



## CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

### Meeting Agenda City Council Meeting

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**Tuesday, May 17, 2022**

**4:30 PM**

**City Hall - Briefing Room**

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*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. Short Term Rental Ordinance Amendment
2. Historical Neighborhood Sign Policy

#### **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" - City Manager's Contract
- (4) 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**

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**6:30 PM Council Chambers**

#### **RECONVENE MEETING**

**Invocation led by Pastor Carlos Pasillas of Grand Prairie Seventh Day Adventist Church.**

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

3. Resolution Canvassing and Declaring the Results of the May 7, 2022, Joint General Election
4. Council Member King's Comments on Serving as District Two Councilman
5. Certificate of Election and Oath of Office of the Mayor

6. Council Member District Two Certificate of Election and Oath of Office
7. Council Member District Four Certificate of Election and Oath of Office
8. Council Member Comments Regarding May 7, 2022, Joint General Election

## **PRESENTATIONS**

9. Flood Awareness Week Proclamation
10. Proclamation Recognizing National Correctional Officers Week

## **CONSENT AGENDA**

*The full agenda has been posted on the city's website, [www.gptx.org](http://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.*

11. Minutes of the May 3, 2022, City Council Meeting
12. Professional Services Agreement Renewal #2 with Focused Advocacy, LLC, for Legislative & Regulatory Services for a two year term, at an estimated annual cost of \$104,196.00 and a total of \$208,392.00 over the term of the agreement. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
13. Development Agreement with MVRGP OPCO, LLC for Glamping Resort at Loyd Park (The Finance and Government Committee reviewed on 04/05/2022)
14. Contract with Grand Prairie United Charities for \$100,000 for a One Year Term to Administer Program for Hotel Nights for the Homeless Population for Inclement Weather or Emergency Situations
15. Price Agreement for janitorial services from UBM Enterprise, Inc. (up to \$915,439.96 annually). This agreement will be for one year with the option to renew for (4) four additional one-year periods totaling \$4,577,199.80 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
16. Assignment of Contract(s) for Fire Alarm Services from LPS Fire, LLC to Pye Barker Fire & Safety in the amount of \$209,500.00
17. Price Agreement for products and services for cybersecurity services to include Endpoint protection software and incident response services from SHI Government Solutions, Inc. through a national inter-local agreement with DIR-TSO-4317 at an estimated annual cost of 154,194.00. This agreement will be for one year with the option to renew for an additional four one-year period totaling \$770,970.00 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

18. Price agreement for email protection services from Solid Border, Inc. through a national inter-local agreement with the Department of Information Resources (DIR) at an estimated annual cost of \$122,976.00. This agreement will be for one year with the option to renew for four additional one-year periods totaling \$614,880.00 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
19. Contract Amendment No. 1 to Halff Associates, Inc. to the Professional Engineering Services contract for additional survey services, preparation of construction plans for the selected drainage option and construction phase services on the Miscellaneous Drainage Projects between Tanbark Court and Sequoia Drive in the amount of \$50,178 (The Finance and Government Committee reviewed on 05/03/2022)
20. Purchase of two (2) new Chevrolet Tahoe 4x4's for Police and Fire (\$50,780 each), one (1) new Chevrolet 1500 regular cab pickup for Solid Waste (\$38,315), and one (1) new Chevrolet 1500 double cab pickup for Planning & Development (\$39,530) from Caldwell Country Chevrolet for a combined total of \$179,405 through a Cooperative Agreement with BuyBoard
21. Construction Manager at Risk (CMAR) contract with Dean Electric, Inc. dba Dean Construction for pre-construction management services for the Tyre Park Improvements Phase 1 in the amount of \$0 and approve a construction service fee of 3.5% to be applied at a later time to the actual approved construction costs for the work (The Finance and Government Committee reviewed on 05/03/2022)
22. Professional services contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$246,500 and approve a 5% contingency of \$12,325 for a total cost of \$258,825 for Phase 1 construction documentation and construction administration services for Tyre Park (The Finance and Government Committee reviewed on 05/03/2022)
23. Change Order No. 4 for the Great Southwest Nature Park with William H. Company LLC in the amount of \$85,142.68 for labor/equipment/fuel/insurance cost increases for the remaining work to be completed as well as material cost increases, including concrete, rebar, lumber, trucking, and fuel relating from work stoppage/delays/ access restrictions and resequencing or work due to Union Pacific Railroad change order logistical demands (The Finance and Government Committee reviewed on 05/03/2022)
24. Price Agreement for EpicCentral marketing plan and advertising from Pyro Brand Development LLC. The initial agreement, in the amount of \$1,500,000, will contain the initial one-year term plus a five-month extension to allow fiscal year alignment; and includes the option to renew for three (3) additional one-year periods totaling \$6,000,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of \$50,000 so long as sufficient funding is appropriated by the City Council to

satisfy the City's obligation during the renewal terms (The Finance and Government Committee reviewed on 05/03/2022)

25. Resolution ratifying the application for and authorizing the acceptance of the FY2021 Urban Area Security Initiative (UASI) Grant for Police Capability Enhancement from the Office of the Governor – Homeland Security Grants Division in the anticipated amount of \$75,220.54 and authorizing the City Manager or his designee to execute the sub-recipient agreement and other grant related documents
26. Resolution ratifying the application for and authorizing the acceptance of the Local Hazard Mitigation Plans Program (LHMPP) Grant from the Texas General Land Office Community Development and Revitalization Department in the anticipated amount of \$48,235.42 and authorizing the City Manager or designee to execute the sub-recipient agreement and other grant related documents
27. Resolution ratifying the application for and authorizing the acceptance of the FY2022 Urban Area Security Initiative (UASI) Grant from the Office of the Governor – Homeland Security Grants Division in the estimated amount of \$145,352 and authorizing the City manager or his designee to execute the sub-recipient agreement and other grant related documents
28. Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) Commercial Vehicle Enforcement grant from the Texas Department of Transportation (TXDOT), in the amount of \$51,195.03 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)
29. Resolution authorizing the City Manager to apply for and accept a Selective Traffic Enforcement Program (STEP) grant from the Texas Department of Transportation (TXDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$279,887.13 (The Public Safety, Health and Environment Committee reviewed on 05/02/2022)
30. Resolution authorizing amendment of the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for City to maintain the mural and landscaping around IH-30 at Beltline
31. Resolution authorizing execution of a Landscape Maintenance Agreement with the Texas Department of Transportation in connection with 2020 Governor's Community Achievement Award beatification project in the area at Beltline Road and IH30
32. Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. to provide professional services for the IH-30 Corridor Beautification in the amount of \$88,000 (The Finance and Government Committee reviewed on 05/03/2022)
33. Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2022 and Fiscal year 2021-2022. This budget includes the addition of 1 (one) Housing Enforcement Office Assistant Position and 2 (two)

Housing Enforcement Officer Positions in response to the exceptional increase in inspections related to Chapter 28 of the City’s Multi-Family Code. Additionally, allocating, approving, and authorizing the expenditure of \$102,660.70 for the purchase of (3) three new vehicles from Caldwell Country Chevrolet (The Finance and Government Committee reviewed on 05/03/2022)

34. Ordinance amending the FY21-22 Capital Improvement Project Budget; Construction Contract with Thatch Engineering in the amount of \$193,054; Budget Allowance of \$15,000 for new building signage and \$20,000 for material cost escalation, with a Construction Contingency of \$11,400 (5%); total funding request in the amount of \$239,454 for exterior façade waterproofing and aesthetic enhancements to the Housing and Municipal Court buildings associated with the City Hall campus (The Finance and Government Committee reviewed on 05/03/2022)
35. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget: Contract with SpawGlass in the amount of \$165,989.29 and approve a 5% contingency of \$8,299.46 for a total cost of \$174,288.75 for the Summit soffit repair through a cooperative agreement with Buyboard (The Finance and Government Committee reviewed on 05/03/2022)

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

36. An Ordinance Amending Chapter 29 “Code Compliance” of the Code of Ordinances of the City of Grand Prairie, Texas, by amending Article IX, “Short Term Residential Rentals”; providing a savings and severability clause; a cumulative clause; a penalty clause; and providing for an effective date from and after its approval and publication

#### **PLANNING AND ZONING ITEMS TO BE TABLED**

37. STP-22-03-0015 - Site Plan - Tribeca Townhomes (City Council District 2). Site Plan for Tribeca Townhomes, a townhome development with 78 units on 9.17 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-422, within the SH 161 Corridor Overlay District, and generally located at the southwest corner of SH 161 and S Forum Dr
38. SUP-22-02-0008 - Specific Use Permit – Child Day Care Facility at 2040 N SH 360 (City Council District 1). Specific Use Permit for Child Day Care Facility on 0.57 acres. Site 11, Lot 1, Block 1, GSID, COMM #5, Installation #3, City of Grand Prairie, Tarrant County, Texas, and addressed as 2040 N HWY 360
39. ZON-22-03-0007 – Zoning Change/Concept Plan – Jefferson at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for two Multi-Family tracts with 900 units along with 122 townhome lots on 58.38 acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 7112 N Day Miar Rd

#### **PUBLIC HEARING ZONING APPLICATIONS**

40. ZON-21-12-0016 – Zoning Change/Concept Plan – Haven at Loyd Park (City Council District 4). Zoning Change from Agriculture to a Planned Development District for Multi-Family Use and a Concept Plan depicting 242 multi-family units on 9.36 acres. Tract 6D03, J. C. Armstrong Survey, Abstract 43, City of Grand Prairie, Tarrant County, Texas, Zoned Agricultural (A) with an approximate address of 961 N Day Miar Rd (On March 14, 2021, the Planning and Zoning Commission recommended approval by a vote of 5-0)
41. SUP-22-03-0015 - Specific Use Permit Review - Special Event Center at 503 W Church St (City Council District 5). Review SUP No. 879, a Specific Use Permit for a Special Event Center, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 1, Block C, Chase, City of Grand Prairie, Dallas County, Texas, zoned GR-1, within CBD No. 2, and addressed as 503 W Church St (On April 25, 2022, the Planning and Zoning Commission recommended to revoke by a vote of 8-0)
42. VCC-22-03-0001 – Unified Signage Plan – Traders Village (City Council District 2). Unified Signage Plan for three signs exceeding the maximum area, width, and height permitted for monument signs and allowable area for electronic messaging centers (EMCs) permitted for each monument sign. Tract 1A, William J Whiting Survey, Abstract No. 1614, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 2602 Mayfield Road (On April 25, 2022, the Planning and Zoning Commission recommended approval by a vote of 7-1)
43. ZON-21-12-0016 – Zoning Change/Concept Plan – Lapiz Flats (City Council District 1). Zoning Change from a Planned Development District for General Retail to a Planned Development District for Multi-Family Use and a Concept Plan for 69 multi-family units on 2.391 acres. John W Farrens Survey, Abstract 545, City of Grand Prairie, Tarrant County, Texas, zoned PD-118, and with an approximate address of 1410, 1420, and 1430 Duncan Perry Rd (On April 25, 2022, The Planning and Zoning Commission recommended approval by a vote of 8-0)

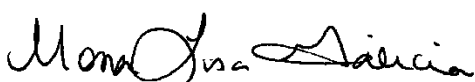
## **CITIZEN COMMENTS**

*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.*

## **ADJOURNMENT**

*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 May 13, 2022.*



*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](mailto:GPCitySecretary@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*