



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, June 18, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [19-8991](#) Update on the death of Officer A. J. Casteneda - Presented by Chief Dye
- 2 [19-9047](#) Overview of the First Annual Volunteer Appreciation Event - Presented by Marcela Perez, Volunteer Coordinator
- 3 [19-9060](#) 2020 Plan of Capital Finance - Presented by Becky Brooks, Chief Financial Officer, and Brady Olsen, Treasury and Debt 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" Finesse Construction LLC v. City of Grand Prairie, DC-19-06115 (E-101 Jud. Dist.)*
- (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 David Grice, Lighthouse Baptist Church

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

- 4 [19-8988](#) Resolution canvassing the votes of the June 8, 2019 Runoff Election for Council Member, District 4

Attachments: [6-8-2019 Runoff Election Results](#)

- 5 [19-8989](#) Administer the Oath of Office to John Lopez, Council Member, District 4

Presentations

- 6 [19-8842](#) Beverly Grogan Proclamation

Attachments: [2019 Beverly Grogan Recognition - Rotary](#)

- 7 [19-9034](#) Girl Scout Gold Award Certificate - Presented to Becky Bender Jutzi

- 8 [19-9042](#) Recognition of David Turner - Presented by Mayor Ron Jensen

- 9 [19-9046](#) Presentation of \$10,000 check from the Law Enforcement Torch Run to Mr. Doug Ray, Special Olympics of North Texas

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.

- 10 [19-9063](#) Minutes of the June 4, 2019 Meeting

Attachments: [06-04-2019 Council Minutes](#)

- 11 [19-9044](#) Price Agreement for general labor temporary staffing from Ad-A-Staff, Inc. through a regional interlocal agreement with NCTCOG's North Texas Share Cooperative at an estimated six month cost not to exceed \$150,000; this initial agreement will be for six months with the option to renew for ----one, one-year period totaling \$450,000 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

- 12 [19-9036](#) Authorize payment of the City of Grand Prairie's portion of the Motorola Software Upgrade Agreement in the amount of \$90,671, to be paid to the City of Fort Worth per an established Communication Systems Agreement with the City of Fort Worth on 8/10/2015

Attachments: [EXP 19-9036](#)

- 13 [19-9037](#) Purchase Agreement with SHI Government Solutions Inc. for CrowdStrike's anti-malware, anti-ransomware, licensing and maintenance support services for use by the Information Technology Department in the first year amount not to exceed \$143,720.00, then recurring annual amount of \$60,280.40 for one year with the option to renew for four additional one year periods totaling \$384,841.60 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: [19-9037 IT](#)
- 14 [19-9045](#) Terminate a Price Agreement with Weldon's Lawn and Tree and award a price agreement to Terry Rutland for grounds maintenance for various City well sites (\$25,550 Recurring Landscape Services), (\$5,450 for as-needed Landscape Services) for a combined total of \$31,000 annually for one year with the option to renew for four additional one-year periods totaling \$155,000, 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: [19044 - CCC Attachment A.pdf](#)
- 15 [19-9048](#) Purchase of chain link and rod iron fencing from Llano River Fence in the amount of \$69,779.82 for Clear Zone property
Attachments: [19-9048 - Parks - Clear Zone Improvements.doc.xlsx](#)
[8e3570a1-a442-4b70-9974-a94789be92bf.pdf](#)
- 16 [19-9049](#) Construction contract with SYB Construction Company, Inc. for Drainage Improvements 1800-2200 North Carrier Parkway in the total amount of \$898,656.84; material testing with Alliance Geotechnical Group in the amount of \$24,659.63; in-house engineering in the amount of \$44,932.84; and 5% construction contract contingency in the amount of \$44,932.84; for a total project cost of \$1,013,182.15
Attachments: [Letter of Recommendation- SYB Construction 06_07 19b.pdf](#)
[619.56](#)
[619.79](#)
- 17 [19-9043](#) Authorize settlement with the Trinity River Authority of Texas
- 18 [19-9050](#) Settlement Agreement for *Finesse Construction LLC v. City of Grand Prairie*, DC-19-06115 (E-101 Jud. Dist.) in the amount of \$28,000
Attachments: [Exhibit A-Budget 5yr service plan-FY19-WC.pdf](#)

- 19 [19-8936](#) Resolution amending the Authorized Representatives for TexPool
Attachments: [Texpool June 2019](#)
- 20 [19-8937](#) Resolution Amending the Authorized Representatives for TexSTAR
Attachments: [Texstar June 2019 City](#)
[Texstar June 2019 City-Removal](#)
- 21 [19-9053](#) Resolution approving and authorizing a Principal Forgiveness Agreement between the Texas Water Development Board and the City
Attachments: [GP WS Resolution approving Principal Forgiveness Agmt](#)
- 22 [19-9052](#) Consideration of all matters incident and related to the issuance and sale of “City of Grand Prairie, Texas, Water and Wastewater System Revenue Bonds, New Series 2019”, including the adoption of an ordinance authorizing the issuance of such bonds
Attachments: [GP WS Escrow Agmt - Bond proceeds](#)
[GP WS Escrow Agmt - principal forgiveness amounts](#)
[GP WS No Litigation Cert](#)
[GP WS opinion](#)
[GP WS PAR Agmt](#)
[GP WS tax cert](#)
- 23 [19-9056](#) Resolution granting a Chapter 380 Incentive Agreement totaling \$1.8 million for Epic West Towne Crossing, L.P., a Texas limited partnership
Attachments: [19-9056 EPIC East Incentive](#)
- 24 [19-8981](#) Ordinance amending the FY2018/19 Capital Improvement Projects Budget; Construction contract with McMahon Contracting, LP for Dalworth Street at Dalworth Creek Drainage Improvements in the total amount of \$647,047.17; material testing with Team Consultants, Inc. in the amount of \$25,767.25; in-house engineering in the amount of \$32,352.36; and 5% construction contract contingency in the amount of \$32,352.36; for a total project cost of \$737,519.14
Attachments: [19-8981 WO 618.58.xlsx](#)
- 25 [19-8750](#) Ordinance amending the Code of Ordinances, Chapter 2 "Administration," Section 2-7(g), to reflect that appointments to the Board of Adjustment shall be for two-year terms
- 26 [19-9059](#) Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas

Public Hearing Consent Agenda

- 27** [19-9006](#) Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4). Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skoburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt. (On June 3, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- 28** [19-9005](#) SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP. (On June 3, 2019, the Planning and Zoning Commission tabled this case by a vote of 7-0).
- Attachments:** [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[Exhibit i - DRC Comments.pdf](#)
[Exhibit ii - Alternative Design.pdf](#)
- 29** [19-8904](#) SU161203A - Specific Use Permit Renewal - U-Haul (City Council District 2) - A request for a Specific Use Permit Renewal at 2418 Robinson Road, being all of Lots 1 and 2, Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[PZ Draft Minutes 6-3-19.pdf](#)
[Ordinance Draft.docx](#)

- 30** [19-9002](#) S190603 - Site Plan - Retail at Epic East Towne Crossing, 1010 Mayfield Rd. (City Council District 2). Site Plan for a 7,067 sq. ft. retail building. Lot 5, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

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

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

[Exhibit C - Building Elevations.pdf](#)

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

[PZ Draft Minutes 6-3-19.pdf](#)

Public Hearing on Zoning Applications

- 31** [19-9001](#) S190601 - Site Plan - Kednus Office/Showroom-Warehouse (GSW Logistics Addition) (City Council District 1). Site Plan request for a two-story, 32,000 sq.ft. office/showroom-warehouse facility on 7.5 acres situated in the Joseph R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas. The property is zoned Light Industrial (LI) District, generally located southwest of East Avenue J and 107th Street, specifically addressed at 616 107th Street. The agent is Gina McLean, Nationwide Construction, the applicant is Marshall Seavers, and the owner is Anthony Hernandez. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Landscape Plan](#)
[Exhibit D - Tree Survey](#)
[Exhibit E - Truck Routing Plan](#)
[Exhibit F - Elevations](#)
[PZ Draft Minutes 6-3-19.pdf](#)
- 32** [19-9003](#) S190607 - Site Plan - Lakes at Grand Prairie (City Council District 4). Site Plan for Lakes at Grand Prairie, a 140-unit, multi-family development on 7.15 acres. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Building Elevations.pdf](#)
[Exhibit D - Landscape Plan.pdf](#)
[PZ Draft Minutes 6-3-19.pdf](#)

- 33** [19-9004](#) SU190601 - Specific Use Permit - Enchanted Event Hall (City Council District 2). Specific Use Permit to allow for an Event Center named Enchanted Event Hall. The 4.2 acre property is zoned GR, General Retail District. The property is generally located at the northeast corner of S. Carrier Parkway and W. Warrior Trail. The property is addressed at 3005 S. Carrier Parkway, Suite 112. The applicant is Cynthia Trejo and the owner is Malik Bhagat. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).
- Attachments:** [Exhibit A - Location Map.pdf](#)
[Exhibit B - Floor Plan.pdf](#)
[Exhibit C - Site Plan.pdf](#)
[Exhibit D - Operational Plan.pdf](#)
[PZ Draft Minutes 6-3-19.pdf](#)
[SU190601 - Draft Ordinance.docx](#)
- 34** [19-9030](#) CPA190603 - Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial and Commercial/Retail/Office to High-Density Residential on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District and PD-260 Planned Development 260 District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. 3514-3560 Hardrock Road & 4701 Rock Island Road. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).
- Attachments:** [Exhibit A - Location Map](#)
[Exhibit B - FLUM](#)
[PZ Draft Minutes 6-3-19.pdf](#)

- 35** [19-9007](#) Z190603/CP190603 - Zoning Change/Concept Plan - 3514-3560 Hardrock Road & 4701 Rock Island Road (City Council District 1). Planned Development request and Concept Plan for Multi-Family uses on 31.33 acres. The Concept Plan depicts 1,072 multi-family units on the east and west sides of Hardrock Road west of SH 161 on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned "SF-1" Single-Family One Residential District and "PD-260" Planned Development 260 District within the Highway 161 Corridor, generally located southwest of the intersection of Highway 161 and West Rock Island Road addressed as 3514-3560 Hardrock Road and 4701 Rock Island Road. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Ruth Nevil, Paul Trang, Larry Causey, Raymond Montreuil, HighPlains Children's Home and Family Services Foundation Inc., Patricia Yantch Perkins and Edward Yantch. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

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

[Exhibit B- Concept Plan](#)

[Exhibit C- Renderings](#)

[Z190603 CP190603 Mailing Labels.pdf](#)

[PZ Draft Minutes 6-3-19.pdf](#)

Items for Individual Consideration

- 36** [19-8944](#) Selection of Mayor Pro Tem and Deputy Mayor Pro Tem
- 37** [19-9020](#) Authorize City Manager to Execute a Development Agreement with Concord Hospitality (or affiliated entity) for the development of the EpicCentral Hotel and Convention Center Project, and the accompanying Ground Lease, Convention Center Lease, and Management Agreements for the operation of the EpicCentral Hotel and Convention Center Project
- 38** [19-9054](#) Ordinance Amending the Code of Ordinances, Chapter 24-1.1 "Taxation," to increase the Homestead Exemption percentage and change the minimum amount to the greater of 7.5% or \$5,000

Attachments: [Homestead Ordinance 2019](#)

- 39** [19-9057](#) Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2019A Certificates of Obligation, including the adoption of a resolution pertaining thereto

Attachments: [GRAND PRAIRIE CO 2019A - Intent Resol](#)

[Grand Prairie - 2019 New Money Ref Debt Sales Summary 6 6 2019v2](#)

[Grand Prairie - 2019 Debt Issuance - Timeframe - Version 7](#)

- 40 [19-9058](#) Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Taxable Series 2019B Certificates of Obligation, including the adoption of a resolution pertaining thereto
 Attachments: [GRAND PRAIRIE CO TAXABLE 2019B - Intent Resol](#)
- 41 [19-9066](#) Board and Commission Appointments
 Attachments: [Landrum Board Application](#)

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 _____, 2019.

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 Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.