

# **City of Grand Prairie**

City Hall 317 College Street Grand Prairie, Texas

# Meeting Agenda City Council

Tuesday, December 15, 2015	4:30 PM	Council Chambers
		317 College Street

## Call to Order

#### **Staff Presentations**

1	<u>15-5192</u>	Overview of the SH360 South Extension Project - Presented by Jason McLear, Project Manager, and Keith Bilbrey, Public Information Coordinator, 360 South Project
2	<u>15-5190</u>	Open Carry Video - Presented by Chief Steve Dye, Lisa Norris, Human Resources Director, and Megan Mahan, Assistant City Attorney

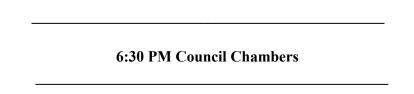
## **Agenda Review**

#### **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**



Invocation: Pastor Perry Crenshaw Pledge of Allegiance to US Flag and to the Texas Flag led by Deputy Mayor Pro Tem Clemson

# **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.

3	<u>15-5218</u>	Minutes of the November 17, 2015 Council Meeting
		Attachments: Minutes 11-17-2015.pdf
4	<u>15-5107</u>	Annual Software Support and Maintenance to Sungard Public Sector for NaviLine Applications in the amount of \$51,015.59 <u>Attachments:</u> Exp 15-5107.doc
5	<u>15-5164</u>	Award a professional services contract to Brandstetter Carroll Inc., in the amount of \$130,000 and approve a 5% contingency of \$6,500, total cost of \$136,500 for architectural services updating of the Parks, Recreation and Open Space Master Plan  Attachments: 15-5164 Park Master Plan - Capital Projects Budget Summary .xlsx
6	<u>15-5188</u>	Price agreement for electrical install, maintenance and repairs from Ed's Electric Service in the amount of \$200,000 for six (6) months with the option to renew for three (3) one year periods totaling \$1,400,000 if all extensions are exercised utilizing the Master Inter-local agreement with the City of Hurst; 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
7	<u>15-5191</u>	License for Natitex, Ltd., to construct am 8-inch sanitary sewer line in a specific 20-foot wide location on the east side of SH161 at Desco Lane and Dickey Road for an initial term of 29 years  Attachments: EXHIBIT A FOR AGENDA ITEM.pdf
8	<u>15-5194</u>	Contract with LandWorks for Landscape Maintenance for \$109,872 in Forum Estates PID (Council District 4) <u>Attachments:</u> Exhibit A-Budget 5yr service plan-FY16-FR 8-27-15.pdf
9	<u>15-5209</u>	Contract with LandWorks for Landscape Maintenance for \$119,619 in High Hawk PID (City Council District 6) <u>Attachments:</u> Exhibit A-Budget 5yr service plan-FY16-HH.pdf
10	<u>15-5213</u>	Contract with Site Landscape Development for landscape maintenance (\$366,617.54) in Westchester PID (Council District 6) <u>Attachments:</u> Exhibit A-Budget 5yr service plan-FY16-WC.pdf

11	<u>15-5180</u>	Purchase of three (3) 2016 CATERPILLAR INC Model: 430F2 Backhoe
		Loaders for Public Works (Streets) and Public Works (Water/Wastewater)
		through a national, interlocal agreement with Buyboard from Holt Cat in the
		amount of \$320,967
		Attachments: 2016 CAT 430F2.pdf
		Equipment Acquisition Fund.doc
		WasteWater Maintenance WWTR.doc
12	<u>15-5212</u>	Purchase five (5) units: two (2) Toro Groundsmaster 4500-D, two (2) Toro
		Groundsmaster 360, and one (1) Toro Groundsmaster 5900, totaling
		\$265,975.94 from Professional Turf Products, L.P. through Buy Board
		Cooperative Purchase Agreement
		Attachments: 2016 GM 360.pdf
		2016 GM 4500.pdf
		2016 GM 5900.pdf
		Equipment Acquisition Fund.doc
		Lake Parks CIP Fund.doc
13	<u>15-5215</u>	Purchase one (1) 2017 Freightliner M2-106 Water Tank Truck from Houston
		Freightliner in the amount of \$92,310 through an Interlocal Agreement with
		Houston-Galveston Area Council (HGAC)
		Attachments: Copy of HGAC Contract Pricing Sheets Grand Prairie Tank M2-106 2017.xls
		Solid Waste Fund.doc
14	15-5229	Purchase of one (1) Komatsu Wheel Loader-Model: WA 320 from Kirby-Smith
14	15-5229	Machinery in the amount of \$194,990 through an Interlocal Agreement with
		Houston-Galveston Area Council (HGAC)
		Attachments: 2016 Komatsu Wheel Loader-WA320.pdf
		Equipment Acquisition Fund.doc

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Purchase of one (1) 2016 Dodge Ram 4500, 1 1/2 ton crew cab pickup with utility body, one (1) 2016 Dodge Ram 3500, 1-ton pickup with utility body, two (2) 2016 Dodge Ram 3500 1-ton flatbed pickups, and, two (2) 2016 Dodge Ram 3500 1-ton pickups with dumpbeds from Freedom Dodge in the amount of \$240,162 through an Interlocal Agreement with Houston-Galveston Area Council (HGAC)

Attachments: Solid Waste Fund.doc

**PVEN General Fund.doc** 

2016 Ram 3500 4x2 Dump Bed.xlsx

2016 Ram 3500 4x4 Utility Body.xlsx

2016 Ram 3500 ParksFlatBed.xlsx

2016 Dodge Crew 4500 Utility Body (2).xlsx

**Equipment Acquisition Fund.doc** 

WaterWasteWater Fund.doc

**16** <u>15-5222</u>

Award bid to Freedom Chevrolet (\$37,000) for the purchase of one 1-ton cutaway van with utility body; Sam Pack's Five Star Ford (\$93,490) for five mid-size sedans, and, (\$127,342) for the purchase of four 3/4 ton pickups with utility bodies; and to Longhorn Harley-Davidson (\$66,004.05) for three Police pursuit vehicles (PPV) motorcycles, for a combined total of \$323,836.05

Attachments: 16027 Tabulation Exhibit D.pdf

Copy of RFB 16022 - Bid Tab.xlsx

16026 Tabulation.pdf

RFB 16025 Bid Tabulation.xlsx

15-5222 Expenditure Info.docx

**17** 15-5224

Lease Option - 24 South B - Timeless Hangars, Inc.

**18** <u>15-5237</u>

Purchase of library furniture, signage and general furnishings from Cultural Surroundings (\$273,244), Intelligent Interiors (\$108,691), Adagio (\$168,124), Southern Aluminum (\$5,886), GL Seaman (\$287,919), Libra-Tech (\$98,525), and Contrax (\$56,108) for a total of \$998,497

Attachments: 15-5237 Library Furniture Exhibit.docx

15-5237 FIS Library furniture Contracts.xlsx

19	<u>15-5241</u>	One year price agreement with Touch Them All Inc. dba First Check Applicant Screening to perform pre and post- employment background check services city-wide effective December 27, 2015 to December 26, 2016, in the amount of \$15,883 with the option to execute four one-year renewal options, resulting in a total estimated 5-year contract value of \$79,415; and authorize the City Manager to renew the agreement so long as the total contract value does not increase by more than \$50,000 or 25% or the original contract value and that such funds are appropriated annually in the city's budget
		<u>Attachments:</u> Expenditure Information-First Check.pdf
		Employment Screening Cost Analysis Summary.pdf  16004 Evaluation Spreadsheets - FINAL.pdf
20	<u>15-5242</u>	Purchase of twenty (20) CF-31 Panasonic "Toughbook" mobile laptops from Austin Ribbon and Computer (ARC), a State approved Department of Information Resources (DIR) vendor, in the amount of \$99,489.40 for the Police Department
		Attachments: 15-5242 - MDC Expenditure Form.docx
21	<u>15-5243</u>	Purchase of twenty-three (23) units of the Mobile Video Recording System from L-3 Communications Mobile-Vision, Inc., (L-3) at a cost of \$115,125 through an Inter-Local Agreement with the City of Dallas, Texas.  Attachments: Police 15-5243.docx
22	<u>15-5244</u>	Professional Engineering Services contract with Teague, Nall and Perkins, Inc. for paving, drainage and waterline design of Seeton Road between Grand Peninsula Parkway and Day Miar Road in the amount of \$424,800  Attachments: 15-5244 TNP Escrow.xlsx  15-5244 TNP.xlsx
23	<u>15-5219</u>	Resolution granting a 380 Incentive Agreement for IKEA Property, Inc. in the amount of \$6,000,000
24	<u>15-5245</u>	Resolution authorizing the City Manager to apply for and accept, if awarded, funding from the Tarrant County 9-1-1 District's "2016 P25 Radio Interoperability Assistance Program" to purchase Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$151,349
25	<u>15-5246</u>	Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (STEP) grant from the Texas Department of Transportation (TxDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$427,823.85
26	<u>15-5240</u>	Resolution updating the City's Financial Management Policy
		Attachments: Financial Management Policies (clean final) (3).docx

27	<u>15-5220</u>	Resolution authorizing the City Manager to execute a Master Inter-local
		agreement between the City of Grand Prairie and the Educational & Institutional
		Cooperative Services, Inc. (E&I)
		Attachments: 15-5220 E & I Resolution form.doc
28	<u>15-5079</u>	Resolution appointing members to Boards of Directors for two Tax Increment
		Financing (TIF) Zones, TIF #1 and TIF #3
		Attachments: TIF Board Members 11-18-15.pdf
29	<u>15-5238</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget
		for the purchase of hi-tech equipment from Cantus Computor Company of
		Carrollton, Texas to enhance the wireless signal allowing field input of work
		orders by maintenance/repair crews
		Attachments: 15-5238 Wireless.xlsx
		15-5238 Expenditure Information Form.doc
30	<u>15-5216</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget
		in the amount of \$1,094 and approval of Change Order No. 2 to the Aerofirma
		Corporation contract for construction of taxilanes associated with a
		development by Staggerwing Development #4, LLC
		Attachments: 15-5216 - Aerofirma Corporation Change Order #2.xlsx
	45 5047	
31	<u>15-5217</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget
		in the amount of \$26,282 to reimburse Timeless Hangars, Inc., and Aerofirma
		Corporation for leasehold improvements
		<u>Attachments:</u> 15-5217 - Taxilane Construction Reimbursement.xlsx
32	<u>15-5233</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget;
<u>-</u>		Change Order No. 4 with Texas Standard Construction in the amount of
		\$16,656.25 for Fargo Outfall Rehab project.
		Attachments: 15-5233 Capital Projects Budget Summary.xlsx
33	<u>15-5214</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget;
		Engineering contract with Dannenbaum Engineering Company in the amount of
		\$63,958.99, plus a 5% staff controlled contingency in the amount of \$3,197.95
		for a total project amount of \$67,156.94 for the preparation of engineering plans
		and environmental assessment for four (4) segments of Safe Routes to School
		sidewalks selected in the 2014 Transportation Alternative Program (TAP) call
		for project
		Attachments: 15-5214 - Safe Routes to School Sidewalks.xlsx

34	<u>15-5247</u>	Ordinance amending the FY2015/16 Capital Improvement Projects Budget and ratification of a construction contract with North Rock Construction for Emergency Repair and Replacement of the failed concrete drainage channel wall at 811 SE 4th Street (Indian Hill Branch) in the amount of \$244,244.56 with 5% contingency of \$12,212 for a total request of \$256,456.56  Attachments: 15-5247 North Rock.xlsx
35	<u>15-5161</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Electrical Improvements Project at the Grand Prairie Municipal Airport <u>Attachments:</u> 15-5161 - Capital Projects Budget Summary
36	<u>15-5157</u>	An ordinance amending the FY 2015/2016 Capital Improvement Projects Budget for a Texas Department of Transportation - Aviation Division (TxDOT-Aviation) Grant for a Wildlife Hazard Assessment Study <u>Attachments:</u> 15-5157 - Wildlife Hazard Assessment Study.xlsx
37	<u>15-5249</u>	Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Change Order/Amendment No. 4 with S.J. Louis Construction of Texas, Ltd. in the amount of \$183,563.30 for Avenue K Street Relief Trunk Sewer construction project  Attachments: 15-5249 Ave K.xlsx
38	<u>15-5235</u>	Ordinance amending Schedule II of the Traffic Register to establish a regulatory constrution speed zone reduction for the existing SH 360 travel lanes, throughout the limits of the SH 360 Design Build Project, in the City of Grand Prairie.
39	<u>15-5221</u>	Ordinance amending the Code of Ordinances, Chapter 15, "Library," amending Section 15-8 "Fines and Penalties," to allow staff to set fines and fees with Council approval during the annual budget process

# **Public Hearing Consent Agenda**

**40** 15-5139

SU151002/S151002 - Specific Use Permit/Site Plan - Gables at Green Oaks (City Council District 1). Approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.05-acre property, zoned General Retail-1 (GR-1) District, is located at 2150 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Martin Schelling, Conifer Real Estate, the applicant is Edward Eckart, Goodwin & Marshall, Inc., and the owner is Dennis Rainosek, Gables Realty LTD. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

Exhibit B - Elevations.pdf

Exhibit C - Landscape Plan.pdf

PZ Draft Minutes 12-07-15.pdf

**41** 15-5207

SU151201/S151203 - Specific Use Permit/Site Plan - Raising Cane's (City Council District 4). Approval of a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.72-acre Property, zoned Planned Development District-114A (PD-114A), is located at 2960 W. Camp Wisdom Road. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Robert Montgomery, Raising Cane's restaurant, and the owner is Dave Carter, Life In the Fast Food Lane. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

Exhibit B - Landscape Plan.pdf

Exhibit C - Elevations.pdf

PZ Draft Minutes 12-07-15.pdf

# **Public Hearing on Zoning Applications**

**42** <u>15-5203</u>

S151201 - Site Plan - Ikea (City Council District 2). Approve a Site Plan 296,836 sq. ft. IKEA, an international retail authorizing the development of a store that specializes in selling ready to assembly furniture, home appliances and décor, on Lot 1 (a 31.5908 acre tract) of the proposed Mayfield Road Retail Addition. The Site Plan includes a 13.7544 acre out lot, Lot 2 of the proposed Mayfield Road Retail Addition that is being reserved for future development. The subject 45.3452 acre property, zoned Planned Development 294 (PD-294) for General Retail (GR) District uses, is located at the southeast corner of S.H. The property is also located within the S.H. 161 161 and Mayfield Road. Corridor Overlay District. The applicant is Michael Doggett, Winkelmann and Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf Notify.pdf

Exhibit - Site Plan Package.pdf

IKEA Itr to Grand Prairie DRC - 111815 (2).pdf

Ikea TIA .pdf

PZ Draft Minutes 12-07-15.pdf

**43** 15-5208

USP151201 - Unified Signage Plan - Ikea (City Council District 2). Approve a Unified Signage Plan for IKEA, a proposed 296,836 sq. ft. international retail store that specializes in selling ready to assembly furniture, home appliances and décor. The signage plan includes a request for an off-premise sign to be located approximately 100 feet east of the SH 161 right-of-way line approximately 1,150 feet south of the S. Forum Drive right-of-way line. subject 45.3452 acre property, zoned Planned Development 294 (PD-294) for General Retail (GR) District uses, is located at the southeast corner of S.H. 161 and Mayfield Road. The property is also located within the S.H. 161 Corridor The Overlay District. applicant is Michael Doggett, Winkelmann Associates and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf Notify.pdf

Exhibit - Signage Plans.pdf

Wall Signage.pdf

PZ Draft Minutes 12-07-15.pdf

**44** 15-5206

SU030102B - Specific Use Permit Amendment - 1100 W Pioneer Pkwy (City Council District 2). Amendment to Specific Use Permit 726A and its corresponding site plan for Used Auto Sales. The property is 1.29 acres and is zoned Commercial (C) District with the S.H. 161 Corridor Overlay District. The property is addressed 1100 W Pioneer Pkwy, west of Robinson Rd. The agent is E.D. Hill and the owner is Heather and Ronnie Moreno. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: PON.pdf

Notify.pdf

Appeal Letter.pdf

Operational Plan.pdf

Exhibit A -Site Plan.pdf

Exhibit B - Location Map.pdf

PZ Draft Minutes 12-07-15.pdf

**45** 15-5128

SU150502/S150504 - Specific Use Permit/Site Plan - 1519 E Main Street (City Council District 5). Approval of a specific use permit for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3) and to codify any non-conforming uses. The subject site is located at 1519 E. Main St. The agent is Alfonso Lopez and the owner is Ricardo Flores. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

Exhibit B - Location Map.pdf

PZ CC Minutes.pdf

PZ Draft Minutes 12-07-15.pdf

**46** 15-5129

SU151101 - Specific Use Permit - 2000 E Pacific Ave (City Council District 5). Approve a Specific Use Permit permitting the operation of small trucking company w/fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3), is addressed as 2000 E. Pacific Avenue. The property is located at the northeast corner of E. Pacific Avenue and Industrial Avenue. The agent is Angelo Chokas, the applicant is David Ramirez, Ramco Logistics, and the owner is Billy Suggs. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

Exhibit B - Operational Plan.pdf

Exhibit C - Location Map.pdf

PZ Draft Minutes 12-07-15.pdf

**47** 15-5202

S151104 - Site Plan - Lakeridge Village Lot 2.3 (City Council District 4). Approval of a site plan of 0.54 acres located in the Lake Ridge Overlay District, to be developed for office/retail purposes. The property is generally located west of Lake Ridge Pkwy and north of Camp Wisdom Rd. The site is zoned PD-283 for general retail uses. The agent is Pann Sribhen, PSA Engineering and the owner is Gregg Guion III. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan Package.pdf

PZ Draft Minutes 12-07-15.pdf

**48** 15-5204

S151202 - Site Plan - 5030 S Highway 360 (City Council District 4). Approval of a site plan for a 0.65 acre retail development. The site is zoned Planned Development 114A (PD-114A) and is located within the S.H. 360 Corridor Overlay District. The property is addressed 5030 S. Highway 360, south of Equestrian Ln. The agent is David, Bannister Engineering and the owner is Heath Debaun, BLVD 26 LLC. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

PZ Draft Minutes 12-07-15.pdf

**49** <u>15-5205</u>

S151204 - Site Plan - (City Council District 4). Approve a Site Plan authorizing the development of an approximately 16,250 sq. ft. retail strip center on 2.081 acres. The property, zoned Planned Development 12 (PD-12) for General Retail (GR) District uses, is located at the northwest corner of S. Carrier Parkway and Desco Lane. The property is located within the S. H. 161 Corridor Overlay District. The property is owned by Carrier Retail, LLC. (On December 7, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

Exhibit B - Elevations.pdf

Exhibit C - Landscape Plan.pdf

PZ Draft Minutes 12-07-15.pdf

**50** 15-4938

SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit and Site Plan to permit an Auto Salvage Yard. The 35.62-acre property, zoned Heavy Industrial (HI) District, is located immediately south of E. Jefferson Street and approximately 1,600 feet west of N. Merrifield Road (Dallas). The property is also located within the Central Business District No. 4. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller. (On October 5, 2015, the Planning and Zoning Commission denied this request by a vote of 8-1). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code, City Council action is scheduled for November 17, 2015. The applicant has requested this case be tabled to the December 15, 2015 Council meeting.

Attachments: Miller Appeal Letter.pdf

Location Map.pdf

PON.pdf

Notify.pdf

Exhibit A - Site Plan.pdf

**Exhibit Elevations.pdf** 

Exhibit Engineering Plan.pdf

Exhibit Landscape Plan.pdf

**Exhibit Operational Plan.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 11, 2015.

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.