



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, May 19, 2015

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [15-4659](#) Highway 360 Update - Presented by Tom Hart, City Manager

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" CH Realty VII - Ascendant 1 Dallas 360 Global Logistics Park v. City of Grand Prairie et al and Case 3:15-cv-00718-M Rodriguez v the City of Grand Prairie; and Watson v. City of Allen, et al; Cause No. 4:15-cv-00335-A ; Grand Prairie Professional Baseball, LP v. City of Grand Prairie*
- (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: Emil Balliet, Chaplain, Grand Prairie Police Department

Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Lila Thorn

- 2 [15-4588](#) Resolution canvassing the votes of the May 9, 2015 City Election
- 3 [15-4591](#) Administer Oath of Office to Council Members Gregg Giessner, Tony Shotwell, and Jeff Wooldridge

Presentations

- 4 [15-4600](#) Eagle Scout Certificate - Presented to Hector Daniel Gutierrez; Girl Scout Gold Award - Presented to Braxtan Adams; and Royal Rangers Gold Medal of Achievement Certificate - Presented to Daniel Anderson
Attachments: [Hector Daniel Gutierrez Eagle Scout Certificate.pdf](#)
[Braxton Adams Girl Scout Gold Award.pdf](#)
[Daniel Anderson Royal Rangers Gold Medal.pdf](#)
- 5 [15-4638](#) Motorcycle Safety and Awareness Month Proclamation - Presented to Brandon Clark
Attachments: [2016 Motorcycle Awareness Month.pdf](#)
- 6 [15-4657](#) Police Chief Steve Dye will present a \$15,000 check to Doug Ray, Special Olympics, for the "Law Enforcement Torch Run for Special Olympics"

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.

- 7 [15-4646](#) Minutes of the May 5, 2015 Council Meeting
Attachments: [05-05-2015 Council Minutes.pdf](#)
- 8 [15-4625](#) Grant Trinity River Authority (TRA) Permanent Sanitary Sewer Easements and Temporary Construction Easements for the Mountain Creek Relief Interceptor, Segments MC-7 and MC-8
Attachments: [TRA ALIGNMENT MAP](#)
- 9 [15-4628](#) Professional Engineering Services contract with The Rios Group for as-needed Subsurface Utility Engineering services for a maximum amount of \$80,000 for various Capital Improvement Projects (CIP)
- 10 [15-4636](#) Contingency transfer of \$50,000 for outside legal fees pertaining to voting rights litigation in the matter of Rodriguez v. City of Grand Prairie
Attachments: [15-4636 Legal Fees Expenditure Information Form.doc](#)
- 11 [15-4637](#) Construction contract with SYB Construction in the amount of \$548,527.70 for Miscellaneous Wastewater Replacements at various locations throughout the city; material testing with Team Consultants in the amount of \$25,644; 5% contract contingency in the amount of \$27,426; in-house labor distribution in the amount of \$27,426, for a total project cost of \$629,023.70
Attachments: [FIS 615.103](#)
[Letter of Recommendation](#)

- 12 [15-4639](#) Contract for hazardous materials response services from Allied International Emergency for one year in an amount not to exceed \$45,000, with the option to renew for ----four additional one-year periods totaling \$225,000 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:** [FIS Allied.docx](#)
[2015 RFP 15101 EVALUATION.docx](#)
[Haz Mat ERS cost comparison 2015.xlsx](#)
- 13 [15-4643](#) Price agreement for a general contractor (job order contracting) with Payless Home Repairs for general contractor services on an as needed basis through a master interlocal agreement, The Interlocal Purchasing System (TIPS), at an estimated annual cost of \$125,000 for one year with no options to renew; and, authorize the City Manager to execute any needed change orders 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 term.
- 14 [15-4645](#) Change Order #2 in the amount of \$4,500 for a price agreement with McMillan James Equipment Company for Dectron dehumidifier preventative maintenance and repair and approve the maximum potential value of this contract estimated at \$66,882.50 (\$8,882.50 yr 1, \$14,500.00 yrs 2-5) 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
- 15 [15-4647](#) Change order #3 in the amount of \$61,843.32 with Sungard Public Sector for the Public Safety Software Project
- Attachments:** [15-4647 Fiscal Impact Police](#)
- 16 [15-4644](#) Resolution approving the designation of a reinvestment zone and granting a seven-year, 50% partial tax abatement, on the added real estate improvements and business personal property improvements for Oldcastle Building Envelope, Inc.
- 17 [15-4626](#) Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Contract with Birkhoff, Hendricks and Conway, LLP in the amount of \$89,990, plus a 5% contingency of \$4,499.50 for a total of \$94,489.50 for the detailed design, bidding assistance and construction administration of drainage improvements and paving to make an open, unimproved channel usable at the Water Utilities Service Facility located at 620 Small Hill (at Beltline)
- Attachments:** [FIS 613.79](#)

- 18 [15-4622](#) Ordinance to name activity rooms within the Dalworth Recreation Center in honor of four legendary recreation center staff members (Minnie Ola Johnson; Addie Turner; Johnie Stanton and Trena James)

Attachments: [Dalworth Bio's 2015](#)

Public Hearing Consent Agenda

- 19 [14-4242](#) SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On May 4, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0)

Public Hearing on Zoning Applications

- 20 [15-4613](#) S150502 - Site Plan - Bush and Pioneer Centre (City Council District 2). Approve a Site Plan to construct and operate a 189,543 sq. ft. Walmart w/gasoline sales and a pharmacy drive-through as part of an 11-lot retail sales and services center known as the Bush & Pioneer Centre. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The agent is Richard Underwood, Kimley-Horn and Associates, Inc. and the applicant is Michael Allan, Wal-Mart Real Estate Business Trust. (On May 4, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.xlsx](#)

[Exhibit Site Plan.pdf](#)

[Exhibit Landscape Plans.pdf](#)

[Exhibit Elevations.pdf](#)

[PZ Draft Minutes 5-4-15.pdf](#)

- 21** [15-4614](#) S150503 - Site Plan - State Farm Office Building - Lake Ridge Pkwy (City Council District 6). Approve a site plan to construct a 5,870-square-foot office building. The 0.92-acre property, located at 6900 Lake Ridge Pkwy., is zoned Planned Development 249 (PD-249) for Single Family Residential, General Retail, and Commercial uses and is within the Lake Ridge Corridor Overlay District. The agent is Lew Crawford, SOS Retail Services, the applicant is Seth Kelly, RLK Engineering, and the owner is David Peterson. (On May 4, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.xlsx](#)

[Exhibit Site Plan Package.pdf](#)

[PZ Draft Minutes 5-4-15.pdf](#)

- 22** [15-4615](#) S150506 - Site Plan - Gateway Church Temporary Tent (City Council District 1). Approval of a Site Plan allowing the installation and temporary operation of a tent structure on the east parking lot of the Gateway Church Grand Prairie Campus. The tent structure will function as a temporary house of worship, including Saturday and Sunday worship services and week night bible studies and services, during the 4 to 5 month anticipated renovation of the main auditorium of the church. The proposed tent is approximately 8,712 sq. ft. (66 ft. x 132 ft.) in size and will accommodate approximately 500 chairs, a worship platform, an LED screen, and other audio/lighting equipment. The 24.65-acre property, generally located between S.H. 161 and N. Carrier Parkway and north of Lower Tarrant Road, is zoned Planned Development 116 (PD-116) for multi-family residential uses (religious institutions are allowed in all zoning districts). The property is also located within the S.H. 161 Corridor Overlay District. The owner/applicant is Brad Henderson, Gateway Church. (On May 4, 2015, 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.pdf](#)

[Exhibit - Draft Floor Plan.pdf](#)

[Operational Plan.pdf](#)

[PZ Draft Minutes 5-4-15.pdf](#)

- 23** [15-4616](#) SU150503/S150505 - Specific Use Permit/Site Plan - 2441 Houston Street (City Council District 1). Approval of a specific use permit for truck repair within an overlay district. The subject site is located at 2441 Houston St and is within the Central Business District 1 (CBD 1) overlay. The property is zoned Light Industrial (LI) District. The owner/applicant is Richard Messina, RNL Commercial Prop LLC. (On May 4, 2015, 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 A_Meets and Bounds.pdf](#)

[Exhibit B_Site Plan.pdf](#)

[Operational Plan.pdf](#)

[Code Enforcement Report.pdf](#)

[PZ Draft Minutes 5-4-15.pdf](#)

Items for Individual Consideration

- 24** [15-4617](#) Public Hearing and Ordinance - Street Name Change Case Number SNC150501: Gifford Street (City Council District 5) - Renaming the road segment running in an east/west direction and located between Grand Lakes Boulevard and NE 33rd Street from Gifford Street to Grand Lakes Boulevard and renaming the road segment running in an east/west direction and located between Grand Lakes Boulevard and running east to its terminus from Gifford Street to Grand Lakes Way

Attachments: [Gifford PON Final](#)

[Notify List Final](#)

- 25** [15-4648](#) Board and Commission Appointments

Attachments: [Bonander Application.pdf](#)

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 May 15, 2015.

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 Gloria Colvin (gcolvin@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.