



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, March 22, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Staff Presentations

- 1 [16-5497](#) Briefing on US Army Corps Study (Dam Safety Implications of Drilling, Hydro Fracturing and Extraction at Joe Pool Dam) - Presented by Bill Crolley, Jim Cummings and Cindy Mendez
- 2 [16-5483](#) Creek Erosion - Presented by Romin Khavari, City Engineer and Stephanie Griffin, Stormwater Utility Manager
- 3 [16-5432](#) Credit Access Lending Ordinance - Presented by 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"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

Invocation: TBD

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

Presentations

- 4 [16-5458](#) DeMolay Month Proclamation - Presented to Joe Livingston

Attachments: [2016 DeMolay Month.docx](#)

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.

- 5 [16-5489](#) Minutes of the March 1, 2016 Meeting

Attachments: [Minutes 03-01-2016.pdf](#)

- 6 [16-5433](#) Accept the City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2015

- 7 [16-5461](#) Price agreement for hot-applied joint and crack sealing services with Curteo, Inc. at an annual cost of \$229,000 for one year with the option to renew for four additional one year periods totaling \$1,145,000 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: [JOINT & CRACK SEAL BUDGET SUMMARY.pdf](#)
[CC CURTCO BID TAB.pdf](#)

- 8 [16-5463](#) Price agreement for Concrete Paving from Santos Construction, at an estimated annual cost of \$9,985,525, with a secondary for McMahon Contracting at an annual cost of \$9,226,667, a tertiary with New Star Grading & Paving with an annual cost of \$11,395,850 and a fourth to NACC, Inc. at an annual cost of \$10,594,889. All agreements will be for one year with the option to renew for four additional one year periods totaling \$49,927,625 for Santos Construction, \$46,133,338 with McMahon Contracting, \$56,979,250 with New Star Grading and Paving and \$52,974,445 with NACC, Inc., 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 term

Attachments: [LG CONCRETE REP BUDGET SUMMARY.pdf](#)
[16-5463 Scorecard.pdf](#)
[16-5463 Tabulation.pdf](#)

- 9 [16-5492](#) Price agreement for Regulated Waste Disposal and all related activities from Sunbelt Industrial Services (up to \$15,000.00 annually) for one year with the option to renew for four (4) additional one year periods totaling \$75,000 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: [16-5492TAB.pdf](#)
- 10 [16-5477](#) Price agreement for fleet collision repairs and painting services from AJ's Autobody (up to \$300,000 annually) for one year with the option to renew for four, additional one-year periods totaling \$1,500,000 if all extensions are exercised; award a secondary to Champion Collision Repair Center (up to \$300,000 annually) for one year with the option to renew for four, additional one-year periods totaling \$1,500,000 if all extensions are exercised; 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; and reject bid #16048 Auto Body Shop Repair Services
Attachments: [Attachment A - bid tabulation.pdf](#)
[Attachment B - Score Card Final.pdf](#)
[AJ's Autobody Expenditure.doc](#)
- 11 [16-5333](#) Two 2-year annual lease agreements with Caterpillar Financial Services Corporation to lease an 836K Compactor and a D8T-T4 Dozer for the landfill, in the amount of \$661,106.56 for this fiscal year, with a two-year total of \$1,322,213.12, through a national, interlocal agreement with Buyboard
Attachments: [City of Grand Prairie 836K 2YR 3000HR Gov't Lease Quote 02.11.16.pdf](#)
[D8T.pdf](#)
[SW Equipment Acquisition Fund.doc](#)
[landfill_compactor_2015.pdf](#)
- 12 [16-5459](#) Purchase of a VAC-CON Sewer Combination Flush Truck - Model V PD3611HEN/1300 LHA from CLS Equipment Co. in the amount of \$299,915.00 through an Interlocal Agreement with Houston-Galveston Area Council (HGAC)
Attachments: [16-5459 - Expenditure Form.docx](#)
[HGAC BUY Contract Pricing Worksheet.pdf](#)

- 13** [16-5464](#) Purchase of trailer mounted trash pump from Xylem Dewatering Solutions, Inc. dba Godwin Pumps of America, Inc. at a cost of \$59,838.02 through an inter-local agreement with Houston-Galveston Area Council of Governments (H-GAC)
Attachments: [16 - 5464 - Expenditure Form.docx](#)
[Contract Pricing WorkSheet.pdf](#)
- 14** [16-5465](#) Intergovernmental contract with Johnson County Special Utility District to revoke current contract (March 6, 2010) and enter into a new contract
Attachments: [JCSUD.pdf](#)
- 15** [16-5468](#) Purchase of ten (10) 2016 Interstate 30DLE trailers from Interstate Trailers, Inc. in the amount of \$200,000 through an Interlocal Agreement with Houston-Galveston Area Council (HGAC)
Attachments: [HGAC Contract - Grand Prairie 30DLE.xls](#)
[Capital Projects Budget Summary - Trailers.xlsx](#)
- 16** [16-5470](#) Contract with Garland/DBS Inc. to replace the roof at Tourist Center in the amount of \$124,971 plus a \$6,250 (5%) contingency, for a total of \$131,221.
Attachments: [16-5470 CGP-TIC Metal SOW.pdf](#)
[16-5470 CGP-TIC Roof Report.pdf](#)
[16-5470 USC Proposal 25-TX-160130.pdf](#)
[16-5470.doc](#)
- 17** [16-5479](#) Award Engineering/Design Contract with KSA Engineers for reconstruction of Taxiway B on the west side of Grand Prairie Municipal Airport, in the amount of \$71,200
Attachments: [16-5479 - North Side Drainage and Taxiway Culvert Replacement.pdf](#)
[16-5479 Airport Capital Projects Budget Summary](#)
- 18** [16-5480](#) Change order number 1 with Denco Construction Specialists in the amount of \$68,518.00 for the remodel of the Main Library
Attachments: [16-5480 Denco Change Order #1.pdf](#)
[16-5480 Library Capital Projects Budget Summary](#)
- 19** [16-5481](#) Award bids for the completion of three residential reconstruction projects as part of the HOME Reconstruct Program to Johnson Construction Services in the amount of \$75,000 each for a total of \$225,000
Attachments: [Attachment A.pdf](#)
[Attachment B.pdf](#)
[Attachment C.pdf](#)
[Attachment D.pdf](#)

- 20** [16-5484](#) Purchase of video surveillance storage solution from Netsync Network Solutions, Inc. in the amount of \$420,379.74
Attachments: [16-5484 CIP Netsync.xlsx](#)
[16-5484 Netsync Expenditure Information Form.doc](#)
- 21** [16-5488](#) Purchase of HVAC system and installation at Parks and Recreation Administration Building as follows: \$144,668 to Brandt for demo and removal of the existing system and installation of new system through an interlocal agreement with TXMAS; and, \$33,708.36 to Trane for the purchase of the HVAC unit through an interlocal agreement with BuyBoard; and, \$28,952 to Enviromatic Systems for the purchase and installation of HVAC controllers through an interlocal agreement with BuyBoard for a total cost of \$207,328.36 with a 5% contingency in the amount of \$10,367, for a total project cost of \$217,694.36
Attachments: [16-5488 Parks Capital Project Budget Summary](#)
- 22** [16-5491](#) Engineering and surveying services contract with Halff Associates, Inc. for Paving, Drainage and Utility Improvements along Tarrant Road at Arbor Creek in the total amount of \$118,750
Attachments: [16-5491 Tarrant Arbor.xlsx](#)
- 23** [16-5494](#) Professional services contract with McKim and Creed in the amount of \$379,925 to provide engineering, surveying and aerial lidar services to update the City's Drainage Master Plan projects including Drainage Problem Assessment and Neighborhood Flooding
Attachments: [616.44 16-5494](#)
[616.45 16-5494](#)
[616.52 16-5494](#)
- 24** [16-5482](#) Acquisition of Real Property (316, 318 and 320 NE 5th Street) for Water Utility Facility Improvement and Drainage Improvement located on Small Hill Street
Attachments: [AERIAL MAP EXHIBIT A OCANAS NE 5TH STREET.pdf](#)
[16-5482 PW Facility Improv.xlsx](#)
- 25** [16-5495](#) Acquisition of real property (324 NE 5th Street) for Water Utility Facility Improvement and Drainage Improvement on Small Hill Street in the not to exceed amount of \$50,000
Attachments: [EXHIBIT A TANZEY 324 NE 5TH STREET.pdf](#)
[Capital Projects Budget Summary for 16-5495.xlsx](#)
- 26** [16-5476](#) Ordinance amending Section 26-158 of the Grand Prairie Code of Ordinances and Water Conservation Ordinance #7937 to prohibit irrigation between the hours of 10 AM and 6 PM year-round and limiting irrigation to two days per week

- 27 [16-5466](#) Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget for Pavement Cut Repairs

Attachments: [16-5466 Utility Cuts.xlsx](#)

Public Hearing Consent Agenda

- 28 [16-5454](#) S160301 - Site Plan - Starbucks (Carrier and Westchase) (City Council District 6). Approve a site plan to construct and operate a restaurant with drive-through. The 1.61-acre property, located at 510 Westchase Drive, is zoned Planned Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner William McGuire, UDC Global, LLC. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

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

[PZ Draft Minutes 3-7-16.pdf](#)

- 29 [16-5455](#) S160302 - Site Plan - Panera and Rusty Taco (Carrier and Westchase) (City Council District 6). Approve a site plan to construct and operate two restaurants with drive-through. The 0.95-acre property, located at 510 Westchase Drive, is zoned Planned The Development-173 (PD-173) District. The agent is John Bezner, Civil Point Engineers and the owner is William McGuire, UDC Global, LLC. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

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

[PZ Draft Minutes 3-7-16.pdf](#)

- 30** [16-5453](#) S160304 - Site Plan - 501 Fountain Pkwy (City Council District 1). Approval of a Site Plan authorizing a 50,000 sq.ft. warehouse expansion to the existing approximately 160,000 sq.ft. Siemens industrial warehouse facility. The property, zoned Light Industrial (LI) District and within the S.H. 360 Corridor Overlay District, is generally located east of S.H. 360 and south of Fountain Parkway. The agent is Clayton Strolle, Pacheco Koch and the owner is Steven Ngo, Siemens Corporation. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

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

[PZ Draft Minutes 3-7-16.pdf](#)

- 31** [16-5457](#) SU160302 - Specific Use Permit - Love's Travel Stop (City Council District 1). Approval of a Specific Use Permit/Site Plan permitting a truck tire retreading facility operating out of 94,609 sq.ft. tenant space of a 366,466 sq.ft. multi-tenant industrial building. In addition to the retreading operations, the facility will operate as a new commercial truck tire, included the newly retreaded tires, and light mechanical parts distribution center. The multi-tenant industrial building that houses the subject tenant space is located on an 18.143 acre lot. The property is generally located west of Roy Orr Blvd. and north of Oakdale Road. The agent is Steve Riordan, Stream Realty Partners, the applicant is Jeff Rice, Love's Travel Stops and Country Stores, and the owner is Chris Jackson, Riverpoint Industrial Investors LLC. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Notify.pdf](#)

[PON.pdf](#)

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

[Operational Plan.pdf](#)

[PZ Draft Minutes 3-7-16.pdf](#)

Public Hearing on Zoning Applications

- 32** [16-5456](#) S160305 - Site Plan - Winding Creek Apartments (City Council District 2 & 4). Approve a site plan to construct and operate a multi-family residential development. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development-353 (PD-353) District, is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Bryan Moore, DBA Architects and the owner is Grant Lorimer, GT Winding Creek LP. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)

[Notify.pdf](#)

[PON.pdf](#)

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

[PZ Draft Minutes 3-7-16.pdf](#)

- 33** [16-5452](#) SU160301/S160303 - Specific Use Permit/Site Plan - El Pollo Loco (City Council District 1). Approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 1.09-acre property, zoned General Retail-1 (GR-1) District, is located at 2125 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Matt Moore, Claymoore Engineering Inc., the applicant is John Murphy, Chicken Time Real Estate, and the owner is Martin Schelling, Conifer Real Estate. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

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

[Notify.pdf](#)

[PON.pdf](#)

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

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

[Exhibit C - Elevations.pdf](#)

[PZ Draft Minutes 3-7-16.pdf](#)

- 34** [15-5114](#) Z151101/CP151101 - Zoning Change/Concept Plan - Versailles Estates (City Council District 6). Approve to change the zoning on 10.00 acres from Agriculture District to a Planned Development District for single family detached residential uses. The 10.00-acre property, zoned Agriculture (A) District, is located at 7700 Arlington Webb Britton Road, and is within the Lake Ridge Corridor Overlay District. The agent is Matt Cragun, Cumulus Design, the applicant is Raymond Mallick, Vector Builders, and the owner is Patricio Medrano Jr. (On March 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Attachments: [Location Map.pdf](#)
 [Notify.pdf](#)
 [PON.pdf](#)
 [Exhibit A - Zoning Exhibit.pdf](#)
 [PZ Draft Minutes 3-7-16.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 March 18, 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.