CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, March 19, 2024 **4:30 PM** **City Hall - Briefing Room**

The meeting will be held at City Hall, 300 W. Main St, Grand Prairie, Texas, and the Mayor or presiding member will be physically present. Council members may be participating remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

1. Ice Rink 2023 Financial Recap and Future Recommendations
2. 2024 Sponsorship Request – Dave's Legacy
3. National League of Cities Conference Recap

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 551.076 "Deliberation regarding security devices or security audits; closed meeting."
(5) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

RECESS MEETING

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Juan Zamora of Faith Lutheran Church.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Johnson.

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. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

4. Minutes of the March 5, 2024, City Council Meeting

5. Application for the Environmental Protection Agency Climate Pollution Reduction Grant in conjunction with NCTCOG for various projects to reduce greenhouse gases (Reviewed by the Public Safety, Health, and Environment Committee on 03/04/2024)

6. Fiscal Year 2023 Annual Comprehensive Financial Report (Reviewed by the Finance and Government Committee on 03/05/2024)

7. Annual Contract for maintenance and repairs of Motorola radio equipment from Mobile Communications America, Inc. (formerly Crosspoint Communications) in the estimated amount of $80,000 annually through a Master Cooperative Agreement with Buyboard. This contract will be for one year, with the option to renew for 2 additional one-year periods, totaling $240,000.00 if all extensions are exercised (Reviewed by Finance and Government Committee on 03/05/2024)

8. Annual contract for Risk Management Consulting services from McGriff for $35,000 annually. This contract is for an initial three years, with the option to renew for three additional one-year periods, for total of $210,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

9. Award a contract for the replacement of the rooftop HVAC system at the Public Safety Building from Trane U.S., Inc. for $602,954.10 through a Master Cooperative Agreement with Omnia Partners (Reviewed by Finance and Government on 03/05/2024)

10. Award a contract for the replacement of the HVAC system at the Charles V. England Training Center from Trane U.S., Inc. for $250,548.90 through an interlocal agreement with Omnia Partners (Reviewed by Finance and Government Committee on 03/05/2024)

11. Award a contract for replacement of the HVAC system at City Hall East from Trane Technologies for $572,895.75 through an interlocal agreement with OMNIA Partners (Reviewed by Finance and Government Committee on 03/05/2024)

12. Purchase of prefabricated restroom to be located along the Fish Creek Linear Park Trail from CXT Precast Concrete Products in the amount of $164,868 through a national cooperative agreement with The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 03/05/2024)

13. Change Order #2 for $240,000 to add funding through August 2024, for temporary staffing using with current vendor Internal Data Resources (IDR), Inc. for a total cost of $893,080 (Reviewed by the Finance & Government Committee on 03/05/2024)

14. Annual Contract for SHI Government Solutions to consolidate all ManageEngine (ZOHO Corporation) software and services, in the amount of $187,215.87 the first year, through a Master Cooperative agreement with The Interlocal Purchasing Systems (TIPS). The agreement will be for one year with the option to renew for three additional one-year periods, allowing an

increase not to exceed 15% per year, up to an estimated total of $935,018.81 if all extensions are exercised (Reviewed by the Finance & Government Committee on 03/05/2024)

15. Annual Contract for Microsoft Office 365 Government Cloud subscription service effective June 1, 2024, from SHI Government Solutions, Inc. in the amount not to exceed $290,549.64 through a national cooperative agreement with the Department of Information Resources (DIR). This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 10% with an estimated total of $1,773,834.60 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

16. Authorize and confirm the purchase of an approximate 8.429-acre tract of land located at 5761 US Highway 287 from Miller Wild Horse Enterprises, Inc. for $1,800,000.00 plus anticipated closing costs for a total not-to-exceed amount of $2,100,000.00 (Reviewed by the City Council Development Committee on 03/19/2024)

17. Amended Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for City Hall East Level 2 Office Renovations in the amount of $1,650,508; allowance for low-voltage direct contracts with Siemens Industry, Cyson, and Flair Data Systems in the total amount of $100,000; allowance for independent third-party owner construction testing contract with CMJ Engineering in the amount of $10,000; allowance for audio/video direct contract with Infinity Sound in the amount of $65,000; furniture, fixtures and equipment (FF&E) allowance with Wilson Bauhaus Interiors and Interior Resources Group in the total amount of $350,000; and a city-controlled construction contingency in the amount of $108,775 for a total funding request of $2,284,283 (Reviewed by Finance and Government Committee on 03/05/2024)

18. Annual contract for Retail and Wholesale Merchandise Solutions from Walmart Business (up to $150,000 per year) through a national cooperative agreement with OMNIA Partners. The initial contract term is one (1) year with the option to renew for four (4) one-year periods totaling $750,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 03/05/2024)

19. Ordinance of the City of Grand Prairie, Texas Amending Section 24-1.1 of the Grand Prairie Code of Ordinances to Increase the Homestead Exemption of All Owner-Occupied Residences to the Greater of Seventeen and a half (17.5) Percent of the Appraised Value or Five Thousand Dollars ($5,000); Containing a Savings Clause and a Severability Clause; Repealing All Conflicting Ordinances; and Providing an Effective Date (Reviewed by the Finance and Government Committee on 03/05/2024)

20. Ordinance amending the FY2023/2024 Operating budget for the EpicCentral fund to allocate $424,000 from the unobligated fund balance for additional marketing services (Reviewed by the Finance and Government Committee on 03/05/2024)

21. Ordinance Amending Chapter 13, Article II. "Food and Food Establishments", Section 13-20 of the Grand Prairie Code of Ordinances to Amend Terminology and Food Manager Requirements; Providing a Penalty; Providing a Savings Clause and Severability Clause; Providing an Effective Date After Publication (Reviewed by the Public Safety, Health & Environment Committee on 3/04/24)

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Action Items Resulting from Staff Presentations:

    2024 Sponsorship Request for $20,000 – Dave's Legacy

PLANNING AND ZONING ITEMS TO BE TABLED

23. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

24. CPA-24-01-0003 - Comprehensive Plan Amendment – 821 MacArthur Blvd (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Commercial/Retail/Office on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

25. ZON-24-01-0002 - Zoning Change - 821 MacArthur (City Council District 5). Zoning Change from Single Family-6 (SF-6) and Commercial (C) to Commercial (C) on 0.6 acres. A portion of Lot 261, Burbank Garden Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Six (SF-6) Residential District and Commercial (C) District, and addressed as 821 MacArthur Blvd

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

26. STP-24-01-0002 - Site Plan – Harbor Freight Tools (City Council District 3). Site Plan for a 16,000 sq. ft. commercial retail building on 1.93 acres. Lot 1, Block A, Hakemy Addition, Dallas County, Texas, zoned General Retail (GR) and addressed as 900 E Pioneer Pkwy (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

27. STP-24-01-0003 - Site Plan – Scannell Shady Grove (City Council District 1). Site Plan for an industrial warehouse on 14.075 acres. Tracts 1, 13, & 13.1, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas, zoned PD-444, within the SH 161 Corridor Overlay District and addressed as 902 W Shady Grove Rd & 3325 Hardrock Rd (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

28. STP-23-11-0027 - Site Plan – JPI Great Southwest Parkway (City Council District 4). Site Plan for a multi-family development with 439 units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-448, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

29. SUP-23-10-0043 - Specific Use Permit/Site Plan - Quik Trip at 901 Macarthur (City Council District 5). Specific Use Permit/Site Plan for a convenience store with gas sales on 2.04 acres. A portion of Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, and tentatively addressed as 901 Macarthur Blvd (On February 26, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

30. ZON-24-01-0001 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410) to allow 2,100 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410 and approximated addresses of 4529-4554 Harmony Ct (On February 26, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

31. CPA-24-01-0002 - Comprehensive Plan Amendment - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

32. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.62 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106, and 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

ADJOURNMENT

For those who wish to submit a presentation to the City Council for consideration, please submit those to GPCitySecretary@gptx.org no later than 3:00 p.m. on the day of the meeting, or you may bring paper copies of your presentation and submit along with your completed speaker card to the clerk's desk at the time of your arrival.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted March 15, 2024.

Mona Lisa Galicia, 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 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.