



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda City Council

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Tuesday, October 16, 2012

4:30 PM

Council Chambers

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### Call to Order

### Staff Presentations

- 1      [12-2091](#)      Prairie Lights Title Sponsor - Gexa Energy - Presented by Rick Herold, Parks and Recreation Director
- 2      [12-2137](#)      Update on Quik Trip Park Improvements - Presented by Tom Hart, City Manager
- 3      [12-2094](#)      Dallas County SubCourthouse/Church Street - Presented by Bill Crolley, Director of Planning and Development
- 4      [12-2136](#)      2013 Legislative Priorities - Presented by Don Postell, City Attorney
- 5      [12-2102](#)      Library Summer Reading Program and Lois Weber Film Festival - Presented by Kathy Ritterhouse, Library Director
- 6      [12-2105](#)      Public Safety Internship Program - Presented by Police Chief Steve Dye and Fire Chief Clif Nelson

### 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" City Manager's Contract*
- (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: TBA**

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

**Presentations**

- 7      [12-2069](#)      Employee of the Month - Doug Boggus, Building Inspections Department  
**Attachments:**    [EOM Doug Boggus 10-2012](#)
- 8      [12-2092](#)      Prairie Lights powered by Gexa Energy - Prairie Lights "Going Green" -  
Presented by Rick Herold, Parks and Recreation Director

**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.*

- 9      [12-2114](#)      Minutes of the September 18, 2012 Meeting  
**Attachments:**    [Council Minutes 09-18-2012](#)
- 10     [12-1961](#)      Contract with Oliver R Windham Landscape Architect in the amount of \$38,000 and a 5% contingency of \$1,900, for landscape architectural design plans and development of contract documents for the Phase I Columbarium and Cremation Gardens Project.  
**Attachments:**    [12-1961 Oliver Windham Expenditure Information](#)
- 11     [12-2019](#)      Interlocal agreement between the City of Grand Prairie, through its duly authorized City Manager, and Collin County, through its Department of Homeland Security, to share law enforcement data
- 12     [12-2023](#)      Renewal agreement with Airrosti Rehab Centers, L.L.C. for rapid recovery treatment of acute and chronic soft tissue conditions effective June 15, 2012 for a one-year period, with annual renewals, at a rate of \$385 per visit up to an estimated annual cost of \$171,000. Renewals may be executed by the City Manager so long as the cost is appropriated annually in the budget and the total payments do not increase by more than 25% of the original contracted fees  
**Attachments:**    [Airrosti Outcomes](#)

- 13      [12-2037](#)      Price Agreement for concrete recycling with Big City Crushed Concrete through the Master Inter-local Agreement with the City of Dallas for an estimated annual expenditure of \$100,000, and authorize the City Manager to execute the contract.  
**Attachments:**    [12-2037 Fiscal Impact Concrete Recycling](#)
- 14      [12-2072](#)      Tarrant County 9-1-1 District Operating Budget for FY 2012/13  
**Attachments:**    [2012-2013 Budget](#)
- 15      [12-2090](#)      Authorize Sale of Eleven Tax Foreclosure Properties  
**Attachments:**    [SEPT 20, 2012 BID RESULTS](#)
- 16      [12-2097](#)      Renew a five year interlocal agreement with the North Central Texas Council of Government (NCTCOG) for Regional Storm Water participation and planning  
**Attachments:**    [FIS - 5 YEAR COG](#)
- 17      [12-2099](#)      Price Agreement for inmate food from Sunbeam Foods for \$110,151 annually, with Five Star Correctional Services as the secondary vendor. This agreement will be for one year with the option to renew for four additional, one-year periods, totaling \$633,466, if all extensions are exercised. 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:**    [12-2099.doc](#)  
                         [Inmate food bids.docx](#)
- 18      [12-2110](#)      Cooperating Technical Partners Flood Study Agreement with FEMA in the amount of \$93,500 worth of in-kind data and services
- 19      [12-2112](#)      Contract with Feathers N' Spurs, Bronze Sculpture by Jack Wilson, for creation of (The Oath) at Veterans Memorial in the amount \$68,000  
**Attachments:**    [12-2112 Fiscal Impact Veterans Memorial Sculpture](#)
- 20      [12-2116](#)      One-year renewal agreement for Specific Stoploss Insurance from Stoploss Insurance Services, Inc., administered through Fidelity Security Life Insurance Company, at an estimated annual cost of \$329,421 effective January 1, 2013 through December 31, 2013, with annual renewal options approved by the City Manager if such renewal is less than twenty-five percent of the original contract fees and appropriated in the budget.  
**Attachments:**    [Attachment 1 - Stoploss Premiums vs Claims](#)  
                         [Attachment 2 - Stoploss Renewal Options](#)  
                         [12-2116 Expenditure Detail Stop Loss.doc](#)

- 21      [12-2117](#)      Annual Hardware and Software and Maintenance Agreement with Tiburon, Inc. in the amount of \$200,539  
**Attachments:**    [12-2117 Tiburon Expenditure Information Form.doc](#)
- 22      [12-2119](#)      Annual Hardware and Software Support and Maintenance to North Central Texas Council of Governments (NCTCOG) up to \$273,522  
**Attachments:**    [NCTCG Operating Budget Expenditure Information.doc](#)
- 23      [12-2031](#)      First of two readings of an ordinance amending the Republic Waste Services Franchise Agreement and amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to residential and commercial solid waste collection rates.
- 24      [12-2128](#)      Price Agreement for Emergency Vehicle Equipment from Big Country Supply, Earl Owen Co., Defender Supply, Siddons-Martin, Lone Star Products, John Wright & Assoc. and GT Distributors (\$256,000 annually) through an inter-local agreement with Tarrant County. These agreements will be for one year with the option to renew for ---two additional one-year periods totaling \$768,000 if all extensions are exercised. 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:**    [12-2128.doc](#)
- 25      [12-2139](#)      Authorize the City Manager to enter into a contract with the Grand Prairie Arts Council for promotion and facilitation of arts in the community in exchange for \$65,000 from the FY 2012/2013 Hotel Motel Fund as approved in the budget.  
**Attachments:**    [12-2139 Arts Council.doc](#)
- 26      [12-2148](#)      Golf Franchise Agreement and Management Contract with Mark Viskozki, Golf Management, Inc. (MVGMI), in the amount of \$275,000 for the Golf Franchise Agreement and \$82,500 for the Golf Management Contract, and authorize City Manager to execute three one-year renewals  
**Attachments:**    [12-1248 Mark Viskozki Contract](#)

- 27**      [12-2156](#)      Price Agreement for landscaping services from ELS Landscape LLC of Grand Prairie (\$18,870 annually) and secondary to Espinosa Landscaping. This agreement will be for one year with the option to renew for ----four additional one-year periods totaling \$94,350 if all extensions are exercised; 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:**    [Landscape Price Agreement #12127](#)  
                         [Landscape Price Agreement Attachment B](#)
- 28**      [12-2160](#)      Ratify the price agreement contract for janitorial services from Oriental Building Services for the one-time amount of \$56,179.80.
- Attachments:**    [12-2160 Ratify Janitorial Services Contractr-OBS](#)
- 29**      [12-2162](#)      Final Reconciliation Change Order No. 4 with Gardner Telecommunications, Inc. in the negative amount of \$21,717.75 for the reparation of conduit and ground boxes at various traffic signal locations
- Attachments:**    [C10122 Breakdown](#)  
                         [Fiscal Impact Statement C10122](#)
- 30**      [12-2088](#)      Resolution approving and authorizing the execution of a Loan Forgiveness Agreement between the Texas Water Development Board and the City of Grand Prairie, Texas
- 31**      [12-2086](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$588,000 for expenses for the Fire Department fire engine replacement.
- Attachments:**    [FY13 ENGINE REPLACEMENT.pdf](#)
- 32**      [12-2108](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$182,400 for expenses for the Fire Department ambulance replacement.
- Attachments:**    [FY13 AMBULANCE REPLACEMENT.pdf](#)
- 33**      [12-2130](#)      Resolution establishing the city's priorities for the 2013 Legislature

- 34      [12-2158](#)      Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$37,672.50 for a professional design services contract with Fratto Engineering, Inc. (FEI) in the amount of \$24,450, a 5% contingency in the amount of \$1,222.50, and a not to exceed \$4,500 reimbursables allowance for a total of \$30,172.50, for completion of final design and construction administration services for a new Spay and Neuter Surgical Suite at the Prairie Paws Adoption Center; and \$7,500 to cover subsurface geotechnical investigation, TAS H/C plan and site reviews, and other necessary related costs for a total request of \$37,672.50.  
**Attachments:**    [Fiscal Impact Statement 612.32.rtf](#)
- 35      [12-2132](#)      Resolution for the reappointment of Judge Nancy Robb as Presiding Judge of the Grand Prairie Municipal Court of Record  
**Attachments:**    [12-2132 Judge Robb.doc](#)
- 36      [12-2131](#)      Resolution reappointing Associate Judge Chad Owen Bull as Associate Judge at the Grand Prairie Municipal Court for a term of two years  
**Attachments:**    [12-2131 Judge Bull.doc](#)
- 37      [12-2182](#)      Resolution approving commitments of fund balances applicable to Capital Improvement Projects
- 38      [12-2078](#)      Resolution updating the City's Financial Management Policy
- 39      [12-2095](#)      Ordinance providing for the acquisition of a sanitary sewer easement from American Inn, Joint Ventures for the FY 11 I&I Replacements Project, in exchange for the abandonment of unneeded portions of two general easements near the intersection of Beltline and Tarrant Roads and a payment of \$2,000  
**Attachments:**    [EXHIBIT A AND B FOR AMERICAN INN 9-21-12](#)  
                                 [doc03151420120928144117](#)  
                                 [Fiscal Impact Statement 611.63](#)
- 40      [12-2087](#)      Ordinance authorizing the issuance of Water Wastewater System Revenue Bonds, New Series 2012
- 41      [12-2111](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget; and a construction contract with Barson Utilities, Inc. in the amount of \$1,138,700.50; \$28,468 for materials testing; \$68,322 for in-house engineering; and a 5% contingency of \$56,935; for a total of \$1,292,425.50, for construction of the FY 12 Wastewater Main Replacements Project  
**Attachments:**    [letter of recommendation](#)  
                                 [FIS 01208201-03](#)  
                                 [FIS 013105203](#)
- 42      [12-2126](#)      Ordinance providing for a 180-day moratorium on permitting of group homes or boarding homes

- 43**      [12-2133](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget; and an Engineering Contract (Phase I) with Cobb, Fendley & Associates, Inc. in the amount of \$37,438, and a 5% contingency of \$1,872, for a total of \$39,310, to provide Engineering Services, Geotechnical Testing, Investigation and Propose Solutions and Cost Estimates for the Trinity River Levee Stabilization at the Grand Prairie Landfill  
**Attachments:**    [Fiscal Impact Statement 613.100](#)
- 44**      [12-2141](#)      Ordinance approving commitments of fund balances applicable to Capital Improvement Projects
- 45**      [12-2142](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget; and Demolition and Asbestos Removal Contract with Garrett Demolition, Inc. in the amount of \$107,050; Professional Services Contract with Advanced Environmental Analysis Inc. for Asbestos Monitoring Services in the amount of \$20,000, for the demolition of 2337 Doreen Street, in the total amount of \$127,050  
**Attachments:**    [Fiscal Impact Statement 613.99](#)  
                                 [doc20121003124424](#)
- 46**      [12-2155](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget; and Engineering Contract with Espey Consultants, Inc. dba RPS Espey, to provide preliminary and final project design for the CWSRF 2013 Wastewater Replacement Mains in the amount of \$241,342, and a 5% contingency of \$12,067, for a total of \$253,409  
**Attachments:**    [FIS 01310101](#)
- 47**      [12-2157](#)      Ordinance amending Schedule III of the Traffic Register for reduced Speed School Zone time changes for Adams Middle School and a new School Zone for Advantage Academy
- 48**      [12-2165](#)      Ordinance calling a public hearing at 6:30 p.m. on November 20, 2012, on proposed paving assessments for Sara Jane Parkway improvements from its dead end east of Great Southwest Parkway to Forum Drive  
**Attachments:**    [doc20121005163338](#)  
                                 [doc20121005163345](#)  
                                 [OPINION OF VALUE LTR AS OF 8-8-12](#)  
                                 [TRACT 1 AND 2 AERIAL EXHIBITS](#)
- 49**      [12-2183](#)      Ordinance authorizing the abandonment of an unneeded drainage, access and utility easements at 2950 W. Interstate 20  
**Attachments:**    [Exhibits for Easement Abandon-POGP](#)

### Public Hearing Consent Agenda

- 50      [12-1942](#)      SU120903 - Specific Use Permit - 2815, 2849, 3001, 3049, 3101, 3149, 3201 E. Main Street (City Council District 5). Approval of a Specific Use Permit for outside storage of portable buildings and storage containers on 29.75 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is McGrath 180 LLC (Randle F. Rose, CAD) and the agent is William Winkelmann & Associates, Inc. (On October 1, 2012, the Planning and Zoning Commission tabled this case by a vote of 9-0 until the applicant reactivates the case.)

**Legislative History**

9/18/12	City Council	Tabled
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- 51      [12-2076](#)      Z121002/CP121001 - Zoning Change/Concept Plan - 2101 Duncan Perry Road (City Council District 1). Approval of a Zoning Change from Single Family-One (SF-1) District to a Planned Development for single family residential use and a Concept Plan for 75 single family lots on 21.50 acres. The subject property is zoned Single Family-One (SF-1) District and is generally located east of N. Highway 360 and north of Avenue K East. The owner is James L Byers, the applicant is Don Allen, D R Horton-DFW West, the agent is Thomas Juhn, JBI Partners. (On October 1, 2012, the Planning and Zoning Commission tabled this case by a vote of 9-0 until the applicant reactivates the case.)

### **Public Hearing on Zoning Applications**

- 52      [12-1875](#)      SU120804 - Specific Use Permit - 1702 W. Main Street (City Council District 5). Approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N.W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District. The owner is Al-Aboody Abrhamim, the applicant is M.S. Keeton, and the agent is Joe Diaz. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

**Attachments:**      [Exhibit A.pdf](#)

[Density & Dimensional Impact.pdf](#)

[P&Z MINUTES 10-01-12.pdf](#)

**Legislative History**

8/21/12	City Council	Tabled
9/18/12	City Council	Tabled

- 53**      [12-1941](#)      SU120902 - Specific Use Permit - 2717, 2801, 2805 E. Main Street (City Council District 5). Approval of a Specific Use Permit for an autobody and paint shop with auto sales retail and wholesale as a part of an automotive use facility located on 19.86 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is P. Lawler Enterprises LTD and the agent is Winkelmann & Associates, Inc. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

**Attachments:**    [Exhibits.pdf](#)

[P&Z Draft Minutes 9-10-12.pdf](#)

**Legislative History**

9/18/12      City Council      Tabled  
*William Winkelmann, 6750 Hillcrest Plaza #325, Dallas, TX 75230, submitted a speaker card in support of this item.*

- 54**      [12-2073](#)      S121002/SU121002 - Site Plan/Specific Use Permit - 5203 Lake Ridge Parkway (City Council District 6). Approval of a Site Plan and Specific Use Permit for a minor care facility with emergency services on 1.888 acres. The subject property is zoned Planned Development 267 (PD-267) District and Planned Development 267A (PD-267A) District. The property is located on the southwest corner of W. Camp Wisdom Road and Lake Ridge Parkway and is within the Lake Ridge Parkway Overlay District. The owner is Office Equity Solutions, the applicant is Office Equity Solutions, Andrew Miller, and the agent is BHB Engineering & Surveying, Konstantine Bakintas. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

**Attachments:**    [S121002 SU121002.Den & Dim.pdf](#)

[S121002 SU121002 \(Exhibit A\).pdf](#)

[P&Z MINUTES 10-01-12.pdf](#)

- 55**      [12-2074](#)      S121003/SU121001 - Site Plan/Specific Use Permit - 2640 W. Interstate 20 (City Council District 4). Approval of a Site Plan and a Specific Use Permit for a restaurant with drive-through on 1.29 acres. The subject property is zoned Planned Development 32 (PD-32) District and is situated on the north side of W. Interstate 20, being generally located west of S. Great Southwest Parkway. The property is located within the Interstate Highway 20 (IH-20) Overlay District. The owner/applicant is Legacy Holdings LLC. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

**Attachments:**    [Exhibit A.pdf](#)

[DENSITY & DIMENSIONAL IMPACTS.pdf](#)

[P&Z MINUTES 10-01-12.pdf](#)

- 56      [12-2075](#)      Z121001 - ZONING CHANGE - 1214 Parker Road (City Council District 1). Approval of a Zoning Change from Single Family-One (SF-1) District to a Planned Development for Light Industrial (LI) District on 1.091 acres. The subject property is generally located west of N. State Highway 161 and south of W. Rock Island Road and is located within the State Highway 161 (SH-161) Overlay District. The owner is Claylon and Daretia Cooper, the applicant is Primate Construction Inc., and the agent is Herb Beasley. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:**    [Z121001.Den & Dim Table.pdf](#)  
                         [Exhibit A.pdf](#)  
                         [P&Z MINUTES 10-01-12.pdf](#)
- 57      [12-2077](#)      Z121003 - Zoning Change - Mira Lagos D (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to Planned Development 271B (PD-271B) District for single family residences on 5.8 acres. The subject property is zoned Agriculture (A) District and is generally located west of Lake Ridge Parkway on the south side of England Parkway. The property is in the Lake Ridge Parkway Overlay District. The owner is First Texas Homes, Keith Hardesty and the applicant is Daniel Dewey, JBI Partners. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:**    [Z121003.Den & Dim Table.pdf](#)  
                         [Exhibits.pdf](#)  
                         [P&Z MINUTES 10-01-12.pdf](#)
- 58      [12-1878](#)      Z120802/SU120805 - Zoning Change/Specific Use Permit - 615 W. Jefferson Street (City Council District 2). Approval of a Zoning Change from Central Area (CA) District to a Planned Development (PD) District for all uses allowed in the Central Area (CA) District plus a Specific Use Permit for auto tire repair and auto accessory sales and installation on 0.178 acres. The subject property is zoned Central Area (CA) District and is within Central Business District Number Two (CBD-2) Overlay District. The property is generally located east of S. Carrier Parkway on W. Jefferson Street. The owner is Arturo Torres and the applicant is M.S. Steve Keeton. (On October 1, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)
- Attachments:**    [DinDimReq.pdf](#)  
                         [Exhibit A.pdf](#)  
                         [P&Z MINUTES 10-01-12.pdf](#)
- Legislative History**
- 8/21/12              City Council                              Tabled

### Items for Individual Consideration

- 59      [12-2104](#)      License to DFW Midstream Services, LLC for installation of a gas pipeline along and across City property and streets along Great Southwest Parkway between Avenue H East and Avenue J East and across Avenue K East.  
**Attachments:**    [DFW MIDSTREAM AGENDA EHXIBIT 9-25-12](#)
- 60      [12-2193](#)      Ordinance amending the FY 2012/2013 Baseball Debt Service Fund; Contract with Hellas Construction Inc. for synthetic turf for QT Ballpark in the amount of \$1,041,885, Material Testing in the amount of \$7,500, Drainage Review in the amount of \$3,500 and 5% contingency in the amount of \$52,095 for a total project cost of \$1,104,980  
**Attachments:**    [12-2193 FS Baseball Fund 2013.xls](#)
- 61      [12-2070](#)      Renewal of City Manager's Contract
- 62      [12-2135](#)      Board and Commission Appointments  
**Attachments:**    [Nomination Sheet](#)

### 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 12, 2012.*

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*Catherine E. DiMaggio, City Secretary*

*The Grand Prairie City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8035. Reasonable accommodations will be made to assist your needs.*