem tax for the Fiscal Year 2012/2013 at a rate of \$.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2012, not exempt by law; providing revenues for payment of current municipal expenses, and for interest and sinking fund on outstanding City of Grand Prairie bonds; providing for enforcement of collections; providing for a severability clause; and providing an effective date

#### **Adopted**

Enactment No: ORD 9412-2012

52 12-1937

Ordinance for the 2012 tax roll resulting in a tax levy in the amount of \$62,804,427 based on the Certified Appraisal Rolls approved by the Dallas Central, Tarrant and Ellis Central Appraisal Districts.

#### Adopted

Enactment No: ORD 9413-2012

53 12-1949

Public Hearing and adoption of the FY 2012/2013 Grand Prairie Crime Control and Prevention District Budget

#### **Approved**

54 12-1971

Fairway Bend PID (City Council District 1).

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Fairway Bend PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9414-2012

55 12-1980

Parkview PID (City Council District 1)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Parkview PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9415-2012

56 12-1982

Southwest Village PID (City Council District 1).

- a. Public Hearing Service Plan Assessment Roll and Rate
- b. Adoption of the Southwest Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate

d. PID Advisory Board Membership Adopted Enactment No: ORD 9416-2012 57 12-1974 Walingford Village PID (City Council District 2) a. Public Hearing - Service Plan - Assessment Roll and Rate; b. Adoption of the Walingford Village PID 5-year Service Plan; c. Ordinance approving the assessment roll and rate; d. PID Advisory Board Membership **Adopted** Enactment No: ORD 9417-2012 58 12-1972 Brookfield PID (City Council District 2) a. Public Hearing - Service Plan - Assessment Roll and Rate b. Adoption of the Brookfield PID 5-year Service Plan; c. Ordinance approving the assessment roll and rate d. PID Advisory Board Membership Adopted Enactment No: ORD 9418-2012 59 12-1979 Monterrey Park PID (City Council Districts 2 and 5) a. Public Hearing - Service Plan - Assessment Roll and Rate; b. Adoption of the Monterrey Park PID 5-year Service Plan; c. Ordinance approving the assessment roll and rate; d. PID Advisory Board Membership **Adopted** Enactment No: ORD 9419-2012 12-1970 60 Whispering Oaks PID (City Council District 3) a. Public Hearing - Service Plan - Assessment Roll and Rate; b. Adoption of the Whispering Oaks PID 5-year Service Plan; c. Ordinance approving the assessment roll and rate; d. PID Advisory Board Membership **Adopted** Enactment No: ORD 9420-2012 61 12-1981 Country Club Park PID (City Council District 3) a. Public Hearing - Service Plan - Assessment Roll and Rate; b. Adoption of the Country Club Park PID 5-year Service Plan; c. Ordinance approving the assessment roll and rate; d. PID Advisory Board Membership

**Adopted** 

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64

63

**City Council** 

12-1969

12-1973

62

12-1978

65 12-1984

66 12-1983

Enactment No: ORD 9421-2012

Westchester PID (City Council Districts 3 and 6)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Westchester PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9422-2012

Forum Estates PID (City Council District 4)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Forum Estates PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9423-2012

Silverado Springs PID (City Council District 4)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Silverado Springs PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9424-2012

Lone Star Meadows PID (City Council District 4)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

## Adopted

Enactment No: ORD 9425-2012

Oak Hollow/Sheffield Village PID (City Council District 4)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Board Membership

## **Adopted**

Enactment No: ORD 9426-2012

67 **12-1975** Lake Parks PID (City Council District 6)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Lake Parks PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9427-2012

68 12-1976

Peninsula PID (City Council District 6)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the Peninsula PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

### **Adopted**

Enactment No: ORD 9428-2012

69 12-1977

High Hawk PID (City Council District 6)

- a. Public Hearing Service Plan Assessment Roll and Rate;
- b. Adoption of the High Hawk PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

#### **Adopted**

Enactment No: ORD 9429-2012

## **Citizen Comments**

## Adjournment