



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda City Council

---

Tuesday, December 11, 2012

4:30 PM

Council Chambers

---

### Call to Order

### Staff Presentations

- 1      [12-2284](#)      Police Take Home Vehicle Program - Presented by Police chief Steve Dye and Gary Nichols, Fleet Manager
- 2      [12-2315](#)      Discussion of Rock Island Road - Presented by Tom Hart, City 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" City of Grand Prairie v. Winn Gjetley Cause No. CC-11-07832-E, DC-11-08305-J*
- (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: Dr. Bill Skaar, First Baptist Church**

**Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Greg Giessner**

### Presentations

- 3      [12-2267](#)      Employee of the Month - Presented by Doug Cuny, Utility Customer Service Manager  
**Attachments:**      [EOM - Sylvia Molinar - Dec 2012](#)

### 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.*

- 4      [12-2316](#)      Minutes of the November 20, 2012 Meeting  
**Attachments:**      [Council Minutes 11-20-2012](#)
- 5      [12-2109](#)      Change Order No. 4 in the net amount of \$81,095.76 with SJ Louis for Freetown Combo for Freetown Road Phase I, 30" Water Line along Robinson Road and 12" Water Main in Carrier Parkway  
**Attachments:**      [Exhibit](#)  
                                 [FIS 02120201](#)  
                                 [FIS 02120204](#)  
                                 [FIS 02120206](#)
- 6      [12-2263](#)      Two-Year Engineering Contract for Continued Groundwater Monitoring Services by Weaver Boos Consultants LLC Southwest at cost of \$54,644  
**Attachments:**      [GW Monitoring.docx](#)
- 7      [12-2271](#)      Purchase four (4) 2013 John Deere 310SK Backhoe Loaders with three (3) 2013 Okada ORV1300 Hydraulic Jackhammer attachments in the amount of \$429,002  
**Attachments:**      [361111 68300.doc](#)  
                                 [361211 68300.doc](#)
- 8      [12-2276](#)      Purchase of Landfill Equipment through Texas Procurement and Support Services (TPASS):  
            a. Volvo G940B Motor Grader (\$226,996) from Romco Equipment Company  
            b. Volvo A25F 6x6 Articulated Hauler (\$324,991) from Romco Equipment Company  
**Attachments:**      [SW Equip Acq Purchases.doc](#)
- 9      [12-2278](#)      Purchase, installation, activation and monitoring of thirty (30) Smart Cover - S from Hadronex, Inc. through the Buy Board interlocal cooperative agreement, in the amount of \$122,550  
**Attachments:**      [12-2278 FY13 Manhole Flow Covers.doc](#)

- 10      [12-2283](#)      Purchase Two Bucket Trucks for Street Services, for a total amount of \$225,423.50 through Buy Board  
**Attachments:**    [12-2283 Bucket Trucks Fiscal Impact.xls](#)  
   [12-2283 Bucket Trucks Expndtr Info Form.doc](#)
- 11      [12-2287](#)      Purchase of five Half Ton Pickups from Randall Reed's Prestige Ford in the amount of \$88,500  
**Attachments:**    [12-2287 Half Ton Trucks Expenditure Information Form.doc](#)
- 12      [12-2291](#)      Price Agreement for Asphalt Road Surfacing Products from APAC Texas, Inc. (\$137,000 annually) through a Master Inter-local agreement with Tarrant County, for one year with the option to renew for two (2) additional one year periods totaling \$411,000 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:**    [12-2291 Asphal Road Surfacing Products Expenditure Information Form.doc](#)
- 13      [12-2296](#)      Price Agreement for Water Meter Testing and Repairs from UWS, Inc. (\$33,500 annually), for one year with the option to renew for ---two additional one year periods totaling \$100,500 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:**    [12121 Expenditure Information Form](#)
- 14      [12-2310](#)      Airport Leases - Uniflight, LLC and Landord's Waiver and Consent - Uniflight, LLC, Hangar Locations 10 North B and 10 North C - in favor of Gibraltar Business Capital, LLC and Boathouse Capital LP
- 15      [12-2311](#)      Airport Office Lease - Suite 102, Grand Prairie Municipal Airport Terminal - Dennis Lauterbach
- 16      [12-2277](#)      Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Cedar Hill, Texas  
**Attachments:**    [Cedar Hill Resolution.doc](#)
- 17      [12-2288](#)      Resolution ratifying the City Manager's application for a grant from the Texas Department of Transportation to fund additional DWI enforcement during the holiday seasons including Christmas, New Years, Spring Break, Independence Day and Labor Day in the amount of \$20,000

- 18      [12-2254](#)      Resolution appointing James Cain, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for three Tax Increment Financing (TIF) Zones  
**Attachments:**      [TIF Board Members](#)
- 19      [12-2312](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget for the purchase and installation of a Full Color Digital Message Center for \$75,599 from RaceLight Signs through The Interlocal Purchasing System  
**Attachments:**      [12-2312 - Airport Sign - Fiscal Impact Summary.doc](#)
- 20      [12-2161](#)      Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget and Change Order/Amendment No. 2 with Teague, Nall and Perkins for Freetown Road Design in the amount of \$73,152  
**Attachments:**      [Fiscal Impact Statement 610.31](#)  
   [FIS 613.103](#)
- 21      [12-2251](#)      Ordinance authorizing the expenditure of \$131,920.92 for the construction of a single family dwelling at 713 College; and awarding the construction bid to Symone Construction Services in the same amount.
- 22      [12-2262](#)      Joint Ordinance and Boundary Agreement between the City of Mansfield and the City of Grand Prairie releasing and accepting corporate limits  
**Attachments:**      [Exhibits](#)
- 23      [12-2270](#)      Ordinance amending the FY12/13 Capital Improvement Project Budget; and a contract in the amount of \$1,198,800 with Fryer Construction Company to provide all labor, equipment, materials, professional services and incidentals required to complete the reference project located at Traders Village 2.0 MG Elevated Storage Tank, 2850 Safran Drive, and Peninsula 2.0 MG Elevated Storage Tank, 6720 South Highway 360, and a 5% contingency in the amount of \$59,940, for a total project cost of \$1,258,740  
**Attachments:**      [12-2270 FIS FY12 Water Tank.doc](#)
- 24      [12-2289](#)      Ordinance increasing the Police Department's authorized Civil Service positions, for Fiscal Year 2013, from 234 to 235.
- 25      [12-2272](#)      Ordinance authorizing the issuance of General Obligation Refunding Bonds, Series 2012

- 26      [12-2295](#)      Ordinance amending the FY 2012/2013 Capital Improvements Project Budget; and a construction contract with Barson Utilities, Inc. in the amount of \$1,255,014 for FY 2011/2012 I&I Replacements; material testing of \$31,376; in-housing engineering of \$62,751, and a 5% contingency of \$62,751, for a total project cost of \$1,411,892

Attachments:    [Letter of Recommendation](#)  
[FIS 12-2295.doc](#)

### Public Hearing Consent Agenda

- 27      [12-1939](#)      S120901 - Site Plan - Western Dental (City Council District 6). Approval of a Site Plan for a dentist office and restaurant located on 1.38 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located on the northwest corner of W. Camp Wisdom Road and Magna Carta Boulevard. The property is within the State Highway 360 (SH-360) Overlay District. The owner is The Trilogy Group and the applicant is Icon Consulting Engineers, Bruce Dunne. (On November 26, 2012, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

Legislative History

9/18/12              City Council                      Tabled

- 28      [12-2201](#)      SU111102A - Specific Use Permit Renewal - 3055 Kingswood Boulevard (City Council District 6). Approval of the renewal of a Specific Use Permit for a general automotive shop on 0.5820 acres that also includes the following activities: indoor tire sales, oil/lube and tune service, engine/major component repair, state inspection services, and muffler repair. The subject property is zoned Planned Development 178 (PD-178) District and is located east of the intersection of Kingswood Boulevard and State Highway 360. The subject property is located within the State Highway 360 (SH-360) Corridor Overlay District. The owner/applicant is Diab M. Alia. (On November 26, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

Attachments:    [EXHIBIT.pdf](#)  
[SU111102A PZ Minutes 11-26-12.pdf](#)

Legislative History

11/20/12              City Council                      Tabled

- 29      [12-2223](#)      SU121201/S121201 - Specific Use Permit/Site Plan - Sunbelt Self-Storage (City Council District 6). Approval of Specific Use Permit and Site Plan for a mini storage facility with outside storage on 4.63 acres. The subject property is zoned Commercial-One (C-1) District and is located within the State Highway-360 (SH-360) Overlay District. The property is located on the northwest corner of New York Avenue and Mirabella Boulevard. The owner/applicant is Sunbelt Land Development 360, LTD and agent is Walter Nelson. (On November 26, 2012, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

### Public Hearing on Zoning Applications

- 30      [12-2224](#)      Z121201/SU121202 - Zoning Change/Specific Use Permit - 1601 N. Carrier Parkway (City Council District 1). Approval of a Zoning Change from Planned Development 289B (PD-289B) District to a Planned Development District and a Specific Use Permit for a convenience store with gasoline sales on 1.31 Acres. The subject property is located on the northwest corner of W. North Carrier Parkway and Roy Orr Boulevard. The owner is RRKR Ventures, Ltd., the applicant is Mycoskie McInnis Associates, and the agent is Jerry Marsalis. (On November 26, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

**Attachments:**    [DENSITY AND DIMENSIONAL IMPACTS.pdf](#)

[Exhibits.pdf](#)

[PON Comparison 17 by 11.5.pdf](#)

[Z121201 SU121202 PZ Minutes 11-26-12.pdf](#)

- 31      [12-2243](#)      Z121202 - Zoning Change - Lightning Motorsports (City Council District 2). Consideration of a request for the approval of a Zoning Change from Planned Development 163 (PD-163) to Planned Development 163A (PD-163A) District for Commercial uses with restrictions. The amendment shall allow all existing uses and indoor operations of a private vehicle maintenance facility, with general auto repair, indoor storage of recreational vehicles in an existing warehouse building, and outdoor parking of vehicle inventory. The 1.4458 acre site is located east of S. Highway 161, on the north side of Marshall Drive approximately 340 feet west of Carrier Parkway. The property is located within the State Highway 161 Overlay District. The owner/applicant is Bylo Properties. (On November 26, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

**Attachments:**    [Density and Dimensional Impacts.pdf](#)

[Exhibits.pdf](#)

[Z121202 PZ Minutes 11-26-12.pdf](#)

### Items for Individual Consideration

- 32**      [12-2274](#)      **Public Hearing and Ordinance - Street Name Change Case Number SNC121201:** Thayre Circle (City Council District 4) - Approval of a Street Name Change for the purpose of changing Thayre Circle to Berry's Way. The private street is generally located west of State Highway 161 and south of W. Marshall Drive.  
**Attachments:**    [Exhibit A.pdf](#)
- 33**      [12-2275](#)      **Public Hearing and Ordinance - Street Name Change Case Number SNC121202:** Musselman Drive (City Council District 4). Approval of a Street Name Change for the purpose of changing Musselman Drive to Berry Drive. The private street is generally located west of State Highway 161 and south of W. Marshall Drive.  
**Attachments:**    [Exhibit A.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 December 7, 2012.*

---

*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.*