



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, July 18, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [17-6865](#) Briefing on Senate Bill 4 - Presented by Chief Steve Dye
- 2 [17-6953](#) "14 High - Let Us By" - Tree Trimming - Presented by Robert Fite, Fire Chief

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

6:30 PM Council Chambers

Invocation: Chaplain Roz Henwood, Crisis Response

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

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 [17-6934](#) Minutes of the June 20, 2017 Council Meeting
Attachments: [Minutes 06-20-2017.pdf](#)
- 4 [17-6875](#) Price agreement for veterinary services from Carrier Veterinary Hospital (up to \$25,000 annually) for one year with the option to renew for four, one-year periods totaling \$125,000 if all extensions are exercised and authorize the City Manager to execute up to four (4) one-year renewals 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 [17-6887](#) Price agreement for highway safety and traffic control products from Centerline Supply, LTD through a national inter-local agreement with Buyboard at an estimated annual cost of \$50,000 for one year with the option to renew for two additional one year periods totaling \$150,000 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
- 6 [17-6914](#) Price agreement for 3M reflective sheeting through an Interlocal Agreement with the City of Fort Worth, at an annual estimated cost of \$30,000 for one year with the option to renew for three additional one-year periods totaling \$120,000 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 term(s)
Attachments: [3M Expenditure Information Form.doc](#)
- 7 [17-6769](#) Contract with Wilson Office Interiors in the amount of \$242,764.76, Urban Jungle in the amount of \$31,668 and McKinney Office Supply in the amount of \$3,170.77, per bid #17098; and contract with Southern Aluminum in the amount of \$29,983.55, per TXMAS agreement; contract with KI, Inc. in the amount of \$124,682.52 per NJPA agreement; contract with Wilson Office Interiors in the amount of \$13,050.13 per TXMAS agreement and IPA/TCPN agreement, for the EPIC Recreation Center
Attachments: [17098 - CC Exhibit.docx](#)
[17-6769 - EPIC FF&E](#)

- 8 [17-6881](#) Ratification of Change Order No. 2 to the motor fuels contract with Martin Eagle Oil adding an additional fuel pump station, at Fire Station 10, with an annual estimated cost of \$250,000
Attachments: [Motor Fuel Ratification.doc](#)
- 9 [17-6883](#) Ratify contract with Home Depot for the exterior wall refurbishment at Tangle Ridge Golf Course in the amount of \$55,953.90
Attachments: [17-6883 - 01704303.xlsx](#)
[17-6883 - 01704803.xlsx](#)
- 10 [17-6886](#) Agreement for Monument Sign Encroachment on Drainage Easements in the Wildlife Commerce Park Addition at Beltline Road and Commerce Park Drive
Attachments: [EXHIBIT A FOR AGENDA ITEM.pdf](#)
- 11 [17-6891](#) Right-of-Way acquisition from ECOM Real Estate Management, Inc. for Great Southwest Parkway from Sara Jane to Mayfield Road for a total amount of \$331,874
Attachments: [17-6891 GSW](#)
- 12 [17-6893](#) Contract with Garland/DBS for roofing services in the annual amount of \$700,000 through a national inter-local agreement with U.S. Communities for a term of one (1) year
- 13 [17-6894](#) A 10-year commercial lease renewal option on 122, 125, and 126 Main Street, known as The Uptown Black Box Theater, for a CPI adjusted monthly rent amount of \$3,757 or \$450,840 over the 10 year renewal term; and authorize annual payments of \$7,378 to landlord for the increase in ad valorem tax and property insurance from 2007
Attachments: [17-6894 EXPENDITURE INFORMATION FORM -UPTOWN LEASE.doc](#)
- 14 [17-6899](#) Contract with Netsync Network Solutions for maintenance services of our Cisco SmartNet which covers key City routers, switches, security appliances, firewalls and teleconference equipment in the annual amount of \$78,782.20 through a state inter-local agreement with the Department of Information Resources (DIR)
Attachments: [EXP 17-6899.doc](#)
- 15 [17-6901](#) Authorize the City Manager to apply for, and accept if successful, a grant from the Texas Commission on the Arts for a partial reimbursement for a \$500 Library program with Joe McDermott
Attachments: [17-6901 Expenditure Form.doc](#)

- 16** [17-6903](#) Purchase of a replacement Chiller for the HVAC system in the Memorial Library from TRANE in the amount of \$140,390 through an national inter-local agreement with US Communities, with a 5% contingency in the amount of \$7,019.50, for a total project cost not to exceed \$147,409.50
Attachments: [Quote for Memorial Library Chiller from TRANE.pdf](#)
[17-6903 Library TRANE](#)
- 17** [17-6904](#) Contract with Employer Direct Healthcare, LLC ("EDH") for administrative service fees to access their network of surgeons and facilities offering bundled pricing beginning in August 2017 for an annual cost not to exceed \$100,000, through a Master Interlocal Agreement with the City of Fort Worth for one year with the option to renew for four additional one year periods totaling \$500,000 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
Attachments: [EDH-SurgeryPlus Basic Info for GP.pdf](#)
[SurgeryPlus 2017 Client Sample May 2017 vf.pdf](#)
- 18** [17-6906](#) Purchase of two blade servers, VMware licenses, and Windows server licenses for the City Hall and Public Safety Building from Netsync Network Solutions (\$10,575.81), Dell (\$45,948.53), and SHI (\$17,855.64) through national inter-local agreements with DIR for a total of datacenter upgrades in the amount of \$74,379.98
Attachments: [EXP 17-6906.doc](#)
- 19** [17-6911](#) Construction contract with Excel 4 Construction LLC in the amount of \$375,319.00 for the W.E. Roberts St. Water and Wastewater Improvements project; material testing with Alliance Geotechnical Group in the amount of \$12,423; 5% contract contingency in the amount of \$18,766; in-house labor distribution in the amount of \$18,766, for a total project cost of \$425,274
Attachments: [Letter of Recommendation - W.E. Roberts.pdf](#)
[17-6911 WE Roberts.xlsx](#)
- 20** [17-6912](#) Engineering services amendment/Change Order No. 6 with Alliance Geotechnical Group in the amount of \$50,000
- 21** [17-6919](#) Purchase of four (4) 18-passenger transit buses from Alliance Bus Sales for the Grand Connection in the total amount of \$249,800
Attachments: [17113 - Tabulation Scorecard.pdf](#)
[300592-68016002-68320.xlsx](#)
[300592-68017002-68320.xlsx](#)

- 22** [17-6915](#) Contract with Hansen Design Build & Development, Inc. in the amount of \$1,434,997 for seven (7) modular restrooms/shower facilities to replace those damaged in the flood of 2015 at both Lynn Creek and Loyd Parks; and approve a 5% contingency in the amount of \$71,750 for a total project cost of \$1,506,747
Attachments: [RFB #17105 - Bid Tab - Restroom Repairs - Replacement.xlsx](#)
[17-6915 Hansen Design Build.xlsx](#)
- 23** [17-6921](#) Contract with Southwest Research Institute (SWRI), a sole source provider, in the amount of \$185,280 plus 5% contingency of \$9,264 for a total amount of \$194,544 for Traffic Management software upgrade
Attachments: [17-6921 Southwest Research.xlsx](#)
- 24** [17-6922](#) Rejection of Bid#17106; and approve a contract with Home Depot Renovation Services in the amount of \$359,750 for repairs and/or replacement of picnic shelters at both Lynn Creek Park and Loyd Park; and approve a 5% contingency in the amount of \$17,988 for a total project cost of \$377,738 through a national inter-local agreement with US Communities.
Attachments: [17-6922 Renovation Services.xlsx](#)
- 25** [17-6915](#) Contract with Hansen Design Build & Development, Inc. in the amount of \$1,434,997 for seven (7) modular restrooms/shower facilities to replace those damaged in the flood of 2015 at both Lynn Creek and Loyd Parks; and approve a 5% contingency in the amount of \$71,750 for a total project cost of \$1,506,747
Attachments: [RFB #17105 - Bid Tab - Restroom Repairs - Replacement.xlsx](#)
[17-6915 Hansen Design Build.xlsx](#)
- 26** [17-6924](#) Contract with Terry Rutland for mowing services for up to \$17,820 annually with the option to renew for four additional one year periods totaling \$89,100 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuation 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
Attachments: [RFB #17109 - GSW Park Site Mowing.docx](#)
[17-6924 - Terry Rutland Operating Budget Expenditure.doc](#)
- 27** [17-6926](#) Dalworth Street at Dalworth Creek Drainage Improvements Amendment/Change Order No. 1 to Engineering Professional Consultant Services contract with Pacheco Koch, LLC., in the amount of \$70,508
Attachments: [17-6926 Dalworth.xlsx](#)
- 28** [17-6929](#) Engineering services amendment/Change Order No. 5 with Team Consultants and Reed Engineering will increase the engineering geotechnical and material testing services to a maximum contract of \$800,000 for each firm

- 29** [17-6932](#) Change Order/Amendment No. 2 with Modern Contractors in the amount of \$218,121 for the Prairie Paws Expansion project
 Attachments: [17-6932 Prairie Paws](#)
- 30** [17-6933](#) Resolution authorizing the City Manager to enter into a Standard Utility Agreement with the Texas Department of Transportation (TxDOT) for Water and Wastewater utility relocation/adjustments along Interstate Highway 20 Frontage Roads from SH 161/ Lakeridge Parkway to FM 1382 (Beltline Road) for a total project cost of \$957,553 which will be funded 100% by TxDOT
- 31** [17-6923](#) Resolution approving a Memorandum of Understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partners outlining the roles and responsibilities of partner agencies with respect to the development of multi- agency communication network for data and video sharing.
- 32** [17-6872](#) Resolution of the City Council of the City of Grand Prairie, Texas adopting the City of Grand Prairie Hazard Mitigation Action Plan dated May 9, 2017 and providing an effective date
- 33** [17-6897](#) Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$3,219,359 for a Local Project Advance funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for ramp improvements from SH 161 to IH 20 eastbound frontage road
- 34** [17-6753](#) Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation" relating to the addition of a fee for recurring special events.
- 35** [17-6852](#) Ordinance amending and replacing Chapter 7.5 "Special Events" of the Code of Ordinances
- 36** [17-6866](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Construction contract with North Texas Contracting, Inc. in the base bid only amount of \$1,126,567.99 for Water Utilities Facility Improvements- Phase 1, Material testing with TEAM Consultants Inc. in the amount of \$29,719.50; 5% contract contingency in the amount of \$56,328; In-house engineering in the amount of \$56,328 for a total project cost of \$1,268,943.49
 Attachments: [Bid Tabulations - Small Hill.pdf](#)
 [Letter of Recommendation.pdf](#)
 [17-6866 FIS](#)

- 37** [17-6884](#) Ordinance amending the FY 2016/2017 Lake Parks Fund by appropriating \$75,000 for the purchase of a bus; contract with Creative Bus Sales, Inc. for the purchase of a 20 passenger bus in the amount of \$60,709.47 through a national interlocal agreement with the Houston Galveston Area Council (HGAC); and \$14,290.53 for after-market graphics and accessories pending satisfactory quotes from after-market vendor(s) to be selected
Attachments: [HGAC - 20 PASSENGER BUS - 17-6884.pdf](#)
[MINI - FS Lake Parks.pdf](#)
- 38** [17-6888](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; New Lease with Uniflight, LLC for Hangar Location 10 North B, Consent to Sublease of Lease Agreement for Hangar Location 10 North B, Repair and Refurbishment Participation Agreement
Attachments: [17-6888 - Uniflight - CFS Contractors Cost Estimate.pdf](#)
[17-6888 - Uniflight - Consent to Sublease.pdf](#)
[17-6888 - Uniflight - Lease Agreement.pdf](#)
[17-6888 - Uniflight - Proposed Layout.pdf](#)
[17-6888 - Uniflight - Repair and Refurbishment Participation Agreement.pdf](#)
[17-6888 Rehab of Office Space](#)
- 39** [17-6920](#) Ordinance amending Schedule III of the Traffic Register by updating school zone effective times for all Grand Prairie ISD elementary school zones within the City of Grand Prairie in response to changes to their bell times for this upcoming school year
- 40** [17-6916](#) Ordinance amending the Section 8 Administrative Budget by appropriating \$52,860; Purchase from Caldwell Country Chevrolet of two (2) 2017 Chevrolet Silverado crew cab pickups for a total of \$52,860 through an Interlocal Agreement with BuyBoard
Attachments: [Exhibit A.pdf](#)
- 41** [17-6928](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order/Amendment No. 1 with Grantham and Associates, Inc. for preparation of final plans of Fish Creek Road/Dechman Drive from Beltline Road to Westchase Drive in the amount of \$384,716
Attachments: [17-6928 Fish Creek.xlsx](#)
- 42** [17-6917](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order/Amendment No.1 with Nu-Way Construction in the amount of \$24,900 for Culvert Rehabilitation location of NE 5th Street at East Tarrant Road
Attachments: [17-6917 CULVERT REHAB CIP BUDGET SUMMARY.pdf](#)
[17-6917 CULVERT REHAB CO#2.pdf](#)

- 43** [17-6892](#) Ordinance amending the FY 2016/2017 Employee Insurance and Risk Management Fund Operating Budgets
Attachments: [16-17 Fund Amendments July 2017.pdf](#)
- 44** [17-6913](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Final Reconciliation Change Order/Amendment No. 2 with Reytech Services, LLC for Phillips Court Storm Drainage Improvements Water and Wastewater Replacements in the net amount of \$58,215.50
Attachments: [17-6913 Reytech STRM.xlsx](#)
[17-6913 Reytech WTER.xlsx](#)
[17-6913 Reytech WWST.xlsx](#)
- 45** [17-6902](#) Ordinance amending the FY 2016/2017 Capital Improvement Project Budget; Initial funding of \$20,000.00 for Local Project Advance funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for ramp improvements from SH 161 to IH 20 eastbound frontage road
Attachments: [Capital Projects Budget Summary.xlsx](#)
- 46** [17-6909](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget appropriating unallocated funds in the amount of \$948,413 for Main Street projects
Attachments: [17-6909 Main Street.xlsx](#)

Public Hearing on Zoning Applications

- 47** [17-6849](#) Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Exhibit - Zoning Plan.pdf](#)

[Exhibit 1 \(back\).pdf](#)

[Exhibit 2 \(dimensions\).pdf](#)

[Exhibit 3 \(measurements\).pdf](#)

[Exhibit 4.pdf](#)

[Exhibit 5 \(front\).pdf](#)

[PZ Draft Minutes 6-5-17.pdf](#)

[PZ Draft Minutes 7-10-17.pdf](#)

- 48** [17-6702](#) S170501 - Site Plan - 701 W Jefferson Street (City Council District 5). Approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 0.144-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan Package.pdf](#)

[PZ Draft Minutes 7-10-17.pdf](#)

- 49** [17-6878](#) SU170701 - Specific Use Permit - 301 Bill Irwin St (City Council District 5). Approve a Specific Use Permit & Site Plan to allow for a Major Auto Repair Facility. The 0.21 acre property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business (CBD) Corridor Overlay District, Section 3. The property is generally located at the southeast corner of Bill Irwin Street and Airport Street. The property is addressed at 301 Bill Irwin Street. The agent is Ricardo Gaytan, the applicant is Isreal Larraga, and the owner is David Langston. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)
[Notify.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Exhibit - Site Plan.pdf](#)
[Exhibit - Elevations.pdf](#)
[PZ Draft Minutes 7-10-17.pdf](#)

- 50** [17-6880](#) Z170702 - Planned Development Request - 1210 & 1220 Seeton Rd (City Council District 6). A request to approve a Zoning Change from Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Uses. The 6.49-acre property is addressed as 1210 E. Seeton Road and within the Lakeridge Overlay. The agent/applicant is Rich Darragh, Skoburg Company and the owner is Michael Paris. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit A - Legal Description.pdf](#)
[Exhibit B - Location Map.pdf](#)
[Exhibit C - Zoning Exhibit.pdf](#)
[Exhibit D - Concept Plan.pdf](#)
[Exhibit E - Landscape & Screening Concept Plan.pdf](#)
[Exhibit F - Density and Dimensional Table.pdf](#)
[PON, Public Owner Notification Map.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 7-10-17.pdf](#)

- 51 [17-6898](#) USP170701 - Unified Signage Plan - Ripley's Believe It or Not - A request for approval of a Unified Signage Plan for a replacement pole sign to the existing 30+ year old sign. The new sign is proposed to be 55' tall with a sign area of 419 square feet, which includes a digital sign component. The 9.990 acre property, located at 601 E. Palace Parkway, is zoned Planned Development -217 (PD-217).

Attachments: [Location Map.pdf](#)

[PON, Public Owner Notification Map.pdf](#)

[Notify.pdf](#)

[Exhibit - Sign.pdf](#)

- 52 [17-6879](#) Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). A request to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and John Weber, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit 1 - Staff Report Exhibits.pdf](#)

[Exhibit 2 - Project Narrative.pdf](#)

[Exhibit 3 - Existing Zoning.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Zoning Exhibit.pdf](#)

[Exhibit C - Location Map.pdf](#)

[Exhibit D - Proposed Zoning.pdf](#)

[Exhibit E - Concept Plan.pdf](#)

[Exhibit F - Building Type.pdf](#)

[Exhibit G - Elevations.pdf](#)

[Exhibit H - Showcase Building.pdf](#)

[Exhibit I - Landscape Exceptions.pdf](#)

[Exhibit J - Kirby Creek Improvements.pdf](#)

[Exhibit K - Unified Signage Plan.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Draft Minutes 7-10-17.pdf](#)

- 53 [17-6882](#) TA170701 - Text Amendment - A request to approve a Text Amendment to Article 6 "Density and Dimensional Standards," Article 30 "Definitions," and Appendix F "Corridor Overlay District Standards" of the Unified Development Code revising the definition of masonry materials to include stucco and fiber cement siding as masonry materials. The owner/applicant is the City of Grand Prairie Planning Department. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Attachments:** [PZ Draft Minutes 7-10-17.pdf](#)

Items for Individual Consideration

- 54 [17-6874](#) Public hearing and ordinance adopting the PY 2017 CDBG and HOME Program budgets
- Attachments:** [Exhibit 1.doc](#)
 [Exhibit 2.xlsx](#)
- 55 [17-6918](#) Annual Board and Commission Appointments
- Attachments:** [Nomination Sheet 2017- Master.xls](#)

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 14, 2017.

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.