



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, August 2, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5897](#) Presentation of the FY2016-17 Proposed Budget - Presented by Kathleen Mercer, Budget Director
- 2 [16-5842](#) Summer Day Camp Wrap-up - Presented by Rick Herold, Parks, Arts and Recreation Director
- 3 [16-5856](#) Wrap-up of National Recreation and Parks Association - Super Hero Month - Presented by Rick Herold, Director of Parks, Arts and Recreation
- 4 [16-5871](#) Strategic Stormwater Master Plan Update and Prioritization - Romin Khavari, City Engineer

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: Pastor Matthew McGruder, Sunset Baptist Church
Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Greg Giessner

Presentations

- 5 [16-5857](#) Recognition of Housing and Community Improvement Commission Members - Presented by Bill Hills, Housing and Neighborhood Services Director
- 6 [16-5852](#) Citizen's Livesaving Award to Ms. Destini Bates - Presented by Steve Dye, Grand Prairie Police Chief
- 7 [16-5872](#) Miss Texas U.S. International 2016 Proclamation - Presented to Ms. Shelby Patrice by Mayor Ron Jensen

Attachments: [2016 Miss TX U.S. International.pdf](#)

- 8 [16-5905](#) Presentation of Unity Ribbons - Police Chief Steve Dye and Mayor Pro Tem Jorja 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.

- 9 [16-5896](#) Minutes of the July 12, 2016 Council Meeting
- Attachments:** [Minutes 07-12-2016.pdf](#)
- 11 [16-5903](#) Partial Assignment of Lease - Staggerwing Development to LLP Properties, LLC
- 10 [16-5859](#) Price agreement for advertisement and notification signs from Covenant Signs (up to \$45,000 annually) for one year with the option to renew for four additional one year periods totaling \$225,000 if all extensions are exercised; award a secondary to Riot Creative Imaging (up to \$45,000 annually) to be used only if the primary is unable to fulfill the needs of the department; 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:** [16-5859 Advertisement and Notification Signs Exhibit A.docx](#)
- 12 [16-5840](#) Price agreement for fleet lubricants from Western Marketing (\$37,642.45 annually) for one (1) year with the option to renew for four (4) additional one-year periods totaling \$188,212.25 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:** [16-5840 Attachment A.pdf](#)

- 13 [16-5868](#) Reject proposals for Construction Manager at Risk for new additions and renovations to Prairie Paws Animal Shelter
- 14 [16-5869](#) Amendment (Change order) No.1 to professional engineering and surveying services contract with Kimley-Horn and Associates for Phase II Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the total amount of \$689,500
 Attachments: [616.57 STRT.xlsx](#)
- 15 [16-5765](#) Engineering services amendment/Change Order No. 3 with Alliance Geotechnical, Team Consultants and Reed Engineering will increase engineering geotechnical and material testing services to a maximum contract of \$750,000 for each firm
- 16 [16-5837](#) Change order #5 for the advanced metering infrastructure project with Itron, Inc. reducing the Itron, Inc. contract by \$556,403 (\$340,821 of this amount to be used for necessary operating and replacement parts directly related to the advanced metering infrastructure project goals)
 Attachments: [16-5837 Itron.xlsx](#)
 [EIF 16-5837.doc](#)
- 17 [16-5839](#) Purchase of one (1) EZ Breaker Model 650 and one (1) EZ Breaker Model 1100 EZ Breaker from EZ Breaker Co., a sole source provider, in the total amount of \$53,747
 Attachments: [Expenditure Info \(General Fund\).docx](#)
 [Expenditure Info \(RISK\).docx](#)
- 18 [16-5849](#) Contract with Lloyd D. Nabors Demolition in the not to exceed amount of \$34,700 for the demolition costs of the old Police Station at 317 W. Main Street
 Attachments: [Demo Bids.xlsx](#)
 [16-5849 Expenditure Form.doc](#)
- 19 [16-5854](#) Purchase of nine Cisco switches from Flair Data Systems in the amount of \$78,904.08 and network interface components from CDW-G in the amount of \$2,857.80 for the Public Safety Building surveillance system infrastructure. Total amount of upgrade is \$81,761.88.
 Attachments: [16-5854](#)

- 20** [16-5858](#) Construction contract with Durable Specialties, Inc. for traffic signal construction at England Pkwy and N. Grand Peninsula Dr. and S. Grand Peninsula Dr., Lake Ridge Pkwy at S. Grand Peninsula Dr., and W. Camp Wisdom Rd. at Lynn Rd. in the amount of \$364,940; traffic signal equipment in the amount of \$133,000; a 5% contingency in the amount of \$18,247; and in-house inspection in the amount of \$11,000 for a total construction cost of \$527,187
Attachments: [01606103 - FY16 High Accident.xlsx](#)
[01606501 - FY16 Traffic Signals.xlsx](#)
- 21** [16-5846](#) Ordinance amending the FY 2015/2016 Capital Improvements Projects Budget for the Veterans Memorial Art Project; and award a contract to David Alan Clark Sculpture in the amount of \$100,000
Attachments: [16- 5846 Veterans Memorial Art - Capital Projects Budget.xlsx](#)
- 22** [16-5861](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; construction contract with McMahon Contracting, Inc. in the amount of \$1,677,641.72 for Oakdale Paving and Drainage Improvements; 5% construction contingency in the amount of \$83,882; material testing with Team Consultants in the amount of \$20,910.75; in-house engineering in the amount of \$65,428.03; street lighting improvements in the amount of \$15,000 for a total project cost of \$1,862,862.50
Attachments: [616.130 WTER.xlsx](#)
[Letter of Recommendation.pdf](#)
[614.63 STRT](#)
- 23** [16-5866](#) Ordinance amending the FY 2015/2016 Park Capital Improvements Projects Fund for recreation venue custom software development and equipment in the amount of \$60,000; and authorize the City Manager to execute a Licensing and Sales Agreement in the net amount of \$163,581 with Pathfinder Software, LLC, dba Software for use in the EPIC and EPIC Waters
Attachments: [16-5866 CenterEDGE](#)
[16-5866 CenterEdge 01613103.xlsx](#)
- 24** [16-5845](#) Ordinance providing for the abandonment of an unneeded public utility and access easement abandonment - 3501 Roy Orr Blvd.
Attachments: [EXHIBIT A AND B 3501 ROY ORR ABANDONMENT.pdf](#)
- 25** [16-5870](#) Ordinance amending Schedule III of the Traffic Register by extending the north end of one school zone on South Carrier Pkwy and updating the effective times for 22 existing school zones to accommodate for new bell times as set by GPISD
Attachments: [251910-63115.doc](#)

- 26** [16-5873](#) Ordinance amending the FY 2015/2016 the Capital Improvement Projects Budget and the Capital Lending and Reserve Fund; Change Order/Amendment No. 4 with Lee Lewis Construction, Inc. in the amount of \$90,953.00 for landscaping grading and grubbing costs for the EPIC PlayGrand in Grand Central Park
Attachments: [615.120 EPIC.xlsx](#)
[16-5873 Mini FS Capital and Lending Reserve Fund 2017.xls](#)
- 27** [16-5874](#) Ordinance amending the FY 2015/2016 Crime Tax Budget and ratification of an emergency purchase of ballistic body armor in the amount of \$204,829.78.
Attachments: [16-5874 Police Body Armor](#)
- 28** [16-5860](#) Resolution authorizing the City Manager to enter into an inter-local agreement with the City of Arlington for the installation of a traffic signal pole within Arlington city limits at the intersection of N. Green Oaks Blvd. and Riverside Drive
- 29** [16-5848](#) Resolution authorizing assignment of the Economic Development Agreement to Riverpoint Industrial, LLC for the ad valorem real estate improvements of the 366,352 square foot distribution facility located at 3010 Roy Orr Boulevard, Grand Prairie, Dallas County, Texas
- 30** [16-5793](#) Resolution establishing the city's 2016 Legislative Priorities
- 31** [16-5749](#) Resolution approving the 2016 Park & Recreation Open Space Master Plan DRAFT as the City of Grand Prairie, Texas primary tool to guide the delivery of Parks and Recreation services through the year 2026
- 32** [16-5875](#) Reimbursement Resolution for a future donation from Sports Corp for the EPIC PlayGrand Adventure playground at Grand Central Park
- 33** [16-5880](#) Resolution authorizing the purchase of property located at 328 NE 5th Street required for expansion of City water utility facilities located on Small Hill Street and relocation expenses to acquire replacement housing; and authorize the purchase of that house and replacement housing prior to closing in an amount not to exceed \$260,000
Attachments: [16-5880 Small Hill.xlsx](#)

Public Hearing Consent Agenda

- 34** [16-5812](#) SU160703 - Specific Use Permit - Tiny Bubbles (City Council District 5). Approve a specific use permit to operate a laundry mat. The 2.39-acre property, located at 513 W. Jefferson Street, is zoned Central Area (CA) District and is within District 2 of the Central Business District (CBD) Overlay. The agent is Michael Hassett, Jones Hassett, PC, the applicant is Sheikh Hossain, Eiksa Group LLC, and the owner is Ifeanyi Ehiobu, Ernesti Properties LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit A - Site Plan.pdf](#)
 [PZ DRAFT MINUTES 7-11-16.pdf](#)
- 35** [16-5804](#) S160703 - Site Plan - Bouncing House Friend (City Council District 5). Approve a site plan for a non-residential lot for an indoor commercial amusement use. The 0.109-acre property, located at 2534 Austin Street, is zoned Central Area(CA) District and is within the Central Business Overlay District, Section Number 2. The owner is Ario Magana and the surveyor is Luke Keeton, Keeton Surveying Co. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Location Map.pdf](#)
 [PON.pdf](#)
 [Notify.pdf](#)
 [Exhibit - Site Plan.pdf](#)
 [Exhibit - LOT 11RSITE-R Model .pdf](#)
 [Exhibit - LOT 11RSITE-R Model.pdf](#)
 [PZ DRAFT MINUTES 7-11-16.pdf](#)

- 36** [16-5811](#) SU160702/S160702 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Approve a specific use permit/site plan to construct a four-story hotel. The 2.15-acre property, located at 2300 Interstate Highway-20 (IH-20), zoned Planned Development-29 (PD-29) District, is within the IH-20 Corridor Overlay District. The Owners is Infinite Hospitality and Development, LLC and applicant/Agent ADR Designs, LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

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

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

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan.pdf](#)

[PZ DRAFT MINUTES 7-11-16.pdf](#)

Public Hearing on Zoning Applications

- 37** [16-5805](#) SU080605A - Specific Use Permit - 3925 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit permitting the operation of a smelting furnace, a hazardous industrial use, as part of an operating automotive/industrial salvage yard. The subject property, zoned Heavy Industrial (HI) and within Central Business District No. 4, is located at 3925 E. Jefferson. The owner is Tommy Winn. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

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

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

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

[Manufacturer Certification Letter.pdf](#)

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

[PON.pdf](#)

[Notify.pdf](#)

[PZ DRAFT MINUTES 7-11-16.pdf](#)

- 38** [16-5806](#) SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Approve an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Attachments: [Exhibit A - Site Plan 1.pdf](#)

[Exhibit B - Elevations 1.pdf](#)

[Exhibit C - Landscape Plan 1.pdf](#)

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

[PON.pdf](#)

[Exhibit E - Location Map 1.pdf](#)

[Notify.pdf](#)

[W Horton Letter.pdf](#)

[Speed Wash Endorsement.pdf](#)

[Operational Plan.pdf](#)

[Q-Speed Sound Study.pdf](#)

[PZ DRAFT MINUTES 7-11-16.pdf](#)

- 39** [16-5708](#) SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

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

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

[Exhibit C - Elevations.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[PZ DRAFT MINUTES 7-11-16.pdf](#)

- 40** [16-5810](#) SU160701 - Specific Use Permit - 2478 Fort Worth Street (City Council District 1). Approve a Specific Use Permit to operate a Major Auto Repair and Paint & Body Shop within an existing commercial/industrial building. The request is for a 3,152 square foot lease space within a 9,800 square foot industrial building located on 0.424 acre at northeast corner of Fort Worth Street and N.W. 25th Street (2478 Fort Worth Street) , is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section 1. The owner is Quango Le. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Operational Plan.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ DRAFT MINUTES 7-11-16.pdf](#)
- 41** [16-5813](#) Z160701 - Zoning Change - 1606 Ranch Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a single family detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road. The agent is William Edwards, WR Edwards Group and the owner is Jessie Martinez. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Zoning Exhibit.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ DRAFT MINUTES 7-11-16.pdf](#)
- 42** [16-5814](#) Z160702 - Zoning Change - Gilbert Circle (City Council District 1). Approve a request to rezone .95 acres from General Retail (GR) District to Single Family-Five (SF-5) District. The subject property is located at 352 Gilbert Circle. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Jose Cruz. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Concept Plan.pdf](#)
[PON.pdf](#)
[Notify2.pdf](#)
[PZ DRAFT MINUTES 7-11-16.pdf](#)

Items for Individual Consideration

43 [16-5867](#) Board/Commission Appointments

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 July 29, 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.