



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, October 11, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-6065](#) Update on Dallas County Projects - Presented by Dallas County Commissioner Elba Garcia and Dallas County Public Works Department
- 2 [16-6037](#) Parks and Recreation Gold Medal and Certification Update - Presented by Rick Herold, Parks, Arts and Recreation Director
- 3 [16-6079](#) Code Compliance Initiatives - Presented by Steve Collins, Code Enforcement Manager
- 4 [16-6118](#) 2016 Community Rating System Reports - Presented by Stephanie Griffin, Floodplain Administrator

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: Larry Land, Crisis Response Ministry Chaplain

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Jeff Copeland

Presentations

- 5 [16-6084](#) Recognition of Library Board Members - Presented by Mayor Jensen
- 6 [16-5995](#) Presentation of a \$5,000 check from the Spring Classic Police Motorcycle Training and Skills Competition benefitting Special Olympics of Texas - Presented by Chief Steve Dye
- 7 [16-6136](#) Presentation of a check from the Fire Association to the Police Department Benevolent Fund

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 [16-6114](#) Minutes of the September 20, 2016 and October 4, 2016 meetings
Attachments: [Minutes 09-20-2016.pdf](#)
[Minutes 10-04-2016 Special Meeting.pdf](#)
- 9 [16-6080](#) Price agreement for surface sealing treatment with Crossroads Asphalt Preservation (up to \$500,000 annually) for one year with the option to renew for four additional one year periods totaling \$2,500,000 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: [CROSSROADS BDGT EXPEN 16132.pdf](#)
[CROSSROADS TAB 16132.pdf](#)
- 10 [16-6119](#) Price agreement for grounds maintenance chemicals for one year from Helena Chemical Company (\$50,000) and BWI Companies (\$50,000) through a national inter-local agreement with Buyboard at an estimated annual cost of \$100,000
- 11 [16-6107](#) Price Agreement for HVAC Preventative Maintenance Services from DynaTen Corporation (\$34,952 annually) through a Master Inter-local Agreement with Tarrant County for one year with the option to renew for three additional one year periods totaling \$139,808 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: [Capital Projects Budget Summary for CC's](#)

- 12** [16-6108](#) Contract for Police Mobile Technology products and services from Taser International through a national interlocal agreement with Buyboard at a first year cost of \$450,374.37, and a year two through five annual cost of \$375,048 with the option to renew for four additional one-year periods totaling \$1,950,566.37 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: [TASER Expenditure Information Form.doc](#)
- 13** [16-6071](#) Remodel of IT area in City Hall as follows: \$46,310 to Home Depot for replacement of carpet, upgrade of LED lighting, addition of office space and storage area, and installation of additional window through a national inter-local agreement with US Communities, \$8,919 to SDB Contracting for the installation of new ceiling tile through a national inter-local agreement with BuyBoard, and \$33,296 for furnishings from Workplace Solutions through a national inter-local agreement with TCPN for a total project cost of \$88,525.
Attachments: [16-6071 FIS.xlsx](#)
- 14** [16-6076](#) License for GLOBAL Enterprises CAPITAL, A TEXAS LIMITED LIABILITY COMPANY, to allow for the placement of a brick enclosed dumpster at 102 Southeast 9th Street.
Attachments: [AERIAL EXHIBIT B 102 SE 9TH STREET LICENSE.pdf](#)
[EXHIBIT A LICENSE AGREE GLOBAL ENTERPRISES.pdf](#)
[FRESH KABAB 102 SE 9TH STREET LIC.doc](#)
- 15** [16-6077](#) Professional Engineering Services Contract with Walter P Moore and University of Texas at Arlington for the development of a Flood Warning-Forecasting System in Grand Prairie in the amount of \$100,000
Attachments: [16-6077 Walter P. Moore.doc](#)
- 16** [16-6081](#) Annual hardware and software support with Tyler Technologies, Inc. for Municipal Court software, in the amount of \$60,298.20
Attachments: [doc20160921163418.pdf](#)
[tyler.doc](#)
- 17** [16-6086](#) Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for pre-construction services for renovations to Old Fire Station No. 1 in the amount of \$10,000, and approve a construction services fee of 6% to be applied to the actual approved construction costs
Attachments: [16-6086 Hill and Wilkinson.doc](#)

- 18 [16-6100](#) Automatic fire protection aid agreement by and between the City of Grand Prairie and the City of Mansfield to respond to fire emergencies within the city limits of the requesting city
Attachments: [GP MFD agreement.pdf](#)
- 19 [16-6101](#) Purchase of one Dodge Skeeter lifted F550 stepside truck at a cost of \$174,048 through the HGAC contract from Chastang Chrysler Dodge Jeep Ram of Angleton, TX
Attachments: [Brush truck example.jpg](#)
[16-6101 Brush Truck Capital Projects Budget Summary](#)
[16-6101 Brush Truck Expenditure Information Form.do15c.doc](#)
- 20 [16-6102](#) Purchase of Holmatro equipment from Metro Fire Apparatus Specialists, Inc. of Houston, TX through a national inter-local agreement with Buy Board for a total cost of \$159,996.23
Attachments: [16-6102 Holmatro Capital Projects Budget Summary for CC's.xlsx](#)
- 21 [16-6104](#) Professional services contract with Halff Associates, Inc. for gateway monument design and landscape engineering services for the Wildlife Pkwy project in the amount of \$65,500, plus a 5% contingency of \$3,275, for a total request of \$68,775
Attachments: [01603303.xlsx](#)
- 22 [16-6106](#) Contract with Scientel Wireless, LLC, for a one-year maintenance agreement of the wireless communication network in the Traffic Management Center, through an HGAC cooperative purchasing agreement at a cost of \$79,974 plus a 5% contingency of \$3,998.70 and \$3,185 for in-house staff time for a total cost of \$87,157.70
Attachments: [261210-60620 Expenditure Information Form.doc](#)
- 23 [16-6109](#) Interlocal agreement 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
- 24 [16-6113](#) Replace the existing roof at the Ruthe Jackson Center from Garland/D.B.S., Inc. in the amount of \$538,937, with a 5% contingency of \$26,946.85, for a total cost not to exceed \$565,883.85 through a national-interlocal agreement with US Communities
Attachments: [Quote for Ruthe Jackson Center Roof.pdf](#)
[16-6113 RJC Roof](#)

- 25 [16-6115](#) Purchase of three (3) radio tower replacement generators from Brandt through a national inter-local agreement with BuyBoard in the amount of \$328,664 with a 5% contingency of \$16,433.20 for a total cost not to exceed \$345,097.20
Attachments: [Quote for Radio Tower Generators.pdf](#)
[16-6115 Generator Replacement.xlsx](#)
- 26 [16-6120](#) Amendment/Change Order No. 2 to contract for engineering services contract with Kimley-Horn and Associates for the Great Southwest Parkway from Mayfield Road to IH-20 Improvements project in the total amount of \$51,100

Attachments: [16-6120 Kimley.xlsx](#)
- 27 [16-6134](#) Change Order/Amendment No. 5 with Lee Lewis Construction, Inc. in the amount of \$96,178 for additional material testing for the EPIC in Grand Central Park

Attachments: [616.104 STRT.xlsx](#)
- 28 [16-6110](#) Resolution recognizing the importance of the Municipal Court, the rule of law, and the fair and impartial administration of justice
- 29 [16-6070](#) Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the Town of Pantego, Texas

Attachments: [16-6070 Town of Pantego Resolution form.doc](#)
- 30 [16-6133](#) Resolution granting 380 Incentive Agreement with First Texas Homes granting a partial rebate on use tax revenue

Attachments: [Copy of Chapter 380 Estimated Savings Grand Prairie.xlsx](#)
[Grand Prairie Texas Sales vs Use Tax Diagram-3.pdf](#)
- 31 [16-6126](#) Ordinance amending the FY 2015/2016 Baseball Sales Tax Fund by transferring \$2,970,955 to the Baseball Operations Fund (3176)

Attachments: [16-6126 FS Baseball Fund 2017](#)
- 32 [16-6121](#) Ordinance amending the FY 2015/2016 Summit Sales Tax Fund Budget by transferring \$427,847 to the Summit Capital Improvement Projects Fund

Attachments: [16-6121 FS Summit Center Fund 2017](#)

- 33** [16-6111](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Construction contract with SYB Construction in the amount of \$2,604,696.50 for Clean Water State Revolving Fund (CWSRF) Wastewater Rehabilitation project; Material testing with Team Consultants in the amount of \$31,072.75; 5% contract contingency in the amount of \$130,235; In-house labor distribution in the amount of \$130,235, for a total project cost of \$2,896,239.25
Attachments: [16-6111 SYB 617.112.xlsx](#)
 [16-6111 SYB 617.113.xlsx](#)
 [16-6111 SYB Grant.xlsx](#)
- 34** [16-6117](#) Ordinance amending the FY2016/17 Capital Improvement Projects Budget and a construction contract with Reytech Services, LLC for Phillips Court Storm Drainage Improvements Water and Wastewater Replacements in the total amount of \$673,916.27; material testing with Reed Engineering in the amount of \$18,024; in-house engineering in the amount of \$33,695.81; and 5% construction contract contingency in the amount of \$33,695.81; for a total project cost of \$759,331.89
Attachments: [16-6117 Reytech STRM.xlsx](#)
 [16-6117 Reytech WTER.xlsx](#)
 [16-6117 Reytech WWST.xlsx](#)
 [recomendation letter 9-30-16.pdf](#)
- 35** [16-6116](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and an Engineering contract with Espey Consultants Inc. DBA RPS for technical support to the City in performing construction phase services for the Clean Water State Revolving Fund 2013 in the amount of \$71,800, plus a 5% contingency of \$3,590, for a total of \$75,390
Attachments: [16-6116 CWSRF.xlsx](#)
- 36** [16-6105](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and an Engineering consultant services contract with Halff Associates, Inc. in the maximum amount of \$364,300 for the design of a ramp from SH 161 to IH 20 Eastbound Frontage road for Carrier Parkway
Attachments: [01713401.xlsx](#)
- 37** [16-6085](#) Ordinance amending the FY 2016/2017 Capital Improvements Projects Budget; Change order No. 5 with SYB Construction in the amount of \$14,860.00 for wastewater replacements at various locations throughout the City
Attachments: [16-6085 SYB](#)
- 38** [16-6067](#) Ordinance amending the effective date of the prior adoption of section 7-7 of the City of Grand Prairie Code of Ordinances adopting the 2015 Edition of the International Building Code
Attachments: [Section 423.4 of the 2015 Edition of the International Building Code.pdf](#)

- 39** [16-6082](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; purchase of security equipment for Public Safety Building from Knight Security in the amount of \$104,348.60
Attachments: [16-6082 PSB Security Cameras](#)
- 40** [16-6060](#) Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Construction contract with Canary Construction, Inc. in the amount of \$620,915.00 for Main Street Water and Wastewater Improvements behind 321 W. Main Street from Center Street to NW 6th Street; material testing with Alliance Geotechnical Group in the amount of \$15,523; 5% contract contingency in the amount of \$31,046; In-house labor distribution in the amount of \$31,046, for a total project cost of \$698,530
Attachments: [16-6060 Canary WWST.xlsx](#)
 [16-6060 Canary WTER.xlsx](#)
- 41** [16-5655](#) Ordinance amending the Code of Ordinances, Chapter 12 "Fire Protection and Emergency Management", various sections, and transferring Article III - "Emergency Medical Services" from Chapter 27 "Vehicles for Hire", to Chapter 12 by adding Article IV and amending various sections to become effective upon passage and approval.

Public Hearing Consent Agenda

- 42** [16-6091](#) SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 283 (PD-283) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc.(On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 7-0).
- 43** [16-5993](#) S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Consider a request to approve a site plan to construct and operate a school. The 4.85-acre property, located at 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On June 6, 2016, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 7-0).
- 44** [16-6090](#) S161001 - Site Plan - Retail at 2210 W Main Street (City Council District 1). Approve a Site Plan authorizing the development of a 6,750 sq. ft. retail strip center on 0.635 acres. The subject property, generally located at the northeast corner of NW 23rd Street and W Main Street, is zoned Commercial (C) District and within Central Business District No. (CBD 1). The agent is Julio Santiago and the owner is Arturo Torres. (On October 3, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ Exhibits.pdf](#)

[PZ DARFT MINUTES 10-03-16.pdf](#)

- 45** [16-6097](#) S161003 - Site Plan - Penny Paws Animal Clinic (City Council District 4). Approve a site plan for a veterinary clinic use on one lot on 1.174 acres. The 1.174 acre property, is currently zoned Planned Development 250 (PD-250) District for general retail uses. The property lies within the I-20 Corridor Overlay District. The site is generally located north of Bardin Road and approximately 695 feet east of S. Great Southwest Parkway. More specifically the property is located at 2510 Bardin Road. The agent is Greg Frnka, GPF Architects and the owner is Rob Franklin, Los Cazadores Holdings LLC. (On October 3, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Penny Paws Operational Plan.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - Landscape Plan.pdf](#)

[Exhibit - Elevations.pdf](#)

[PZ DARFT MINUTES 10-03-16.pdf](#)

Public Hearing on Zoning Applications

- 46** [16-6098](#) SU161001 - Specific Use Permit - Ron Wright and Associates (City Council District 5). A request for a Specific Use Permit to operate a Bail Bond use in a existing office lease space located at 2502 E. Main Street. The property is within a 6,480 square foot office building on one lot generally located at the northeast corner of E. Main Street and N.E. 25th Street, more specifically 2502 E. Main Street. The property is currently zoned Planned Development (PD-237) District, generally allows for Heavy & Light Industrial uses. The property is within the Central Business District Corridor (CBD), Section No. 4. The applicant is Ronald Wright and the owner is Howard Perry, Perry & Associates Inc. (On October 3, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan Package.pdf](#)
[Exhibit C - Operational Plan.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ DARFT MINUTES 10-03-16.pdf](#)

- 47** [16-6099](#) SU161003 - Specific Use Permit - Universal Service (City Council District 5). Approve a Specific Use Permit to operate an Auto Wrecker Service/Service Station on one lot on 0.35 acre. The existing former service station is zoned General Retail (GR) District. The 0.35 acre lot and is generally located at the southeast corner of E. Jefferson Street and S. 12th Street. More specifically 1205 E. Jefferson Street and lies within the Central Business District Corridor (CBD), Section No. 3. The agent is Michael Stanley, EmJay Consult Group and the applicant is Jose Zamarippa. (On October 3, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Attachments: [Location Map.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[Operational Plan.pdf](#)
[Exhibit - Photo.pdf](#)
[Exhibit - Site Plan.pdf](#)
[PZ DARFT MINUTES 10-03-16.pdf](#)

- 48** [16-5986](#) S160701 - Site Plan - 203 N Belt Line Rd (City Council District 5). Approve a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner/applicant is Khiem Phan. (On August 29, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0). On September 20, 2016, the City Council tabled this case to the October 11, 2016 Council meeting.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ DRAFT MINUTES 8-29-16.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 October 7, 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.