



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, August 19, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [14-3943](#) Sister City Committee - Mission and 5-year Strategic Business Plan - Presented by Brenda Reuland, Sister City Committee Chairman
- 2 [14-3963](#) Solid Waste and Recycling Program Recommendations - Presented by Dr. Patricia Redfearn, Solid Waste 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" Tommy Winn and Leland Gjetley v. City of Grand Prairie, Cause No. DC-11-08305-J and related cases*
- (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, VRM Chaplain

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

Presentations

- 3 [14-3971](#) Eagle Scout Certificate - Presented to Kenneth Tillman, Jr.

Attachments: [Kenneth Tillman EAGLE SCOUT CERTIFICATE OF RECOGNITION.doc](#)

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.

- 4 [14-3950](#) Minutes of the July 22, 2014 CIP Worksession and the August 5, 2014 Meeting

 Attachments: [Council Minutes 08-05-2014](#)
 [Council Minutes 07-22-2014 CIP Worksession](#)

- 5 [14-3879](#) Contract with J. Bob's Kettle Corn dba Harrison Foods, for one year with four one-year renewal options for concession at Prairie Lights with a 20% commission back to the City, based on gross revenues collected by vendor of \$120,000 (Estimated).

 Attachments: [14-3879 Expenditure - J Bob's Kettle Corn](#)

- 6 [14-3885](#) One-year Wrecker/Towing Service Contract, which is the fifth of ten available one-year renewals with the current wrecker contractor, Dave's Hi-Way Wrecker Service

 Attachments: [14-3885.doc](#)

- 7 [14-3890](#) Mutual agreement with the Grand Prairie Independent School District to serve as a "Facility" to provide an internship for assisting in the teaching of school district students in their Career and Technical Education (CTE) Program

- 8 [14-3925](#) Change Order #1 with Gardner Telecommunications, Inc. of Mesquite, TX in the amount of \$6,392 for the installation of fiber conduit to the proposed video board structure at Carrier Pkwy at IH 20 to facilitate communication to the new digital signs.

 Attachments: [FIS 01303003.doc](#)

- 9 [14-3931](#) Price agreement for utility cut restorations from New Star Grading (\$1,156,800 annually) and a secondary award to VA Construction, Inc. for one year with the option to renew for four additional one year periods totaling \$5,784,00 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 01413703](#)
 [14122 Utility Cuts - CCC Exhibit](#)

- 10 [14-3934](#) Purchase of haul tractor from Porter Truck Sales, in the amount of \$76,473.50, and a 55-ton detachable neck trailer from Interstate Trailers, Inc, in the amount of \$63,796.00, for a total cost of \$140,269.50
Attachments: [14-3934 Tractor and Trailer tab.xlsx](#)
[14-3934 Opr Bud.docx](#)
[14-3934 Opr Bud 18935.docx](#)
- 11 [14-3937](#) Revision to fully exercised price agreement total for the Reynolds Asphalt & Construction, Co. for pavement resurfacing service from \$12,098,670 to \$14,878,844 (Ref: 8/5/14 Council Agenda Item 14-3852)
- 12 [14-3957](#) Construction contract with PC Contractors, LLC in the amount of \$108,914.02 for the Ed Smith Court storm drain outfall improvements; material testing in the amount of \$6,376.75, in-house engineering in the amount of \$5,445; a 5% contingency of \$5,445 for a total project cost of \$126,180.77
Attachments: [Letter of Recommendation - Halff](#)
[FIS 01305103](#)
- 13 [14-3958](#) Professional engineering services contract with Freese and Nichols, Inc. in the maximum amount of \$219,000, for professional design and surveying services for Oakdale Road paving and drainage improvements between Roy Orr Blvd and State Highway 161
Attachments: [FIS 01406303](#)
- 14 [14-3949](#) Resolution designating Asia Times Square as a reinvestment zone and granting a 50% / 7 year partial tax abatement to LGSW Capital Investment, LLC (Asia Times Square) on real estate improvements
- 15 [14-3896](#) Resolution to Appoint Judge Paul Hamilton as an Alternate Judge of the Municipal Court
Attachments: [14-3896 Judiciary Expenditure Information Form.doc](#)
- 16 [14-3940](#) Ordinance amending Schedule III of the Traffic Register setting effective times and 20 mph reduced speed school zone on Church Street between NE 2nd St and NE 4th St for Uplift Grand Preparatory Academy
Attachments: [Exp 14-3940 251910-63115.doc](#)
- 17 [14-3924](#) Ordinance amending Schedule II of the traffic register by establishing a 45 mph speed limit on Lake Ridge Pkwy. from Polo Road to IH 20
- 18 [14-3888](#) Ordinance amending the FY 2013/2014 Capital Improvement Project Budget and a contract with Espey Consultants, Inc. DBA RPS for wastewater issues support in the amount of \$61,000, plus a 5% contingency of \$3,050, for a total of \$64,050
Attachments: [FIS 01413803](#)

Public Hearing Consent Agenda

- 19 [14-3905](#) SU140201/S140201 - Specific Use Permit/Site Plan - 4412 E Jefferson St (City Council District 5). Consider a request for approval of a Specific Use Permit and Site Plan for an Auto Salvage facility on 4.215 acres. The property, zoned Heavy Industrial (HI) and within the Central Business District No. 4, is located north of East Jefferson Street and east of Woodland Drive. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller. (Staff recommends the City Council table this case until it is heard by the Planning and Zoning Commission.)

Public Hearing on Zoning Applications

- 20 [14-3739](#) S140602 - Site Plan - Wildlife Commerce Park Building II (City Council District 1). Approve a site plan to construct a 344,400-square-foot speculative warehouse building. The 17.22-acre property, generally located at the southwest corner of the Wildlife Parkway/Belt Line Road intersection, is zoned Planned Development 217C (PD-217C) for Commercial, Retail, and Light Industrial. The applicant is Lorelei Mewhirter, O'Brien & Associates. (On June 2, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0. City Council tabled this case on July 15, 2014.)

Attachments: [PON.pdf](#)

[Property Notifications.pdf](#)

[Location Map.pdf](#)

[P & Z Exhibits.pdf](#)

[PZ DRAFT MINUTES 6-2-14.pdf](#)

[Wildlife Commerce Park TIA - FINAL 8 14 14.pdf](#)

- 21 [14-3826](#) SU140701 - Specific Use Permit - Acker Transportation Services (City Council District 1). Approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 4.207 acres. The subject property, addressed as 400 E. Shady Grove, is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the south side of E. Shady Grove. The applicant is Stephen Acker, Acker Transportation Services and the owner is A. R. Taylor. (On July 7, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 5-1. The City Council tabled this item on July 15, 2014.)

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

[Exhibit B - Legal Description.pdf](#)

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

[Exhibit D - Landscape Plan.pdf](#)

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

[Exhibit F - Geotechnical Report - 400 Shady Grove Road.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[PZ DRAFT MINUTES JULY 7, 2014.pdf](#)

- 22** [14-3908](#) SU140702 - Specific Use Permit - 521 W. Marshall Drive (City Council District 2). Consider a request for a Specific Use Permit for Automotive Uses; Tire Sales (New and Used), Car Wash and Detailing, Quick Lube & Tune Services (Oil Change), and Minor Auto Repair. The subject property is located at 521 W. Marshall Dr. and zoned General Retail District (GR). The owner/applicant is Pastor Gomez. (On August 4, 2014, the Planning and Zoning Commission denied this request by a vote of 8-0.)

This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Site Plan.pdf](#)

[Operational Plan.pdf](#)

[Dumpsteragreement.pdf](#)

[Neighbor Letters.pdf](#)

[CC Appeal Request.pdf](#)

[PZ Draft Minutes 8-4-14.pdf](#)

[Letter of Disapproval.pdf](#)

[Update Site Plan 080914.pdf](#)

- 23** [14-3909](#) SU140801/S140801 - Specific Use Permit/Site Plan - Home 2 - Suites by Hilton (City Council District 4). Approve a site plan to construct a four-story-63,225-square-foot-63-room hotel. The 2.30-acre property, located at 2123 W. IH-20, zoned Planned Development 30 (PD-30) for commercial, retail, and residential uses, is within the Interstate 20 Highway (I-20) Overlay District. The agent is Amir Safvat, Mayse and Associates, Inc. and the owner is Daryl Snadon, I-20 and Matthew Road Partners, LLC. (On August 4, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

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

[Exhibit B - Location Map.pdf](#)

[PON.pdf](#)

[Property Notifications.pdf](#)

[Statement of Operations.pdf](#)

[H2-Exception Request.pdf](#)

Items for Individual Consideration

- | | | |
|----|-------------------------|---|
| 24 | 14-3883 | Public hearing on proposed tax rate - Hold a public hearing seeking citizen comments on proposed tax rate of \$0.669998 per \$100 assessed valuation in accordance with the Texas Property Tax Code

<u>Attachments:</u> Notice of Proposed Rate City of Grand Prairie |
| 25 | 14-3608 | Appoint Members of the Crime Control and Prevention Board for two-year terms

<u>Attachments:</u> Board List |
| 26 | 14-3966 | Appointments to City Boards |

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 15, 2014.

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.