



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, August 16, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5898](#) The Raves - Marketing and Library - Presented by Amy Sprinkles, Marketing and Libraries Director
- 2 [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 Dante' Burress, Trinity Worldwide Church

Pledge of Allegiance to the US Flag and to the Texas Flag led by Mayor Pro Tem Jorja Clemson

Presentations

- 3 [16-5918](#) Recognition of the Keep Grand Prairie Beautiful Commission Members - Presented by Jim Cummings, Environmental Services Director

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 [16-5965](#) Minutes of August 2, 2016 Council Meeting
Attachments: [Minutes 08-02-2016.pdf](#)
- 5 [16-5784](#) Authorize the City Manager to enter into a service agreement with 720 Design Architects in an amount not to exceed \$75,000 for architectural engineering, design and documentation services to expand the Shotwell Library
Attachments: [Komatsu Contract for Shotwell Library.xlsx](#)
- 6 [16-5948](#) Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch, Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University in the amount of \$6,000 for the purpose of compliance-related activities of the City's tobacco retailers.
Attachments: [Interlocal Cooperation Contract.docx](#)
- 7 [16-5889](#) Award a contract to Spohn Ranch Skate Parks in the amount of \$249,525.42 for repairs and additional amenities to Alliance Skate Park through the Houston-Galveston Area Council of Government (HGAC).
Attachments: [SR Price Proposal 7.29.16 v4.pdf](#)
[16-5889 Capital Projects Budget Summary Spohn Ranch - Parks Capital Fund](#)
[16-5889 Capital Projects Budget Summary Spohn Ranch Capital Reserve](#)
- 8 [16-5928](#) Award a contract to Freese and Nichols, Inc. for professional services relating to landfill levee remediation services in the amount of \$60,621.
Attachments: [16100 - CCC Exhibit.docx](#)
[16-5928](#)
- 9 [16-5914](#) Change Order/Amendment No. 2 for professional services surveying contract with Keeton Surveying Company for as-needed Miscellaneous Professional Survey Services for various projects in the maximum amount of \$55,000
Attachments: [16-5914 Keeton.xlsx](#)
- 10 [16-5917](#) Change Order/Amendment No. 3 in the net amount of **\$54,640.51** with Austin Bridge and Road, L.P for MacArthur Blvd Paving and Drainage improvements
Attachments: [16-5917 MacArthur.xlsx](#)
- 11 [16-5926](#) Contract amendment No. 9 with Birkhoff, Hendricks and Carter in the amount of \$45,000 for additional professional engineering services for the MacArthur Paving and Drainage Improvement Project
Attachments: [GAC 15-4566](#)

- 12** [16-5937](#) Construction Manager at Risk (CMAR) Contract with Modern Contractors for pre-construction services for additions and renovations to Prairie Paws Animal Shelter in the amount of \$1,000.00 and approve a Construction Services Fee of 2.25% to be applied to the actual approved construction costs for the Prairie Paws Animal Shelter additions and renovations.
Attachments: [16-5937 Prairie Paws](#)
- 13** [16-5893](#) Price agreement for car wash services from Supershine Car Wash (up to \$13,450 annually) and Parkway Car Wash (up to \$3,640 annually) for one year with the option to renew for four additional one year periods totaling \$67,250 and \$18,200 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: [16-5893 Car Wash Exhibit A.docx](#)
- 14** [16-5894](#) Price agreement renewal #2 for utility cuts, with primary vendor, New Star Grading & Paving Construction Co., at an estimated annual cost of \$1,293,076 for a total of \$6,192,828 (\$1,156,800 1 & 2 years + 1,293,076 3,4 & 5 years)
Attachments: [16-5894 Utility Cuts EXHIBIT A.docx](#)
[16-5894 Utility Cuts](#)
- 15** [16-5899](#) Price agreement for heavy equipment maintenance and repair from DARR Equipment Co. (up to \$300,000 annually) for one (1) year with the option to renew for four (4) additional one year periods totaling \$1,500,000 if all extensions are exercised; award a secondary to Garcia Bros Contracting, Inc. (up to \$300,000 annually) for one (1) year with the option to renew for four (4) additional one-year periods totaling \$1,500,000 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: [16110 - Evaluation.pdf](#)

- 16** [16-5900](#) Price agreement for annual maintenance and emergency repairs on various generators for the Water Utilities Department from Loftin Equipment Co. through an inter-local agreement with Houston-Galveston Area Council (HGAC) at an estimated annual cost of \$25,089.00 for one year with the option to renew for an additional one-year period totaling \$50,178.00 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 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:** [16-5900 - Expenditure Form.docx](#)
[Loftin Equipment Co - Labor Rates.pdf](#)
[Loftin Equipment Co. - Planned Maintenance and Annual Service Agreement.pc](#)
- 17** [16-5909](#) Price agreement for pavement marking services from Stripe-A-Zone (up to \$464,583 annually) for one year with the option to renew for four additional one year periods totaling \$2,322,915.00 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:** [TABULATION.pdf](#)
[CIP BUDGET SUMMARY.pdf](#)
- 18** [16-5922](#) Price agreement for Pavement Resurfacing from Reynolds Asphalt and Construction Company (up to \$3,523,900 annually) for one year with the option to renew for four additional one year periods totaling \$17,619,500 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:** [RFB# 16112 OPER BUDG EXPEND INFO.pdf](#)
[RFB # 16112 TABULATION.pdf](#)
[RFB # 16112 SCORECARD.pdf](#)
- 19** [16-5929](#) Ratify the purchase and installation of two HVAC units at the Charles V. England Public Safety Training Center from Trane in the amount of \$80,635 with a 5% contingency in the amount of \$4,031.75, for a total cost of \$84,666.75
- Attachments:** [Quote for HVAC at CVE.pdf](#)
[16-5929 CVE HVAC Units](#)

- 20** [16-5950](#) Ratify the purchase and installation of two HVAC units at the Development Center in the amount of \$171,020 with a 5% contingency of \$8,551, for a total cost of \$179,571
Attachments: [16-5950 Building Infra](#)
[16-5950 Development Center](#)
[Development Center HVAC Split-Systems Proposal.doc](#)
- 21** [16-5907](#) An Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; award of a contract to Bassco Services, Inc. for Fuel Tank Conversion for \$15,425 to clean the tanks and do the other work associated with the tank conversion, and a miscellaneous cost of \$4,575 for a total cost of \$20,000.
Attachments: [16-5907 - Airport Capital Projects Budget Summary.xlsx](#)
- 22** [16-5940](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Project Utility Adjustment Agreement with LANE-ABRAMS JV and the City of Grand Prairie for utility relocation costs associated with the Texas Department of Transportation 360 Project
Attachments: [SH 360 GRAND PRAIRIE RELOCATIONS Estimate REVISED 7-15-16.pdf](#)
[SH360 COGP Waterline Relocations-071416.pdf](#)
[16-5940 360 Project](#)
- 23** [16-5949](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget to provide additional funds for geotechnical testing from Alliance Geotechnical Group in an estimated amount of \$8,000
Attachments: [16-5949](#)
- 24** [16-5954](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget for construction costs for extension of the perimeter road at the Grand Prairie Municipal Airport and Change Order #1 to the Aerofirma Memorandum of Lease and Proposed Construction of improvements Agreement with Staggerwing Development #4 LLC.
Attachments: [16-5954 Airport Taxilane](#)
- 25** [16-5865](#) Ordinance calling the November 8, 2016 Special Election for the sale of park land
Attachments: [16-5885 Expenditure Information Form.doc](#)
- 26** [16-5932](#) Resolution adopting the City-Wide Drainage Master Plan for Gopher Branch and Turner Branch
- 27** [16-5935](#) Resolution adopting the City-Wide Drainage Master Plan for Bear Creek and Dry Creek
- 28** [16-5936](#) Resolution adopting the City-Wide Drainage Master Plan for Dalworth Creek

Public Hearing Consent Agenda

- 29** [16-5878](#) S160701 - Site Plan - 203 N Belt Line Rd (City Council District 5). Consider a request to approve a site plan for a non-residential lot for retail and service uses. The 0.694-acre property, located at 203 N. Belt Line Road, is zoned Commercial (C) District and is within the Central Business Overlay District, Section Number 2. The owner is Khiem Phan. (On August 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 30** [16-5879](#) SU160801 - Specific Use Permit - 1325 E Jefferson Street (City Council District 5). Consider a request to approve a Specific Use Permit to allow for Tire and Wheel Sales & Installation (Outdoor Displays) use at an existing 2,460 square foot commercial building. The 0.588-acre property is generally located at the southeast corner of S.E. 14th Street and E. Jefferson Street (1325 E. Jefferson Street), is zoned General Retail (GR) District and is within District 3 of the Central Business District (CBD) Overlay. The agent is Elias Rodriguez, Construction Concepts Inc. and the owner is Felipe Vela, D-Town Tire. (On August 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 31** [16-5881](#) SU160802 - Specific Use Permit - 1701 E Main Street (City Council District 5). Approval of a Specific Use Permit permitting the operation of a Heavy Equipment Parking and Storage in conjunction with an existing Truck Transportation Services Business. The site is generally located southeast of S.E. 17th Street and E. Main Street (1701 E. Main). The 6.01 acre property is zoned Light Industrial (LI) District and lies within the Central Business Corridor District, Section 3. The applicant is Orlando Williams, Martin Transportation Systems and the owner is Patrick Lawler, SL 129 17th St. LLC. (On August 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 32** [16-5887](#) TA160701 - Text Amendment - Article 12. Request for a text amendment to Article 12, "Platting," of the Unified Development Code to revise Section 27, "Participation." The owner /applicant is Brent O'Neal, City of Grand Prairie, Engineering. (On August 1, 2016, the Planning and Zoning Commission tabled this case by a vote of 8 to 0).
- 33** [16-5891](#) SU160803/S160802 - Specific Use Permit/Site Plan - Texas Direct Auto (City Council District 4). Approval of a request for a Specific Use Permit for an outdoor Auto Dealership Inventory Holding Yard to be operated by Texas Direct Auto (formally Vroom Auto). The 7.24-acre property, zoned Planned Development 140 (PD-140) District and within the I-20 Corridor Overlay District, is located at the northwest corner of Bardin Road and Endicott. The agent is Brett Bertrand, Texas Direct Auto, the applicant is Matthew Marquis, Symmetry Development Inc., and the owner is Matthew Bukin, Sheffield Land Associates LP.

Case Withdrawn by the Applicant

Attachments: [TDA Withdraw Letter TDA-GP SU160803-S160802.pdf](#)

Public Hearing on Zoning Applications

- 34** [16-5888](#) S160801 - Site Plan - 200 W Jefferson Street (City Council District 5). Approve a Site Plan authorizing the development of a 3,750 sq. ft. retail strip center on 0.45 acres. The subject property, generally located at the southeast corner of SW 2nd Street and W Jefferson Street, is zoned Central Area (CA) District and within Central Business District No. 2 (CBD 2). The agent is Henry Nguyen and the owner is Tung Su. (On August 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Site Plan Exhibit.pdf](#)

[Landscape Plan Exhibit.pdf](#)

[Building Elevations Exhibit.pdf](#)

[PZ DRAFT MINUTES 8-1-16.pdf](#)

- 35** [16-5890](#) S160804 - Site Plan - Aura South Gate (City Council District 4). Approve a site plan to construct and operate a multi-family residential development. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP. (On August 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Attachments: [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

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

[PZ Draft Minutes 8-1-16.pdf](#)

- 36** [16-5886](#) SU121201A/S121201A - Specific Use Permit/Site Plan Amendment - Sunbelt Self-Storage (City Council District 4). Approval of a request to amend Specific Use Permit No. 918 (Ordinance No. 9559-2013) for Sunbelt Self-Storage, an operating mini-storage facility with outside storage. The applicant is specifically seeking to amend the approved hours of operation from 6:00 AM - 9:00 PM to 6:00 AM - 12:00 PM (midnight). No other changes are proposed. The 4.63-acre property, zoned Commercial One (C-1) District and within the S. H. 360 Corridor Overlay District, is addressed as 3015 New York Avenue. The property is located at the northwest corner of New York Avenue and Mirabella Boulevard. The owner/applicant is Sunbelt Land Development 360, Ltd. and the agent is Walter Nelson. (On August 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Original Approved Operational Plan.pdf](#)
[Ltr Jerry and Cathy Blood.pdf](#)
[Ltr Glen Geyer.pdf](#)
[PON.pdf](#)
[Notify.pdf](#)
[PZ Draft Minutes 8-1-16.pdf](#)

- 37** [16-5892](#) SU160804/S160803 - Specific Use Permit/Site Plan - MDM Scaffolding (City Council District 1). Approval of a request for a Specific Use Permit for a Contractor Shop w/Outdoor Storage (MDM Scaffolding). The 2.88-acre property, zoned Light Industrial (LI) District and within the SH 161 Overlay Corridor, is generally located south of W. Shady Grove Road and east of Roy Orr Boulevard. The property is addressed as 1717 W. Shady Grove Road. The agent is James H. Rester III and the owner is Carol Morgan, MDM Scaffolding. (On August 1, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Legal Description.pdf](#)
[Exhibit C - Site Plan-Landscape Plan.pdf](#)
[Exhibit D - Elevations.pdf](#)
[Notify.pdf](#)
[PON.pdf](#)
[PZ Draft Minutes 8-1-16.pdf](#)

- 38** [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](#)

Items for Individual Consideration

- 39** [16-5921](#) Place a proposal on the September 20, 2016 agenda to adopt a 2016 proposed tax rate of \$0.669998/\$100 valuation, and call two public hearings on a tax rate that exceeds the effective tax rate for August 30, 2016 and September 6, 2016.
Attachments: [1Notice of Tax Rates](#)
- 40** [16-5863](#) Appoint members of the Crime Control and Prevention Board for two-year terms
Attachments: [Board List](#)
- 41** [16-5919](#) Board 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 August 12, 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.