



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council

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Tuesday, August 7, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

#### Staff Presentations

- 1      [18-8077](#)      City Attorney's Office Introduction - Presented by Megan Mahan, City Attorney
- 2      [18-8112](#)      2019 Legislative Priorities - Presented by Megan Mahan, City Attorney
- 3      [18-8078](#)      Presentation of the FY2018/2019 Proposed Budget - Presented by Kathleen Mercer, Budget Director
- 4      [18-8085](#)      Epic Waters - Financial and Operational Update - Presented by Rick Coleman, American Resort Management
- 5      [18-8139](#)      Epic Memberships - Presented by Rick Herold, Parks, Arts and Recreation Director
- 6      [18-8142](#)      H2Know - Presented by Doug Cuny, Utility Customer Service 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"*
- (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

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**6:30 PM Council Chambers**

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**Invocation: Pastor Bill Webb, Bible Believers First Assembly**  
**Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Swafford**

**Presentations**

- 7      [18-8008](#)      Tammy Chan Youth Scholarship - Presented by Amanda Lindbergh, Keep Grand Prairie Beautiful Coordinator

**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.*

- 8      [18-8135](#)      Minutes of the July 17, 2018 Meeting  
**Attachments:** [Minutes 07-17-2018](#)
- 9      [18-8092](#)      Place a proposal on the September 18, 2018 agenda to adopt a 2018 proposed tax rate of \$0.669998/\$100 valuation, and, call two public hearings on a tax rate that exceeds the effective tax rate for August 21, 2018 and September 4, 2018
- 10     [18-8079](#)      Ratification of an emergency purchase with North Texas Contracting, Inc for the repair of a water main break on Jefferson St in the amount of \$105,881, plus a 5% contingency of \$5,294.05, for a total of \$111,175.05  
**Attachments:** [18-8079 - Expenditure Form.docx](#)  
[ROM Pricing - Jefferson Water Install.pdf](#)
- 11     [18-8070](#)      Price agreement for the purchase of products and services from the Amazon Business on-line marketplace (\$125,000) through a national inter-local agreement with US Communities, for one year with the option to renew for three additional one-year periods totaling \$500,000 if all extensions are exercised; and authorize the City Manager to executed 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     [18-8072](#)      Price agreement for Dell branded hardware, software, and related services from Dell Marketing, LP (\$450,000) through a national inter-local agreement with Department of Information Resources (DIR) for one year with the option to renew for four additional one-year periods totaling \$2,250,000 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

- 13**      [18-8035](#)      Purchase and installation of one (1) backup generator for Fire Station #9 from Holt Cat through a national, inter-local agreement with NJPA in the amount of \$128,944.13 with a 5% contingency of \$6,447.20, and fuel for the new equipment in the amount of \$536 for a total cost not to exceed \$135,927.33  
**Attachments:** [18-8035 FS9 Generator .. .pdf](#)  
[18-8035 Generator FS9.xlsx](#)
- 14**      [18-8038](#)      Modification, setup and transfer of the current backup generator from Prairie Paws Animal Center to Ruthe Jackson Center, and completion of installation for recently purchased backup generator at Prairie Paws Animal Center from Holt Cat, through a national, inter-local agreement with NJPA in the amount of \$270,476.77 with a 5% contingency of \$13,523.35, and fuel for the new equipment in the amount of \$2640 for a total cost not to exceed \$286,640.12  
**Attachments:** [18-8038 Generator PPAC.xlsx](#)  
[18-8038 PPAC & RJC Generator.pdf](#)
- 15**      [18-8066](#)      Renew interlocal agreement through September 2019 with Dallas County Sheriff's Department to participate in an inmate training program that provides foster care and basic obedience training to homeless shelter dogs; authorize the City Manager to execute the four renewal options under the contract
- 16**      [18-8068](#)      Grant of a license to Jonathan Robinson for a ten-year term for an accessory building encroachment on a City utility easement at 520 Salisbury Drive, for a one-time license fee of \$300, and with the ability to terminate the license upon written notice  
**Attachments:** [EXHIBIT A BUILDING ENCROACHMENT PLAT.pdf](#)  
[EXHIBIT B AERIAL 520 SALISBURY DRIVE.pdf](#)
- 17**      [18-8082](#)      Change Order/Amendment No. 1 with Key Construction in the amount of \$4,400,000 for the balance of construction cost for a new Fire Station 4 and addition to Fire Station 6; 5% contingency in the amount of \$220,000; budget allowance of \$100,000 for owner-provided furniture/fixtures/equipment (FF&E); \$70,000 allowance for construction testing; \$30,000 allowance for audio/visual (A/V) provisions; \$50,000 allowance for IT/data design and installation; \$10,000 allowance for environmental remediation at Fire Station 4; \$5,000 allowance for City fiber optic line relocation at Fire Station 4; plus a \$60,000 allowance for door access and security systems for a total funding request in the amount of \$4,945,000  
**Attachments:** [18-8082 FS 4 and 6 617.04](#)
- 18**      [18-8090](#)      Drainage Easement Acquisition of 2.649 acres from Rawjee Holdings, LLC for \$51,920 for the Cottonwood Creek Drainage Improvement Project, Robinson Road at Marshall Drive  
**Attachments:** [EXHIBIT B AERIAL MAP RAWJEE HOLDINGS COTTONWOOD CREEK.pdf](#)  
[EXHIBIT A PROPERTY DESCRIPTION RAWJEE HOLDINGS COTTONWOOD](#)  
[18-8090 Drainage Easement 615.60](#)

- 19      [18-8127](#)      Final Reconciliation Amendment/Change Order No. 2 with TNT Farms and Landscaping for Johnson Creek Channel Repairs in the net negative amount of \$296.58  
**Attachments:** [18-8127 Johnson Crk 618.65](#)
- 20      [18-8081](#)      Contract amendment No. 12 with Birkhoff, Hendricks and Carter in the amount of \$29,250 for additional professional engineering services for the MacArthur Paving and Drainage Improvement Project  
**Attachments:** [18-8081 MacArthur 36509015.xlsx](#)
- 21      [18-8084](#)      Construction Manager at Risk (CMAR) Contract with Modern Contractors for pre-construction services for phase two additions and renovations to the Fleet Services Service Center in the amount of \$1,000 and approve a Construction Services Fee of 2.50% to be applied to the actual approved construction costs for phase two of the Fleet Services Service Center additions and renovations  
**Attachments:** [18-8084 Srv Ctr Ph II 618.169.xlsx](#)
- 22      [18-8123](#)      Sale of Tax Foreclosure Property at 1813 Dalworth Street to Maria Bustio for \$71,555 and authorize the City Manager to execute a Quitclaim Deed  
**Attachments:** [LOTS MAP 1813 Dalworth for July2018.pdf](#)
- 23      [18-8073](#)      Warmack Library Change Order/Amendment No. 2 with Pogue Construction in the amount of \$94,388.97 for helical piles, HVAC equipment change, curtain wall revisions, structural grade beam adjustments, decorative panel color change and increase of glazing solar screening  
**Attachments:** [18-8073 Warmack 617.17.xlsx](#)
- 24      [18-8067](#)      Contracts for furniture for the Warmack Library expansion and remodel in the total amount of \$399,721.44: Lone Star Furnishings for shelving, signage and furniture (\$196,202.40), Ideco for children's seating (\$2,100), Intelligent Interiors for Chairs and Tables (\$51,594.34), GL Seaman for chairs, desks, tables (\$64,575.79), GL Seaman for tables chairs and bookcases (\$85,248.91)  
**Attachments:** [18-8067 Evaluation Template \(low bid\) Betty Warmack Library Furniture](#)  
[18-8067 - GL Seaman Company Response](#)  
[18-8067 - Warmack Library Expansion.xlsx](#)

- 25      [18-8083](#)      Award of a construction contract to Concord Commercial Services, Inc. (CCSI) in the amount of \$127,556 for construction of a new digital sign structure for Prairie Paws Adoption Center along Warrior Trail. In addition, a 5% construction contingency in the amount of \$6,378; landscape allowance of \$5,000; data/IT allowance of \$7,500, for a total request of \$146,434; and a contract to Entech Info Displays (EID) of Grand Prairie for the video boards and assembly coordination of their installation through a state interlocal purchasing agreement with TXMAS in the amount of \$75,154.50, for a total project cost of \$221,588.50  
**Attachments:** [18-8083 LED Prairie Paws 616.92](#)
- 26      [18-8105](#)      Change Order/Amendment No. 5 in the net amount of \$39,244.19 with McMahon Contracting, L.P. for Fish Creek Road Paving and Drainage Improvements  
**Attachments:** [18-8105 Fish Crk 617.142](#)
- 27      [18-8124](#)      Professional Engineering Service contract with Freese and Nichols, Inc. for the design, bidding, and construction administration of Dorchester Levee Pump Replacement and Related Improvements in the amount of \$213,566 with a 5% contingency of \$10,678.30 for a total project request of \$224,244.30  
**Attachments:** [Dorchester Levee proposal 7-17-18 \(2\).pdf](#)  
[18-8124 Dorchester Levee 618.109.xlsx](#)
- 28      [18-8137](#)      Fleet Service Center Change Order/Amendment No. 6 with Modern Contractors in the amount of \$71,105 for a security gate, service bay epoxy floor coating, corridor light and masonry work  
**Attachments:** [615.27.xlsx](#)
- 29      [18-8125](#)      Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (STEP) grant from the Texas Department of Transportation (TxDOT) for the enforcement of safety belt, speed, intersection traffic control, distracted driving and DWI laws primarily related to commercial motor vehicles in the amount of \$61,700.30
- 30      [18-8126](#)      Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (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 \$318,423.95
- 31      [18-8088](#)      Resolution for the appointment of William A. Mazur, Jr. as Grand Prairie Municipal Court Associate Judge for a two-year term  
**Attachments:** [RESOLUTION NO.docx](#)
- 32      [18-8129](#)      Resolution approving the City's Revised Investment Policy that incorporates Sports Facilities Development Corporation's (Sports Corp) Investment Policy and to become effective upon passage and approval  
**Attachments:** [investment policy 7-27-18 PROPOSED.pdf](#)

- 33**     [18-8140](#)     Amend Resolution 4915-2017 to correct the name of Flex-N-Gate to Flex-N-Gate Texas LLC and declaring Flex-N-Gate Texas LLC as a Qualified Business for designation as an Enterprise Project
- 34**     [18-8080](#)     Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Construction contract with RKM Utility Services, Inc. for Paving, Drainage, Water and Wastewater Improvements to Acosta Street from Nunez to Cober, in the total amount of \$1,293,459; material testing with Reed Engineering Group in the amount of \$19,802.75; in-house engineering in the amount of \$64,672.95; and 5% construction contract contingency in the amount of \$64,672.95; for a total project cost of \$1,442,607.65
- Attachments:** [18-8080 Acosta 618.120 WTER.xlsx](#)  
[18-8080 Acosta 618.131 WWST.xlsx](#)  
[18-8080 Acosta 617.78 STRT](#)  
[18-8080 Acosta 618.57 STRM](#)

### Items for Individual Consideration

- 35**     [18-8075](#)     Public hearing regarding the FY 2019 Transit Grant Application for "The Grand Connection" and approval of a Resolution authorizing the City Manager to submit Fiscal Year 2019 grant application with the Federal Transit Administration (FTA) for \$340,000 North Central Texas Council of Governments (NCTCOG) for \$262,000 and the Texas Department of Transportation (TXDOT) for \$170,584. The City will provide a matching requirement of \$344,326 with the balance of \$21,950 from Dallas County and fare revenues. The total budget to operate the Grand Connection for Fiscal Year 2019 is \$1,095,914
- Attachments:** [20170807 FG Grand Connection 2019 Funding Presentation Final.pptx](#)
- 36**     [18-8076](#)     Board and Commission Appointments

### 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 August 3, 2018.*

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*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.*