CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, February 18, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Third Year Via Update

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" - City Manager's Contract
(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 Bill Skaar of First Baptist Church Grand Prairie.

Pledge of Allegiance to the US Flag and Texas Flag led by Deputy Mayor Pro Tem Ezeonu.

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.

2. Minutes of the February 4, 2025, City Council Meeting

3. Annual contract with Sunbelt Pools Inc., for swimming pool parts, equipment, repairs and maintenance for the Aquatics Division through a cooperative with BuyBoard. The initial

contract term is for one year with an expenditure of up to $100,000.00, with the option to renew for four additional one-year terms, each estimated at up to $100,000.00 annually, totaling up to $500,000.00 if all renewal options are exercised (Reviewed by the Finance and Government Committee on 02/04/2025)

4. Commercial Lease with Tunica Helicopters, LLC doing business as Leading-Edge Helicopters. The monthly rent will be $490.00. This lease will be for a period of three years beginning March 1, 2025, and ending February 29, 2028, with option to renew two additional one-year term, and authorize City Manager to execute renewal options under the same term

5. Award a price agreement for concrete recycling to Big City Crushed Concrete of Dallas, Texas in an amount not to exceed $112,500 per year with the possibility of four one-year renewals, for a total amount not to exceed $562,500 if all extensions are executed (Reviewed by the Public Safety, Health & Environment Committee on 02/10/2025)

6. Approve the Purchase of Mobile Litter Fences for the Grand Prairie Landfill in the amount of $70,990 from Hawaii Drillers, Inc. dba Coastal Netting Systems of Bakersfield, California (Reviewed by the Public Health, Safety and Environment Committee on 02/10/2025)

7. Ordinance Amending FY 2024-2025 CIP Budget and Annual Contract for Asbestos and Mold Remediation Services from HP Ecological Services, LLC dba HP EnviroVision. This contract will be for one year in an amount not to exceed $200,000 annually with the option to renew for four additional one-year periods totaling an amount not to exceed $1,000,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 02/10/2025)

8. Construction Contract Amendment No. 4 with Modern Contractors, Inc. in the amount of $63,598.00 for additional work at the Public Safety Storage Facility, including interior wall additions, added power/data outlets, exterior landscaping/fencing enhancements, final equipment coordination and project upgrades (Reviewed by the Finance & Government Committee on 02/04/2025)

9. Construction Contract Amendment No. 3 with Key Construction Texas, LLC in the amount of $181,760.16 for Emergency Operations Center and Fire Station 6 work, including signage additions, landscape enhancements, added millwork scope, wage fraud software usage, mechanical engineering additions, lighting/technology changes, code requirement requests and added/revised door hardware provisions (Reviewed by the Public Safety, Health and Environment Committee on 02/10/2025)

10. Professional Design Services Contract with Magee Architects of Texas, L.P. for the design of the Public Safety Building Evidence Storage Facility in the amount of $479,851.50 with additional project allowances of $33,993 for a total funding request of $513,844.50 (Reviewed by Public Safety, Health & Environment Committee on 02/10/2025)

11. Contract with Comcate Software, Inc., for Code Compliance Case Management Software, in an Amount not to Exceed $93,391 for an Initial One-Year Term, Including Implementation and Training Services, with Four Annual Renewal Options at an Initial Renewal Rate of $33,346 and an Annual Renewal Rate increase of Approximately Five Percent (5%) Per Year Totaling an Amount Not to Exceed $237,116 if all renewals and optional services are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

12. Appoint Elaina Williamson to the Tarrant County 9-1-1 Emergency Assistance District Board of Managers to Replace Aubry Insco for the Remainder of the Term (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

13. Annual contract with Ricoh USA, Inc. for the lease of copiers through a cooperative with the Texas Department of Information Resources (DIR). The initial contract term is for one year with an expenditure of $120,000.00, with the option to renew for one additional one-year term, estimated at $120,000.00 annually, totaling $240,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

14. Annual contract with Ferguson US Holdings, Inc. for the purchase of custodial supplies and equipment through a cooperative agreement with BuyBoard. The initial contract term is set for nine months with an expenditure of $93,750.00, with the option to renew for two additional one-year terms, each estimated at $125,000.00 annually, totaling $343,750.00, if all renewals are exercised; Ratification of prior expenditures that total $14,560.91 under previous contract with Matera Paper Company, Inc., ensuring compliance with fiscal policies (Reviewed by the Finance and Government Committee on 02/04/2025)

15. Annual contract with Pollock Investments, Inc. for the purchase of custodial supplies through a cooperative with BuyBoard. The initial contract term is for nine months with an expenditure of $125,000.00, with the option to renew for two additional one-year terms, each estimated at $125,000.00 annually, totaling $375,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

16. Annual contract with ODP Business Solutions, LLC for the purchase of office supplies and furniture through a cooperative with OMNIA Partners. The initial contract term is for one year with an expenditure of $300,000.00, with the option to renew for four additional one-year terms, each estimated at $300,000.00 annually, totaling $1,500,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

17. Annual contract with W.W. Grainger, Inc. to purchase maintenance, repair, and operations (MRO) supplies, parts, equipment, materials, and related services through a cooperative agreement with OMNIA Partners. The initial contract term ends on December 31, 2025, with an expenditure of up to $220,000.00, with the option to renew for two additional one-year terms estimated at $220,000.00 annually, totalling $660,000.00 if all renewal options are exercised Ratification of prior expenditures that total $88,704.16 under the previous contract, ensuring compliance with fiscal policies (Reviewed by the Finance and Government Committee on 02/04/2025)

18. Annual contract for precast concrete walls from Future Outdoors, LLC in an amount up to $1,000,000.00 annually. This contract will be for an initial one year term with the option to renew for four additional one-year terms totaling up to $5,000,000.00 (Reviewed by the City Council Development Committee on 02/18/2025)

19. Annual contract for the restoration of pavement and sidewalks disturbed through the execution of utility cuts to Palmer Hall Construction up to $1,497,970.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $7,489,850.00 if all extensions are exercised. Award secondary to New Star Paving & Grading Co. (up to $2,216,990.00 annually) and a tertiary to Straight Line Sawing & Sealing, Inc. (up to $2,629,725.00 annually). Secondary and tertiary awardee will be used if primary is unable to

fulfill the needs of the city (Reviewed by the City Council Development Committee on 02/18/2025)

20. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) in an amount not to exceed $550,000 for the purchase of electronic signs and construction of a parking lot at EpicCentral (Reviewed by the TIF #1 Board on 02/10/2025)

21. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in the amount of $42,227 for work completed by Catalyst Commercial for the Downtown redevelopment project (Reviewed by the TIF #1 Board on 02/10/2025)

22. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in an amount not to exceed $49,000 for a professional services agreement with Catalyst Commercial for the Downtown redevelopment project (Reviewed by the TIF #1 Board on 02/10/2025)

23. Resolution Ratifying the Application for and Authorizing the Acceptance of the Keep America Beautiful 2025 Great to Greatest American Cleanup Cash Grant in the Amount of $2,500 for "The Big Event" (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

24. Resolution ratifying and approving the City's application to the United States Department of Transportation (DOT) for Connecting Communities FY2025 RAISE Grant Program funding for the City's International Corridor Project in the amount of $21,765,480; and Authorizing the City Manager, or his designee, to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the City Council Development Committee on 02/18/2025)

25. Resolution ratifying and approving the City's application to the United States Department of Transportation (DOT) for Connecting Communities FY2025 RAISE Grant Program funding for the Joe Pool Lake Pedestrian Bridge Project in the amount of $19,623,000; and authorizing the City Manager, or his designee, to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the City Council Development Committee on 02/18/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

26. City Manager's Contract

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximately addressed as 870 S Great Southwest Pkwy (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

28. ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned

Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

29. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1, Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St (On February 10, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

CITIZEN COMMENTS

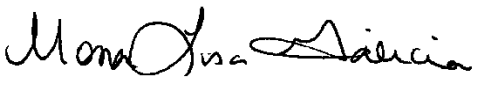
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 February 14, 2025.



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.