



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, September 18, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 Grand Prairie Police Department Mental Health Unit Overview - Presented by Courtney L. Janes, Police Department Mental Health Coordinator
- 2 "EpicFest 2018" Kick-Off - Presented by Erin Hart, Manager of Events for the Parks, Arts and Recreation Department

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" - Regulation of Alcohol*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.076 "Deliberations regarding security devices or security audits"*
- (5) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: Jordan Villanueva, Pastor, Indian Hills Baptist Church
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Cole Humphreys

Presentations

- 3 Check Presentation for PlayGrand from Wells Fargo Bank

- 4 Recognition of First Place Winners (GPHS Police Explorer Post 342) in the National "Crisis Negotiation" Competition - Presented by Steve Dye, Police Chief/Deputy City Manager
- 5 Eagle Scout Presentation to Addison Anderson and Matthew Wolston- Presented by Mayor Ron Jensen

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.

- 6 Minutes of the September 4, 2018 Meeting
- 7 Price agreement for Asphalt Releasing & Cleaning Agents from Professional Coating Technologies, Inc. at an annual cost of up to \$19,625 for one year with the option to renew for four additional one year periods totaling \$98,125 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 term(s)
- 8 Price Agreement for a holiday show for Prairie Lights from Q Productions (up to \$55,000.00 annually) for one year with the option to renew for four (4) additional one year periods totaling \$275,000.00 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
- 9 Commercial Lease Agreement with Aviator Air, LLC for an annual rent of \$24,305 for five (5) years with the tenant's option to renew for two additional five (5) year terms; and authorize the City Manager or designee to execute any renewal options with the same terms
- 10 Commercial Lease Agreement with Helijet Holdings, Inc. for Location 9 North B for a ten (10) year term with the option to renew for one (1) additional five (5) year term for a monthly rate of Five hundred Fifty Seven Dollars and 00/Cents (\$557.00) per month and a monthly trash fee of Fifteen Dollars and 00/Cents (\$15.00); and authorize the City Manager or designee to execute any renewal options with the same terms

- 11** Commercial Lease Agreement with Helogistics, Inc. for Location 9 North A for a one (1) year term beginning October 1, 2018 and ending September 30, 2019 for a monthly rate of One Thousand One Hundred Thirty-Four Dollars and 00/Cents (\$1,134.00) per month and a monthly trash fee of Twenty Dollars and 00/Cents (\$20.00); and may elect to advertise on the electronic message board for a Fifty-Five Dollars (\$55.00) per month fee
- 12** Emergency Mosquito Control Interlocal Agreement Renewal for one year with Dallas County at \$185.00 per hour of work
- 13** Interlocal Agreement Renewal for Fiscal Year 2018/2019 with Dallas County for Health Services at an annual cost of \$38,854
- 14** Trinity River Authority Laboratory Services contract for analysis of water and wastewater in an amount not to exceed \$273,000
- 15** Interlocal Agreement Renewal with the City of Fort Worth for one year for the collection and disposal of household hazardous waste at the Environmental Collection Center at a cost of \$50.00 per household, based on utilization, and not to exceed a total cost of \$81,000 for FY 2019
- 16** Agreement to allow Flex-N-Gate Texas, LLC (located at Matthew Road and Bardin Road) a scrap metal conveyor and building encroachment over a platted Utility Easement and Fire Lane
- 17** Contract with Netsync Network Solutions for maintenance and service of Cisco Systems, Inc. SmartNet maintenance agreement which covers key City routers, switches, security appliances, firewalls and teleconference equipment for the annual amount of \$70,092.02 through a state inter-local agreement with the Department of Information Resources (DIR)
- 18** Change Order/Amendment No. 3 in the net amount of \$115,139.15 with Tiseo Paving Company for Great Southwest Parkway Improvements
- 19** Change Order/Amendment No. 1 to the Professional Engineering and Surveying Services contract with Salcedo Group, Inc. for preliminary design services to reconstruct Carrier Parkway from I-30 to SH 161 in the negative amount of \$192,939.27
- 20** Five-year vision insurance agreement with Superior Vision Services, Inc. effective January 1, 2019 through December 31, 2023 for an estimated annual cost of \$139,147, and total 5-year contract cost of \$695,735, and authorize the City Manager to renew annually so long as the extension(s) are mutually agreed upon between the City and carrier, and do not increase by more than 25% or \$50,000 for all renewals combined, and are appropriated in the budget annually

- 21** Authorize the City Manager to accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation - Aviation Division (TxDOT-Aviation) for a 50% reimbursement for the total amount of \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)
- 22** Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Grand Prairie v. National Electrical Contractors Association, Inc., pending in Dallas County Court at Law, Cause No. CC-16-04234-D, for acquisition from National Electrical Contractors Association, Inc. of approximately 0.1569 acre parcel land for right-of-way located in Dallas County, Texas for the Tarrant Road Extension Project for a total settlement amount of \$162,440, plus closing costs and title expenses
- 23** Resolution authorizing the City Manager to execute an interlocal cooperation agreement with Allen, Arlington, Cedar Hill, Cleburne, DeSoto, Duncanville, Farmers Branch, Frisco, Garland, Grapevine, Irving, Mesquite, Plano, and Richardson for Animal Control Services to assist in the event of an emergency or disaster for a one year term with automatic one year renewals unless terminated
- 24** Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for \$38,540 in total funding with an agreement for \$11,562 to be allocated to funding Dallas County projects and \$1,888.46 to be allocated to the City of Dallas for fiscal administration fees and expenditures, leaving a net amount of \$25,089.54 to the City of Grand Prairie
- 25** Resolution authorizing the use, by the power of eminent domain for public use to acquire right-of-way parcels located on Seeton Road from Grand Peninsula Drive to Day Miar Road, Phase 2
- 26** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; and authorizing the City Manager to enter into an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one year term
- 27** Ordinance amending the Police Department's authorized positions in each classification for Fiscal Year 2019.
- 28** Resolution of the City of Grand Prairie, Texas approving and authorizing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation
- 29** Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting facilities and equipment, library facilities, new construction and renovations to municipal facilities, and street improvements including related costs of rights of way and costs incidental to street improvements as outlined in the adopted CIP

Public Hearing Consent Agenda

- 30** S180805 - Site Plan - Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). A Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 31** S180902 - Site Plan - Luxury Living (City Council District 3). Site Plan for Luxury Living, a 154-unit, 62 years of age and older, multi-family development. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Public Hearing on Zoning Applications

- 32** SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 33** S180901 - Site Plan - Harmony School of Science (City Council District 5). Consider a site plan amendment to an existing charter school on one lot on 5.31 acres. The purpose for the amendment is to add a new construction and reconfigure the site's circulation and parking arrangement. The 5.31 acre property is zoned Multifamily-1 (MF-1) District. The property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0, with one abstention).

- 34** S180903- Site Plan - 517 N. Carrier Parkway (City Council District 5). Site Plan for the refacing of an existing building at 517 N. Carrier Pkwy. Lots 3 and 4, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.75 acres zoned GR, General Retail, within the Highway 161 Corridor Overlay. Owner/applicant is Mike Del Bosque. (On September 10, 2018, the Planning and Zoning Commission recommended approval to allow 100% stucco on the building by a vote of 8-0 and recommended approval to allow 25% of the window with graphics by a vote of 5-3).
- 35** Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). A request to change from Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on 21 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On September 10, 2018, the Planning and Zoning Commission denied this request by a vote of 1-7. (Motion for approval failed 1-7).
- 36** CPA180901 - Comprehensive Plan Amendment - Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Three tracts situated in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 2.87 acres zoned Single Family-1 (SF-1) District generally located north of Josephine Lane and approximately 564 feet west of Gilber Road, addressed at 106 & 110 Josephine Lane. (On September 10, 2018, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).
- 37** Z180902 - Zoning Change - 106 & 110 Josephine Lane (City Council District 1). Zoning Change request from Single Family-1 (SF-1) District to Light Industrial (LI) District on 2.87 acres. Being two tracts of land situated in the J.C. Read Survey, Abstract No. 1183 Pg 846, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) District, generally located north of Josephine Road, approximately 564 feet west of Gilbert Road; more specifically addressed at 106 & 110 Josephine Lane. The property is within the State Highway 161 (SH 161) Overlay Corridor District. The owner is Clinton & Dorcas Weir. (On September 10, 2018, the Planning and Zoning Commission recommended conditional approval of this request by a vote of 8-0).
- 38** TA180601 - Text Amendment - Article 9, Sign Standards. Amendment to the Unified Development Code, Article 9, "Sign Standards". An Amendment to the Unified Development Code to replace existing standards for signage with new standards governing temporary and permanent signage on residential and non-residential property, defining prohibited signage, murals, billboards, and accent lighting on businesses. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

- 39** P180902 - Minor Subdivision Plat - Lots 1 & 2, Block A, Pittman Addition (City Council District 6). Final Plat to create two residential lots on 1.672 acres out of the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas. Zoned SF-1, Single Family Residential District and addressed as 1729 Vicky Lane. The applicant is Terri Pittman and the owner is Charles McClellan. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- 40** AV180801 - Alcohol Variance - Grand Central Crossing Lot 5 (City Council District 2). Variance to the proximity requirement for the sale of alcoholic beverages within 300 feet of a public school to allow a restaurant to sell alcoholic beverages. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, within the SH 161 Overlay District, and addressed as 2860 S HWY 161. The owner/applicant is Chad Debose, Grand Central Crossing LLC. (Tabled at the August 21, 2018 Council Meeting)

Items for Individual Consideration

- 41** Ordinance Amending the FY 2017/2018 Operating Budgets
- 42** Second Public Hearing on the FY 2018/2019 Operating Budgets and Ordinance adopting the FY 2018/2019 City Operating Budgets
- 43** Second Public Hearing on the FY 2018/2019 Capital Improvement Projects Budgets and Ordinance adopting the FY 2018/2019 Capital Improvement Projects Budget
- 44** Public hearing and an ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for stormwater utilities
- 45** Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2018/2019 Capital Improvement Projects
- 46** Resolution Accepting the FY 2020/2023 Capital Improvements Plan
- 47** Ordinance adopting and levying the ad valorem tax for the Fiscal Year (FY) 2018-19 at a rate of \$.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2018, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date.
- 48** Ordinance approving the 2018 tax roll resulting in a tax levy in the amount of \$91,323,455 based on the Certified Appraisal Rolls approved by the Dallas, Tarrant, and Ellis County Appraisal Districts.
- 49** Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water and wastewater services

- 50** First of two readings of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a \$0.25 rate increase to residential service, per household, per month, a 7.25% increase to commercial service and a 3.5% increase to roll-off customers
- 51** First of two readings of an ordinance of the City of Grand Prairie, Texas, amending the Utilities and Services Chapter of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article VI relating to the regulation of garbage collection and disposal within the city, making this amendment cumulative, repealing all ordinances in conflict herewith; and to become effective upon its passage, approval and publication
- 52** Public hearing and ordinance adopting the 20-Year Any Age Service retirement eligibility provision of the Texas Municipal Retirement System effective January 1, 2019
- 53** Westchester PID (City Council District 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
- 54** Whispering Oaks PID (City Council District 2)
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
- 55** 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
- 56** 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
- 57** 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

- 58** Walingford Village PID (City Council District 3)
- 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
- 59** Lake Parks PID (City Council Districts 4 and 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
- 60** Peninsula PID (City Council Districts 4 and 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
- 61** 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
- 62** Silverado Springs PID (City Council District 2)
- 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
- 63** Monterrey Park PID (City Council District 3)
- 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
- 64** Country Club Park PID (City Council District 2)
- 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

- 65** 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
- 66** 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
- 67** Oak Hollow/Sheffield Village PID (City Council Districts 4 and 6)
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
- 68** Lone Star Meadows PID (City Council District 2)
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
- 69** Public Hearing and adoption of the FY 2018/2019 Crime Control and Prevention District (CCPD) Budget
- 70** Ordinance approving a Negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2018 Rate Review Mechanism filings

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 September 14, 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.