CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, July 11, 2023 **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. Epic Waters Update
2. Update on Parks Capital Improvement Community Projects
3. Epic Central Convention Center Name
4. Council Travel Policy
5. Diversity Initiatives

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."

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 Tony McGuire II of McIntosh Chapel CME Church.

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

PRESENTATIONS

6. Certificate of Recognition for Steve Avila

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.

7. Minutes of the June 20, 2023, City Council Meeting

8. Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 8 North J for a term of ten years to begin June 1, 2023 and ending May 31, 2033, with an annual rent of $2,868.00

9. Construction Manager at Risk (CMAR) Contract with Key Construction for initial pre-construction services regarding Fire Station 6 renovations and a new Emergency Operations Center in the amount of $5,000 along with approval of a construction management services fee of 3.00% (Reviewed by the Finance and Government Committee on 07/11/2023)

10. Contract Amendment 02 with 720 Design, Inc for Phase 2 of interior design for entry lobby renovations of the Memorial Library in the amount of $39,750 and an additional $22,500 for exterior design and reimbursable expenses for a funding request of $62,250 (Reviewed by the Finance and Government Committee on 07/11/2023)

11. Annual Contract for Vehicle and Equipment Telematics from Samsara (up to $188,000.00 annually) through a Master Cooperative Agreement with Sourcewell. This contract will be for one year, with the option to renew for two additional one-year periods totaling $564,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 07/11/2023)

12. Assignment of Contract(s) for motor fuels from U.S. Oil, a division of U.S. Venture Inc. to U.S. Energy in the amount of $3,000,000.00 (Reviewed by the Finance & Government Committee on 07/11/2023)

13. Annual Contract for Power Generation Service and Repairs from Holt Cat (up to $330,000.00 annually) through a Master Cooperative Agreement with Sourcewell. This contract will be for one year with the option to renew for two additional one-year periods totaling $990,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

14. Annual Contract for Fuel Card Services and Related Products from FleetCor Technologies dba Fuelman in the amount of $180,000 annually through a Master Cooperative Agreement with Omnia Partners. This contract will be for one year with the option to renew for two additional one-year periods totaling $540,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

15. Annual Contract with Infinity Sound, LTD for Stage and Theater Curtains, Lighting, Sound Systems, and Supplies. This contract will be for one year in the amount of $100,000 with the option to renew for four additional one-year periods totaling $500,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

16. Annual contract for landscape maintenance materials from Lowery Sand and Gravel ($139,462.50) and Green Dream International ($509,247.50). These contracts will be for one year with the option to renew for four additional one-year periods totaling $3,243,550.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

17. Construction contract with McMahon Contracting LP for the FY 2023 Miscellaneous Drainage Projects in the contract amount of $498,281.00 for the base bid, a 5% construction contract contingency in the amount of $24,914.05, materials testing with Team Consultants for $7,761.90, and in-house engineering in the amount of $24,914.05 for a total construction project cost of $555,871.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

18. Pipeline License Agreement with DFW Midstream Services, LLC allowing a gas pipeline to cross City Right-of-Way at 2501 Hardrock Road near SH 161, Dallas County for a lump sum payment of $7,425.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

19. Change Order 02 with McMahon Contracting, LP in the amount of $8,576.43 for pavement markings and signage revisions, additional sod, and conduit for the Stadium Drive Paving, Drainage, and Water Improvement Project (Reviewed by the Finance and Government Committee on 07/11/2023)

20. Professional Engineering Services contract with Freese and Nichols to update and complete design drawing and specifications, provide bid services, as well as construction phase services for the Day Miar Road from Ragland Road to Prairie Waters Drive project in the amount of $95,010 (Reviewed by the Finance and Government Committee on 07/11/2023)

21. Professional Engineering Services contract with Garver, LLC for the preliminary survey and alignment study for Shady Grove Road Reconstruction from Belt Line Road to Roy Orr Boulevard in the amount of $872,762.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

22. Approve Water Tower Site Lease with T-Mobile West LLC for Installation of Antennas and Equipment for Cellular Communications at 2201 109th Street, Grand Prairie, Texas

23. Contingency Transfer for Radio Interoperability Assistance Program Allowable Expenses for the amount of $70,064.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

24. Data conversion and clean-up of Water Utility Customer Service data through Shibumi Consulting Services, LLC. totaling an amount not to exceed $120,000.00 (Reviewed by the Finance and Government Committee on 07/11/2023)

25. Annual Contract for SpryPoint Software from Precision Task Group, Inc. (PTG) in an initial annual amount of $240,775.00 through a Master Interlocal Agreement with Omnia Partners, with an implementation cost of $732,800.00. This contract will be for one year with the option to renew for four additional one-year periods totaling $2,063,233.87, which includes a 5% annual increase if all extensions are exercised (Reviewed by the Finance and Government on 07/11/2023)

26. Change Order # 1 in the amount of $2,829,945.94 to extend for five years the Motorola Managed Services and add a Radio Management Hosted Solution to the Annual contract with Motorola Solutions for a total cost of $6,137,591.22 (Reviewed by the Finance & Government Committee on 07/11/2023)

27. An Ordinance Repealing Section 3 of Ordinance No. 9571-2013 to Reestablish Chapter 6, Article V of the City of Grand Prairie Code of Ordinances related to the Mid-Cities Joint Airport Zoning Board and Amending Section 6-51 of the City of Grand Prairie Code of Ordinances to Clarify the Board's Composition

28. Appoint two (2) members, Howard W. Gray and John Williams, and one (1) alternate member, Homer Webb, to the Mid-Cities Joint Airport Zoning Board

29. Ordinance Amending the FY2022-2023 Solid Waste Operating Budget for a decrease of $264,782 and amending the Solid Waste Capital Projects fund for an increase of $264,782; award a construction contract for 2023 Landfill Gas Control and Collection System Updates to TriCon Works LLC in the amount of $1,304,899 and a Construction Quality Assurance contract to Weaver Consultants Group in the amount of $146,417; 5% contracts contingency in the amount of $72,565.80 for a total of $1,523,881.80 (Reviewed by the Finance & Government on 07/11/2023)

30. Ordinance amending the FY2022/2023 Pooled Investment Fund and Capital Lending Fund budgets (Reviewed by the Finance & Government Committee on 07/11/2023)

31. Ordinance amending the FY2023 unobligated Street CIP Fund to allocate $1,228,479 to Street Assessment Fund and unobligated Street Tax Maintenance Fund to allocate $194,402 to Street Maintenance Tax Fund for the renovation of the streets around the Grand Prairie Hospital District (Reviewed by the Finance and Government Committee on 07/11/2023)

32. Appointments to the Capital Improvement Advisory Committee

ITEMS FOR INDIVIDUAL CONSIDERATION

33. Action Items Resulting from Staff Presentations:
    Epic Central Convention Center Name
    Council Travel Policy

34. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

PLANNING AND ZONING ITEMS TO BE TABLED

35. CPA-23-05-0007 - Comprehensive Plan Amendment - 1926 Mayfield Road (City Council District 2). Amendment to the FLUM to change the designation from Low Density Residential to Commercial/Retail/Office on 0.8458 acres. An 0.8458-acre tract out of J.C. Turner Survey Abstract No. 1739 and I. & G. N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road (On June 12, 2023, the Planning and Zoning Commission recommended denial by a vote of 4-3)

36. ZON-23-05-0017 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zone Change from Single Family-Two Residential District to a Planned Development District for Office Use and a Concept Plan on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey Abstract No. 1739 and I.&G.N. RR Survey Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned SF-2, within the SH 161 Corridor Overlay District, and addressed as 1926 Mayfield Road (On June 12, 2023, the Planning and Zoning Commission recommended denial by a vote of 4-3)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

37. STP-23-02-0005 - Site Plan - BigShots Golf Entertainment (City Council District 2). Site Plan for an Amusement Services (Indoor) and Amusement Services (Outdoor) facility on 11.19 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-436, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On April 24, 2023, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0)

38. STP-23-02-0004 - Site Plan - Belt Line Industrial (City Council District 1). Site Plan for a 166,920 sq. ft. office/warehouse building on 35.07 acres. A 35.07-acre tract out of Levi Franklin Survey, Abstract No. 470, City of Grand Prairie & City of Irving, Dallas County, Texas, zoned PD-39 and Heavy Industrial (HI), within the Belt Line Corridor Overlay District, with an approximate addressed of 2451 S. Beltline Road (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

PUBLIC HEARING ZONING APPLICATIONS

39. SUP-23-04-0014 - Specific Use Permit/Site Plan - Great Southwest Parkway Commons (City Council District 4). Specific Use Permit for a Restaurant with a Drive Through and a Site Plan for two 8,685 sq. ft. buildings on 2.55 acres. Tract 1U, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-30, within the IH 20 Corridor Overlay District, and generally located on the southeast corner of S Great Southwest Pkwy and W Bardin Rd and tentatively addressed as 4115 S Great Southwest Pkwy (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-1)

40. SUP-23-03-0008 - Specific Use Permit - Spectrum of Love Day Care (City Council District 1). Specific Use Permit for a Child Day Care. GSID Community #5, Block 2, Lot 6, Site 7, City of Grand Prairie, Tarrant County, Texas, zoned LI, within the SH 360 Corridor Overlay District, and addressed as 840 Greenview Dr (On June 12, 2023, the Planning and Zoning Commission recommended conditional approval by a vote of 7-0)

41. SUP-23-05-0015 – Specific Use Permit Review – Zaza Hookah Lounge (City Council 2). Review SUP No. 1125A, a Specific Use Permit for Amusement Services authorizing a Hookah Lounge, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 1, Gibsons Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-394, and addressed as 906 W Pioneer Pkwy Suite 250 (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

42. ZON-23-05-0018 - Zoning Change - 1905 Galveston Street (City Council District 1). Zoning Change from Planned Development-146 to Single Family-Six Residential District on 0.176 acres. Lot 2, Block 102, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned PD-146, within the SH 161 Corridor Overlay District, and addressed as 1905 Galveston Street (On June 12, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

43. ZON-23-05-0019 – PD Amendment/Concept Plan – Hamilton-Matthew Business Center Phase 2 (City Council District 4). Application for Amendment to PD-30 to adopt a Concept Plan for an office/warehouse development on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, zoned PD-30, within I-20 Corridor Overlay, and addressed as 4200 Matthew Rd (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

44. SUP-23-03-0011 - Specific Use Permit - 4049 Robinson Rd (City Council District 6). Specific Use Permit for a Convenience Store without Gasoline Sales on 0.484 acres. Tract 23, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, Texas, zoned PD-26, and addressed as 4049 Robinson Rd (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 4-1)

45. SUP-23-03-0007 - Specific Use Permit/Site Plan – O'Reilly Auto Parts (City Council District 6). Specific Use Permit/Site Plan for an Auto Parts Sales (New) Facility on 1.29 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 2380 W Camp Wisdom Road (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

46. TAM-23-05-0005 - Text Amendment - Article 22: Fee Schedule. Advisory Committee: An Ordinance of the City of Grand Prairie, Texas, amending Article 22: Fee Schedule of the Unified Development Code to Amend the definition of Advisory Committee; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

CITIZEN COMMENTS

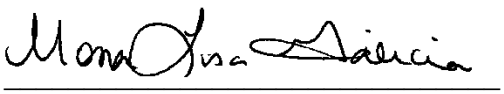
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 July 7, 2023.



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.