



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, February 16, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [15-5234](#) Code Enforcement - Update on Nuisance Abatement and Neighborhood Enrichment Team - Presented by Steve Collins
- 2 [16-5331](#) Prairie Lights Re-Cap - Presented by Beverly Grogan, Parks, Arts and Recreation Department

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: Pastor Jose Luna, Restauracion y Luz

Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Richard Fregoe

Presentations

- 3 [16-5293](#) Randy Galloway Proclamation
Attachments: [Randy Galloway Day.pdf](#)
- 4 [16-5325](#) Presentation of Check to Lone Star Park Charitable Foundation - Presented by First Lady Rebecca Jensen
- 5 [16-5368](#) Miss Grand Prairie Proclamation Presentation - presented to Kaitlyn Ayrton
Attachments: [2016 Miss Grand Prairie.pdf](#)
- 6 [16-5369](#) Miss Grand Prairie Outstanding Teen 2016 Proclamation Presentation - presented to Ady Forrester
Attachments: [2016 Miss Grand Prairie Outstanding Teen 2016..pdf](#)
- 7 [16-5401](#) Grand Prairie Police Department Youth Boxing Program - Recognition of Xavier Rodriguez and Jose Perez, Jr. - Presented by Chief Steve Dye.

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.

- 8 [16-5398](#) Minutes of the February 2, 2016 Meeting
Attachments: [Minutes 02-02-2016.pdf](#)
- 9 [16-5372](#) Price agreement for tree and brush services from Arbor Masters Tree Service (up to \$79,800 annually) for one year with the option to renew for four additional one year periods totaling \$399,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the 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 renewal terms
Attachments: [16-5372 Tree & Brush Exhibit.docx](#)
- 10 [16-5373](#) Change order/amendment No. 1 to the professional engineering services contract with The Rios Group in the amount of \$40,000 for as-needed subsurface utility engineering services for a maximum amount of \$120,000 for various Capital Improvement Projects (CIP)
- 11 [16-5386](#) Engineering services contract with Infrastructure Management Services (IMS) for street pavement assessment for arterials and collector roadways in the total amount of \$145,311
Attachments: [16-5386 Strt Software.xlsx](#)

- 12 [16-5392](#) Contract with The Brickman Group Ltd., LLC for landscape maintenance (\$548,016) in Peninsula PID (Council Districts 4 and 6)
Attachments: [Exhibit A-PID Budget Peninsula FY16.pdf](#)
- 13 [16-5412](#) Professional services contract with KSA Engineers, Inc. for engineering and surveying services of water and wastewater improvements behind 321 W. Main Street from Center Street to NW 6th Street in the total amount of \$88,200
Attachments: [16-5412 KSA](#)
- 14 [16-5411](#) Construction contract with Durable Specialties, Inc. for traffic signal construction at S. Grand Peninsula Drive at Balboa and the Fire Station 10 driveway at Balboa in the amount of \$129,000; a 5% contingency in the amount of \$6,450; traffic signal equipment in the amount of \$79,950; and in-house inspection in the amount of \$5,000 for a total construction cost of \$220,400
Attachments: [16-5411 - 01606501.xlsx](#)
- 15 [16-5399](#) Purchase of a replacement utility easement containing 33,145 square feet required for relocation of City water and sanitary sewer lines due to the construction of frontage road by TxDOT from NW 7th Street to Beltline Road from GRTP, Ltd.
Attachments: [16-5399 A ROW I30.xlsx](#)
[16-5399 B ROW I30.xlsx](#)
- 16 [16-5397](#) Change order/amendment No. 2 with Caprock Consulting Group in the not to exceed amount of \$75,000 for a total not to exceed contract amount of \$110,720
Attachments: [16-5397 Caprock.xlsx](#)
- 17 [16-5393](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Weatherford, Texas
Attachments: [16-5393 Weatherford Resolution form.doc](#)
- 18 [16-5394](#) Ordinance amending the FY 2015/2016 General Fund, Capital and Lending Reserve Fund, Park Venue Fund, EPIC Sales Tax Fund, and the Capital Improvement Projects Budget for additional funding for the EPIC in the total amount of \$13,316,962
Attachments: [16-5394 EPIC Capital Projects Budget Summary](#)
[Attachment for CC on EPIC Additional Funding](#)
- 19 [16-5396](#) Reimbursement resolution to the FY 2015/2016 Parks Venue Fund with a future bond sale that is pledged by Parks Venue sales tax revenues in the amount of \$4,500,000 for additional funding for the EPIC

- 20 [16-5413](#) Ordinance amending the FY 2015/2016 Capital Improvements Projects Budget; change order No. 3 with SYB Construction in the amount of \$9,049 for wastewater replacements at various locations throughout the city

Attachments: [16-5413 SYB.xlsx](#)

Public Hearing Consent Agenda

- 21 [16-5342](#) SU160201 - Specific Use Permit - 1802 S Carrier Pkwy (City Council District 2). Approve a Specific Use Permit permitting auto tire sales and installation uses. The 0.516 acre property, zoned Commercial (C) District and located within the S.H. 161 Corridor Overlay District, is addressed as 1802 S. Carrier Parkway. The property is located at the southwest corner of S. Carrier Parkway and W. Marshall Drive. The applicant is Rami Hindi and the owner is Tayseer Hasan. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)
- 22 [16-5343](#) SU160202/S160201 - Specific Use Permit/Site Plan - 2478 W Main St (City Council District 1). Consider a request to approve a specific use permit/site plan to construct a two-story motel. The 1.08-acre property, located at 2478 W. Main Street, zoned Light Industrial, is within District 1 of the Central Business Overlay District. The agent is John Watson and the owner is Ajay Patel. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)
- 23 [16-5344](#) Z160201 - Zoning Change - State Farm on Broad Street (City Council District 4). Consider a request to rezone 0.83 acres from Agriculture (A) District to a Planned Development District for office uses. The 0.83-acre property, zoned Agriculture (A) District, is within the Lake Ridge Overlay District. The applicant is Ryan Salsbury, State Farm and the owner is John Ramirez. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)
- 24 [16-5348](#) TA160201 - Text Amendment - Article 22 - Fee Schedule. Consider a request for a Text Amendment of Section 22.2.3.8 of Article 22 of the Unified Development Code to establish a separate and nominal application fee for alley rights-of-way abandonments that are adjacent to residential property. The applicant is Ron McCullar, City of Grand Prairie Public Works Department. (On February 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Public Hearing on Zoning Applications

- 25** [16-5346](#) SU160203 - Specific Use Permit - Gemini Coatings (City Council District 1). Approve a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini. (On February 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit Site Plan.pdf](#)

[Exhibit Landscape Plan.pdf](#)

[Exhibit Operational Plan.pdf](#)

[PZ DRAFT MINUTES 02-01-16.pdf](#)

- 26** [16-5347](#) SU160204 - Specific Use Permit - Advanced Modern Performance (City Council District 1). Approve a Specific Use Permit permitting the operation of a specialty high-performance automotive modification shop primarily engaged in upgrading engines of late model performance style GM vehicles. The approximately 1-acre property, zoned Light Industrial (LI) District and located within the S. H. 161 Corridor Overlay District, is addressed as 247 Gilbert Circle, Suite A. The property is generally located west of Gilbert Circle and approximately 1/2 mile north of W. Shady Grove Road. The applicant is Bryan Pomeroy, AMP LLC and the owner is Larry Causey. (On February 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[PON.pdf](#)

[Notify.pdf](#)

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

[Exhibit B - Operational Plan.pdf](#)

[PZ DRAFT MINUTES 02-01-16.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 February 12, 2016.

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.