



**CITY OF GRAND PRAIRIE
CITY COUNCIL MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
TUESDAY, OCTOBER 12, 2021 AT 4:30 PM**

AGENDA

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some or all of the council members may participate remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

1. Shop & Ship Campaign
2. Mi Familia Park Master Plan

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"*
- (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

RECONVENE MEETING – 6:30 PM

Invocation will be led by Pastor Ron Adams of The Haven Church of the Nazarene.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Ezeonu.

PRESENTATIONS

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. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

3. Minutes of the September 21, 2021, City Council Meeting

4. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for \$50,000 in Westchester PID (Council District 6)
5. Westchester PID Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$80,000 (Council District 6)
6. Professional Services Contract with Teague, Nall & Perkins, Inc. in the amount of \$381,040.21 to provide engineering of intersection improvements at Avenue K and SH 360, Belt Line Road and Marshall Drive, and Belt Line Road and Skyline Road (South)
7. Change Order/Amendment No. 2 with Hill & Wilkinson General Contractors in the amount of \$111,953.02 for added scope of work requested by the City of Grand Prairie for emergency generator coordination and new waterproofing installation required as it relates to Phase 3 Construction of the City Hall Municipal Campus
8. Agreement with Dallas Area Agency on Aging for a total budget of \$257,847 (less Program Reimbursements of \$183,348) for Congregate Meals, Home Delivered Meals and Transportation Program
9. Purchase of lighting system for Friendship Park from Musco Lighting at a cost of \$94,211 through a cooperative agreement with BuyBoard
10. Price agreement for irrigation heads and replacement parts from Longhorn, Inc. through a national cooperative agreement with BuyBoard at an estimated annual amount of \$75,000. This agreement will be for one year with the option to renew for one additional one-year period totaling \$150,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
11. Contract with Thide, LLC DBA Safesplash for one-year with four one-year renewal options for Professional Swim Lessons conducted at The Epic with a 18–25 % commission back to the City estimated at \$55,000 annually based on gross revenues collected by Contractor totaling \$275,000 (estimated), 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 the City's obligation during the renewal terms
12. Purchase an irrigation controller system for Prairie Lakes from Longhorn, Inc in the amount of \$162,285.31, through a national cooperative agreement with BuyBoard and include a 5% contingency in the amount of \$8,115 for a total of \$170,400.31
13. Contract with The Home Depot in the amount of \$138,916.57 for painting interior of the Ruthe Jackson Center through a cooperative agreement with BuyBoard; contract with Shaw Integrated Solutions in the amount of \$148,690.73 for facility improvements and carpet for Ruthe Jackson Center through a cooperative agreement with BuyBoard and include a 4% contingency in the amount of \$10,000 for a total of \$297,607.30.

14. Change Order #2 to Price Agreement with Trane in the amount of \$200,000.00 for additional air balance testing, equipment, installations, and repairs
15. Price agreement for pavement leveling services with Nortex Concrete Lift & Stabilization (up to 827,187.50 annually) for one year with the option to renew four additional one year periods totaling \$4,135,937.50 if all extensions are exercised; and authorize the City manager to execute 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
16. One Year Planning Service Contract with Monica Alonzo not to exceed \$55,000
17. Resolution authorizing the filing of an application for financial assistance from the state infrastructure bank of \$13 million; authorizing the City Manager to act on behalf of the City of Grand Prairie in all matters relating to the application
18. Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for \$38,384 in total funding with an agreement for \$11,515.20 to be allocated to funding Dallas County projects and \$1,880.82 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of \$24,987.98 to the City of Grand Prairie
19. Resolution Nominating Kathryn Wilemon to Serve as Voting Member of the Tarrant Appraisal District Board of Directors for 2022-2023
20. A Resolution amending, and replacing in its entirety, Resolution No. 5158-2021, ratifying support of a Justice Assistance Grant (JAG) application to the Office of the Governor, Public Safety Office, Criminal Justice Division for \$60,000 in total funding for the purpose of funding a Crisis Support Specialist position's annual salary and fringe benefits
21. A resolution of the City of Grand Prairie, hereinafter "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as the "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program,"; certifying that the Applicant is eligible to receive program assistance; and dedicating the proposed site for permanent public park and recreational uses (known as Tyre Park Improvements).
22. Resolution authorizing the expenditure of \$500,000 for public improvements for the Plattner Partnership land located north of Tarrant Road between Belt Line Road and NE 15th
23. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget; to remodel the Main Library Archive Room using an established price agreement with Home Depot (\$54,072.72)
24. Ordinance authorizing the conveyance of required utility easement and right of way to Oncor Electric Delivery Company, LLC at Performance Place, Pollock Place and Lone Star Parkway, Dallas County

25. Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Professional engineering services contract with Plummer Associates, Inc. in the maximum amount of \$58,800 for the 2021 Annual Study for Outfall Rehabilitation
26. An ordinance amending the FY2021/2022 Capital Improvement Budget; contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$67,500 and approve a 5% contingency of \$3,375, for a total cost of \$70,875 for architectural services for Tyre Park Development Plan
27. Ordinance Amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. for additional engineering and survey service for Palace Pkwy and IH30 in the amount of \$19,500

PLANNING AND ZONING ITEMS TO BE TABLED

28. S210904 - Site Plan - Dechman MF (City Council District 6). Site Plan for a 298-unit multi-family development on 13.83 acres. Tracts 19, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas zoned PD-23, within the IH-20 Corridor Overlay District and addressed as 4100 Westcliff Road (This item has been tabled to the Planning and Zoning Commission meeting on October 11, 2021, which will place it on the City Council meeting of November 2, 2021)
29. S210905 - Site Plan - ILT GP Portables (City Council District 4). Site Plan Amendment to add multiple modular buildings on an existing school campus on one lot on 23.49 acres. IL Texas GP Addition, Blk 1, Lot 1, City of Grand Prairie, Tarrant County, Texas, zoned Agricultural District, within the SH-360 Corridor Overlay District, generally located northwest of Ragland Road and northbound State Highway 360 Service Road, and addressed as 2851 Ragland Road (On September 13, 2021, the Planning and Zoning Commission tabled this item to October 11, 2021, which will place this on the City Council meeting of November 2, 2021)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

30. S210306 - Site Plan – Industrial Warehouse at 2405 Fort Worth St. (City Council District 1). Site Plan for a 9,920 sq. ft. industrial warehouse building on one lot on 0.614 acres. Lots 2-5, Block 2, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas. Zoned (LI) Light Industrial District, addressed as 2405, 2409, 2413, and 2417 Fort Worth Street (On September 13, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)
31. S210503 - Site Plan - Hamilton GSW Industrial (City Council District 1). Site Plan for a 42,236 sq. ft. industrial warehouse/office on 2.973 acres. Lot 4, Block 5, Great Southwest Industrial District Community No. 7, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District (LI) and addressed as 2250 114th St (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

32. Z210301/CP210301 - Zoning Change/Concept Plan - Townhomes at 3411 Gilbert Rd. (City Council District 1). Zoning Change Request to a Planned Development with 22 units lots on

- 2.77 acres. Tract 3, John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One (SF-1), with an approximate address of 3411 Gilbert Rd (The Planning and Zoning Commission recommended approval with a condition by a vote of 8-0)
33. SU210901/S210901 - Specific Use Permit - ReTeck (City Council District 1). Specific Use Permit for a Salvage (Indoor) use. GSID Comm #6 Inst #1, Blk 5, Lot 2A City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, generally located southwest of Avenue T and N. Great Southwest Parkway, and addressed 1100 Avenue T (On September 13, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)
 34. SU210902/S210902 - Specific Use Permit - Mobil 1 Lube Express (City Council District 4). Specific Use Permit request to allow for Auto Tire/Wheels, Sales & Installation (Indoor Displays) in conjunction with an auto-related business, car wash, and convenience store on one lot on 3.07 acres. Mayfield Road Tigermart Addition, Blk 1, Lot 1 City of Grand Prairie, Tarrant County, Texas, zoned PD-239 (Retail) District with SUP-739 and is within the SH-360 Corridor Overlay District, generally located southeast of Mayfield Road and northbound State Highway 360 Service Road, and addressed 3055 Mayfield Road (On September 13, 2021, the Planning and Zoning Commission accepted the applicant's request to withdraw and took no formal action)
 35. Z210801 - Zoning Change - A to SF at 1813 Ranch Rd (City Council District 6). Zoning Change from Agriculture to Single Family-Five Residential District on 0.44 acres. Tract 53, Matthew Rd MH EST, City of Grand Prairie, Dallas County, Texas, zoned A district, and addressed as 1813 Ranch Rd (On September 13, 2021, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)
 36. Z210901/CP210901 – Planned Development Request - PD at 1410 Parker Rd. (City Council District 1). Zoning Change from Single Family-One to a Planned Development for Light Industrial uses and a Concept Plan for a warehouse on 1.03 acres. Tract 2, John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas. Zoned Single-Family (SF-1), within the SH 161 Corridor Overlay District, and addressed as 1410 Parker Rd (The Planning and Zoning Commission recommended approval by a vote of 8-0 with the condition that the applicant increase the height of the screening fence from 6 ft. to 10 ft.)
 37. TA210702 – Text Amendment to Article 6: Section 6 Accessory Structures and Section 9 Maximum Height of the Unified Development Code to add regulations for ground mounted solar panels (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)
 38. Z210804/CP210803 - Zoning Change/Concept Plan - GSW Townhomes (City Council District 2). Zoning Change from Commercial to a Planned Development District for Townhome Use and a Concept plan for a 96-unit single family townhome development on 10 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2801 South Great Southwest Parkway (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 7-1)

ITEMS FOR INDIVIDUAL CONSIDERATION

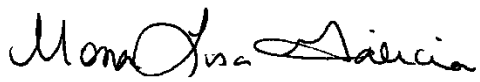
CITIZEN COMMENTS

Citizens may speak during Citizen Comments 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 October 8, 2021.

A handwritten signature in black ink that reads "Mona Lisa Galicia". The signature is written in a cursive style and is positioned above a horizontal line.

Mona Lisa Galicia, 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 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.