



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, July 17, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Summer Reading Program Update - Caitlin Milligan

Agenda Review

Executive Session

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney" Craig Randolph v. City of Grand Prairie, et al., DC-17-02608 (298 Jud. Dist.)*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Pastor Andy Powell, St. Andrews Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Richard Fregoe

Presentations

- 2 Best Neighborhood Program Award - Presented to the Housing and Neighborhood Department by Catherine Huckaby, Chairman, Neighborhood USA

Consent Agenda

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail.

- 3 Minutes of the June 19, 2018 Meeting
- 4 Price agreement for Elevator PM, Monitoring, and Repair from A&F Elevator Company, Inc. (up to \$118,445 for year one and \$72,500 annually after the first year) for one year with the option to renew for four additional one year periods totaling \$408,445.50 if all extensions are exercised; award a secondary price agreement to KONE (up to \$74,000 annually) to be used only if the primary is unable to fulfill the needs of the department; 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
- 5 Price agreement for High Level Lighting Maintenance with Standard Utility Construction, Inc. (up to \$51,030 annually) for a period of one year with the option to renew for four additional one year periods totalling \$255,150 if all extensions are exercised; 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 City's obligation during the renewal term(s)
- 6 Price agreement for temporary fencing from United Site Services (up to \$45,000 annually) for one year with the option to renew for four additional one year periods totaling \$225,000 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
- 7 Price agreement with the sole source provider Hach Company (\$50,000 annually) for CHEMKEYS chemicals for one year with the option to renew for four additional one-year periods totaling \$250,000 if all extensions are exercised.
- 8 Price agreement for PSB HVAC repairs to Dyna Ten Corporation at an estimated cost not to exceed \$250,000 through a Master Inter-Local agreement with Tarrant County for a 15-month term

- 9 Price agreement for Public Safety and Firehouse Supplies and Equipment form Casco Industries, Inc. through a national inter-local agreement with Buyboard at an estimated annual cost of \$200,000 for one year with the option to renew for two additional one year periods totaling \$600,000 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
- 10 Price Agreement for Microchips from AKC Reunite (up to \$59,062.63 annually) for one year with the option to renew for four additional one year periods totaling \$295,313.13, including a 5% contingency, 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
- 11 Price agreement for alterations and sewing services from Sylvia's Alterations (up to \$10,000 annually) for one year with the option to renew for four additional one year periods totaling \$50,000 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
- 12 Price agreement for Clothing Embroidery and Screen Printing Services (includes purchase of clothing) from ADventures (up to \$50,000 annually) and Texas Sportswear (up to \$50,000 annually) for one year with the option to renew for four additional one year periods totaling \$250,000 per agreement (\$500,000 in total) 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
- 13 Price agreement for original manufacturer repair services for Ford Vehicles with Westway Ford as primary vendor and Grand Prairie Ford, L.P as the secondary vendor at an estimated annual cost of \$50,000 for one year with the option to renew for four additional one year periods totaling \$250,000.00 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

- 14** Lease with Firehouse Gastro Park LLC to provide food and beverage services at The EPIC for an initial term of one (1) year with the option to renew for up to four (4) additional one-year periods; rent will be 10% of gross food and beverage sales for the first \$150,000 in sales; after the first \$150,000 is met the revenue sharing percentage increases to 15% for the entire term, to include renewals if exercised; and authorize City Manager to execute renewals
- 15** Change Order/Amendment No. 14 in the net amount of \$117,145 with HKS Architects, Dallas, Texas for the EPIC Recreation and Indoor Water Park Project
- 16** Professional Engineering Services Contract for the Erosion Protection Feasibility Study at Fish Creek and King Harbor Court with Stantec Consultants, Inc. in the amount of \$68,339
- 17** Termination of contract with Chastang Chrysler Dodge Jeep Ram of Angleton, TX for failure to fulfill order of Dodge Ram Skeeter 5500, per City of Grand Prairie purchase order number 261548 and contract number 8031, at a cost of \$179,750 through BuyBoard contract 491-15; Ratify the purchase of a Dodge Ram Skeeter 5500 with Love Field Chrysler Dodge Jeep Ram (\$52,686) through interlocal agreement with HGACBuy; and approve outfitting the brush truck from Siddons Martin Emergency Group LLC (\$134,285) through interlocal agreement with BuyBoard
- 18** Construction Manager at Risk (CMAR) contract with Hill & Wilkinson General Contractors for pre-construction services for phase I construction of PlayGrand Adventures in the amount of \$3,000 and approve a construction services fee of 2.95% to be applied to the actual approved construction cost for the project
- 19** Purchase of Flood Sirens and Flood Flashing Lights System from High Sierra Electronics (\$70,316.60), American Signal (\$103,529.59), and Motorola Solutions, Inc. (\$9,097.00) and 5% project contingency (\$9,147.20) for a grand total project amount of \$192,091.19
- 20** Sole source contract with Midwest Tape for HOOPLA Steaming Video Service for Library Customers, in an amount not to exceed \$60,000 per year, or up to \$300,000, if all four one-year extensions are exercised
- 21** Acquisition of one Slope Easement and one Drainage Easement - West Tarrant Road at Arbor Creek, for an amount not to exceed \$94,300
- 22** Purchase of Dell EMC VxRail-500 hyper converged system, VMware licenses, Veeam Backup licenses, and Windows server licenses for the Public Safety Building data center from Netsync Network Solutions (\$235,293.25), Dell EMC (\$10,479.80), CDWG (\$2,389.28) and SHI (\$3,954.72) through national inter-local agreements with DIR and NJPA for a total of datacenter upgrades in the amount of \$252,117.05

- 23** One-time purchase of a second set of bunker gear for the Fire Department from Casco Industries, Inc. through an interlocal agreement with BuyBoard at a cost of \$222,289.50
- 24** Purchase of Self-Contained Breathing Apparatus (SCBA) Communication Equipment from Municipal Emergency Services, Inc. out of Houston, TX at a total cost not to exceed \$91,759.14 through an interlocal agreement with the City of Austin, TX
- 25** Amendment/Change Order 2 with the Interlocal Agreement with the City of Grand Prairie and the Trinity River Authority of Texas for the construction of Mountain Creek Fish Creek Interceptor, Segment MC-3 Project in conjunction with the City's Great Southwest Parkway Improvements in the amount of \$159,179
- 26** Purchase of 41 ticket writers (Zebra TC70X Handheld Computers) and components from Tyler Technologies in the amount of \$145,501 through their national interlocal purchasing agreement with NJPA
- 27** Resolution adopting an amendment to the Public Improvement District (PID) Policy with regard to the use of easements
- 28** Resolution granting a 380 Agreement for Economic Development Incentives with Lear Corporation and GSW Gateway, LLC; granting a 75% rebate on business personal property improvements for seven years; granting a 50% rebate on added ad valorem real estate improvements for three years
- 29** Ordinance amending the FY17/FY18 Capital Improvements Projects Budget; contract with Infinity Sound in the amount of \$45,639 for audio sound upgrade; contract with Ft Worth Lighting in the amount of \$29,219.85 for chandeliers; and contract with Home Depot in the amount of \$4,605 for installation of chandeliers for a total of \$79,464 (RJC Interior)
- 30** Ordinance amending the FY17/18 Capital Improvements Projects Budget; Change Order/Amendment No. 1 for Professional Engineering Services with Freeze & Nichols, Inc. for the 30"/36" Robinson Road Waterline Project in the amount of \$48,912
- 31** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order/Amendment No. 2 in the net amount of \$306,783.64 with Tiseo Paving Company for Great Southwest Parkway Improvements
- 32** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Professional Services contract with Freese and Nichols to perform an evaluation of improvement to Lake Ridge Parkway from the marina at Joe Pool Lake to the city limits of Cedar Hill in the not to exceed amount of \$18,614

Public Hearing Consent Agenda

- 33 SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). A six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- 34 SU150803B - Specific Use Permit Renewal - 3223 E. Main Street (City Council District 5). Specific Use Permit Renewal for Truck/Heavy Equipment Parking at 3223 E. Main Street. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) within Central Business District 4 (CBD 4) and addressed 3223 E Main St. The owner is Gerardo Rodriguez. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- 35 SU180701/S180701 - Specific Use Permit/Site Plan - Child Care Center, 2410 Brady Lane (City Council District 2). Specific Use Permit for a Child Care Center with up to 85 students. Lots 11 and 11B, Block 1, Sharpstown Heights No. 2 Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.61 acres zoned GR, General Retail and addressed as 2410 and 2420 Brady Lane. The owner is Tri Vio. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Public Hearing on Zoning Applications

- 36 CPA180304 - Comprehensive Plan Amendment - Mariposa Apartment Homes (City Council District 6). Amendment to the Comprehensive Plan to change approximately 4.14 acres from Commercial to High-Density Residential. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, zoned PD, Planned Development 136-C and addressed as 4603 and 4607 S. Carrier Parkway. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- 37 Z180304/CP180303 - Planned Development Request/Concept Plan - Mariposa Apartment Homes (City Council District 6). Zoning Change and Concept Plan for Mariposa at Westchester, approximately 93 age-restricted multi-family residential units on 4.14 acres. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, approximately 4.14 acres zoned PD, Planned Development and addressed as 4603 and 4607 S. Carrier Parkway. The applicant is Stuart Shaw, Mariposa Westchester LP and the owner is William Pohl. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

- 38 SU180702/S180702 - Specific Use Permit/Site Plan - Premier Adjusters, 1501 W. Shady Grove (City Council District 1). Consider a request to approve a Specific Use Permit for an Impound Lot. Tract 20, John C. Read Survey, Abstract No. 1183, in the City of Grand Prairie, Dallas County, Texas. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shade Grove Road, approximately 1150-feet west of Hardrock Road. The property is addressed as 1501 W. Shady Grove. The agent is Danny Barsch, the applicant is Brad Webb, and the owner is D.J. Babaria, GD Holdings Inc. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- 39 SU180503 - Specific Use Permit - Event Center, 2601 W. Jefferson St (City Council District 1). Specific Use Permit request for an Event Center on 0.7 acres. Lot 3A1 and 4A1, Block B, Cox and Hines Subdivision, City of Grand Prairie, Tarrant County, Texas, zoned General Retail (GR) within Central Business District (CBD) and addressed 2601 W. Jefferson St. The applicant is Elizabeth Barrera and the owner is Carina Tran. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).
- 40 SU180606 - Specific Use Permit - 2814 E. Main Street (City Council District 5). Specific Use Permit for Retail Auto Sales from an existing 2,000 square foot building. Lot 105-R, Burbank Gardens Addition Unit #1 Revised, City of Grand Prairie, Dallas County, zoned Commercial (C), within the Central Business District No. 4, and addressed as 2814 E Main St. The applicant is Alejandro Preza and the owner is Tobias Velasquez. (On July 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Items for Individual Consideration

- 41 Annual Board Appointments

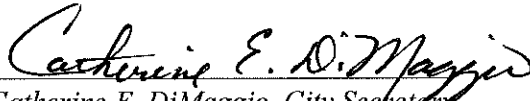
Citizen Comments

Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted July 13, 2018.


Catherine E. DiMaggio, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.