



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Amended Meeting Agenda

City Council Meeting

Tuesday, April 16, 2024

4:30 PM

City Hall - Briefing Room

The meeting will be held at City Hall, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

1. Community Garden Open House
2. Earth Day 2024

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 551.076 "Deliberation regarding security devices or security audits; closed meeting."*
- (5) Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Elias Lopez of Iglesia de Dios Filadelfia

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

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 April 2, 2024, City Council Meeting
4. Lake Parks PID Contract with Site Landscape Development for landscape maintenance in the total amount of \$254,100.62, including landscape maintenance \$147,100.62, beautification \$85,000, and irrigation system maintenance services \$22,000, for a one-year term (Council Districts 4 and 6)
5. Westchester PID Change Order/Amendment No. 3 with Site Landscape Development for Tree Services (Pruning on Morningside and Polo from Carrier to Robinson, from Powerline Field to Sandra, and along Westchester Parkway from Salem to Dechman to I-20) for one year in the amount of \$94,473.38 in Westchester PID (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 3/26/24
6. Annual maintenance agreement with Mass Notification Services, a sole source provider, in the amount of \$19,500.00 in year one for a six-month contract and \$39,000.00 in years two through five for maintenance of the city Outdoor Warning Siren network. The annual maintenance agreement with Mass Notification Services will be \$19,500.00 for six months and \$39,000.00 for Years two through five, totaling \$175,500.00 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environmental Committee on 04/09/2024)
7. Annual contract for inspection, cleaning, and repair of firefighter bunker gear from Gear Cleaning Solutions, LLC (\$75,000 annually) through a master interlocal agreement with the City of Allen. This agreement is for one year with the option to renew for four additional one-year periods totaling \$375,000 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 04/09/2024)
8. Purchase of two Pentheon battery-operated rescue tools including ram, spreader, and cutter and all accessories from Siddons-Martin Emergency Group, LLC for the price of \$93,850.22 through a Master Cooperative contract with Buyboard (Reviewed by the Public Safety, Health, and Environment Committee on 04/09/2024)
9. Annual contract with Carruthers Landscape Management Inc. for landscape maintenance at multiple Park locations including all city-owned medians and rights-of-way. This contract will be for \$720,000.00 for one year with the option to renew for four additional one-year periods totaling \$3,600,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 04/02/2024)
10. Professional Design Services contract with LJA in the amount of \$214,750 for Master Planning and Phase I construction documentation and construction administration services for Prairie Park (Current location of Cricket and Rugby fields) (Reviewed by Finance and Government Committee on April 2, 2024)
11. Contract with Falkenberg Construction Co., Inc in the amount of \$88,792.13, with a contingency of \$6,207.87 for a total of \$95,000 for additional fencing and gates at the EPIC Recreation Center turfed area through a Master Cooperative contract with Buyboard (Reviewed by the Finance and Government Committee on 04/02/2024)

12. Annual contract for Fleet Tire Repair Services from Rick’s Tire Service, Inc. (up to \$50,000 annually). This contract will be for one year, with the option to renew for four additional one-year periods (up to \$50,000 annually), totaling \$250,000 if all extensions are exercised (Reviewed by the Finance & Government Committee on 04/02/2024)
13. Annual contract for electrical services from Fort Worth Electric, LP through a Master Cooperative contract with The Cooperative Purchasing System (TIPS). This contract will be for one year (up to \$500,000.00 annually) ending April 30, 2025, with the option to renew for three additional one-year periods (up to \$500,000.00 annually), totaling \$2,000,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 04/02/2024)
14. Contract for the replacement of the existing HVAC system at Fire Station 7 from Trane U.S., Inc. for \$99,557.85 through a Master Cooperative contract with OMNIA Partners (Reviewed by the Finance and Government Committee on 04/02/2024)
15. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to Johnson Construction Services, in the amount of \$166,735.00 (Reviewed by the Finance and Government Committee on 04/02/2024)
16. Discussion and consideration of all matters related to the defeasance of \$5.7M of the “City of Grand Prairie, Texas, Combination Tax and Revenue Notes, Series 2019”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market (Reviewed by the Council Finance and Government Committee on 04/02/2024)
17. Discussion and consideration of all matters related to the substitution of investments within the Escrow account for “City of Grand Prairie, Texas, Sales Tax Refunding Bonds, Series 2022”, including the adoption of a resolution authorizing the execution of an escrow agreement, municipal advisor agreement, bidding agent agreement, and purchase of securities in the open market (Reviewed by the Council Finance and Government Committee on 04/02/2024)
18. Contract for the purchase of furniture, fixtures and equipment (FF&E) for City Hall East Level 2 Public Health & Environmental Quality Office Renovations in the total amount of \$344,171.82 which will be divided into two contracts. The first contract in the amount of \$99,982.06 will be with Interior Resources Group through a national interlocal agreement with OMNIA Partners Cooperative. The second contract in the amount of \$244,189.76 will be with Wilson Bauhaus Interiors through national interlocal agreements with both NCPA and OMNIA Partners Cooperative (Reviewed by Finance and Government Committee on 04/02/2024)
19. Approve grant submittal to the Department of Energy Efficiency and Conservation Block Grant for \$220,600 for two mobile solar charging stations and one electric vehicle
20. Resolution Accepting a Petition to Create the River Central Public Improvement District (Reviewed by the Finance and Government Committee on 04/02/2024)
21. Resolution Consenting to the Creation of Prairie Ridge Municipal Management District Number 1, a Legislatively Created Municipal Management District, and the Inclusion of 768.746 Acres of Land Therein

22. Resolution Designating Land Located in the Extra-Territorial Jurisdiction of the City of Grand Prairie as an Industrial District Known as Grand Prairie Business Park No. 1
23. Resolution Authorizing the City Manager to Execute a Reimbursement Agreement Using TIF Funds from TIRZ #1 with Mediajuice Studios, LLC for 610-612 E. Main Street (Reviewed by TIRZ #1 Board on March 19, 2024)
24. A resolution of the City of Grand Prairie, Texas, providing authorization to submit applications for the Internal Revenue Service (IRS) Commercial Clean Vehicle Tax Credit to obtain a rebate up to \$7,500 per purchase of eligible vehicle(s) under the Inflation Reduction Act of 2022 (Reviewed by the Finance and Government Committee on 04/02/2024)
25. Resolution of Support for an affordable housing development at 1217 S Carrier Pkwy (Reviewed by the City Council Development Committee on 04/16/2024)
26. Ordinance amending the FY2023/2024 Prairie Lights Operating Fund; change order with Josh Barnett Productions (Lightasmic) not to exceed 650,000 for new displays at Prairie Lights (Reviewed by the Finance & Government Committee on 04/02/2024)
27. Ordinance amending the FY 2023/2024 Pooled Investments Fund to allocate \$320,000 from the unobligated fund balance for the repair of Pond #2 and Pond #8 in Peninsula PID (Reviewed by the Finance and Government Committee on 04/02/2024 and the Peninsula PID Board on 03/19/24)
28. Ordinance amending the FY 2023/2024 Capital Improvement Projects budget in the Economic Development CIP Fund and Capital Reserve Fund for the FY 2022/2023 General Fund sales tax in accordance with the City's Financial Management Policies (Reviewed by the Finance and Government Committee on 04/02/2024)
29. Ordinance amending the FY 2023/2024 Capital Improvements Projects budget in the Capital Reserve Fund and Economic Development CIP Fund to transfer the remaining appropriations from two projects in the Municipal Facilities CIP Fund to other funds that better align with the projects (Reviewed by the Finance and Government Committee on 04/02/2024)
30. Ordinance amending the FY 2023/2024 Capital Improvements Projects budget in the Municipal Facilities CIP Fund; Fire Station 11 independent third-party owner construction testing contract with CMJ Engineering in the amount of \$98,592.55; low voltage direct contract allowance in the amount of \$140,050.04 and an owner-controlled construction contingency in the amount of \$161,357.41 for a total added funding request of \$400,000.00 (Reviewed by Public Safety, Health, and Environment Committee on 04/09/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

31. Public Hearing and Ordinance Amending TIRZ #3 to Extend the Term and Expand the Boundaries to Create and Include Area Development Zone #9A
32. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 04/16/2024)
33. Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards

and Authorize Reimbursement for Public Improvements from Area Development Zones 9, 9A, and 10 of Tax Increment Reinvestment Zone #3 for 30 Years Per Area in an Amount Not to Exceed 70% of the Captured Appraised Value (Reviewed by the Tax Increment Reinvestment Zone #3 Board and City Council Development Committee on 04/16/2024)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

34. STP-24-02-0006 - Site Plan Amendment - RCCG Church at 1775 W Bardin (City Council District 6). Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd (On March 25, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

35. CPA-24-02-0004 - Comprehensive Plan Amendment - WE Roberts Flex Office Warehouse (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St (On March 25, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
36. ZON-24-02-0004 - Zoning Change/Concept Plan - WE Roberts Flex Office Warehouse (City Council District 1). Zone Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St (On March 25, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
37. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St (On March 25, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)
38. ZON-24-02-0005 - Zoning Change/Concept Plan - Southgate Mixed Use (City Council District 6). An amendment to PD-414A and PD-322A; Zoning Change from Planned Development 322A for mixed-use to Planned Development 414A for Multi-Family, Townhome, Commercial and Office Uses on 3.31 acres, and amendment to certain development standards for PD-414A on 52.793 acres. Being a portion of Property ID 291248, J. Lawrence Survey, Abstract No. 616, and Property ID 242969, J. Lawrence Survey, Abstract No. 616 and Lots 1-3, 4R, 5 and 6, Block A, and Lot 1, Block B, Hanover Southgate Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-414A and PD-322A, and generally located east of State Highway 360 and north of US Highway 287 (On April 08, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

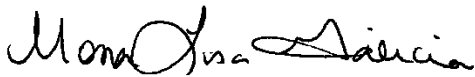
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

ADJOURNMENT

For those who wish to submit a presentation to the City Council for consideration, please submit those to GPCitySecretary@gptx.org no later than 3:00 p.m. on the day of the meeting, or you may bring paper copies of your presentation and submit along with your completed speaker card to the clerk's desk at the time of your arrival.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted April 12, 2024.



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.