CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, September 03, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Lake Parks: Venue Review
2. City Charter Discussion
3. Council Business Expense

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" - Economic Development Director
(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 Arthur James of the Transparent Church.

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

PRESENTATIONS

4. Certificate of Recognition - UNIDOS
5. Certificate of Recognition for Jose Apolinar Saldivar – Trader's Village Longest Tenured Vendor

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.

6. Minutes of the August 20, 2024, City Council Meeting

7. Annual Contract for fire station employee work uniforms from Galls, LLC through an interlocal agreement with NCTCOG's North Texas Share Cooperative. This contract will be for a three-month term up to $35,000 with the option to renew for two additional one-year periods at an estimated annual cost of up to $150,000 to align with the cooperative agreement's expiration date, totaling up to $335,000 if all renewals are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 08/12/2024)

8. Contract with Calvary Construction and Consulting for Rebuild and Mitigation of Grand Prairie Airport Hangar 4South in the amount of $665,738.28 for the Rebuild and $154,928.43 for Mitigation for a total of $820,666.71 (Reviewed by the Public Safety, Health, and Environment Committee 08/12/2024)

9. Contract for the purchase of furniture, fixtures, and equipment (FF&E) for the Municipal Court with Wilson Bauhaus Interiors, LLC in the total amount of $94,201.27 through a national interlocal agreement with OMNIA Partners Cooperative. In addition, city staff requests an allowance of $5,798.73 for removal of existing furniture for a total funding request of $100,000.00 (Reviewed by the Public Safety, Health and Environment Committee on 08/12/2024)

10. Purchase of electronic ticket writers and related software and accessories from Tyler Technologies, through a national cooperative agreement with Sourcewell, in the amount of $172,955 (Reviewed by the Public Safety, Health, and Environment Committee on 08/12/2024)

11. Annual Contract for Vehicle Graphics and Installation from Palomira Corporation, dba Bayou Graphics, for up to $50,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling up to $250,000 amount if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 08/12/2024)

12. Construction contract with McMahon Contracting, L.P. for Walingford PID Retaining Wall Improvements in the total amount of $664,455.80 for Base Bid; materials testing with Alliance Geotechnical Group for $14,012.00; in-house engineering in the amount of $33,222.79; and a 5% construction contract contingency in the amount of $33,222.79 for a total project cost of $744,913.38 (Reviewed by the City Council Development Committee on 08/20/2024)

13. Final reconciliation Change Order No. 4 with Excel 4 Construction, LLC in the net negative amount of ($426,227.23) for the Skyway Drive and Small Street Sewer Improvements project (Reviewed by the City Council Development Committee on 08/20/2024)

14. Contract for Professional Engineering Services with Multatech Engineering, Inc. in the amount of $140,028.30 for the design of the FY24 Storm Drain Outfall Repair project (Reviewed by the City Council Development Committee on 08/20/2024)

15. Change Order 03 to the Construction Contract awarded to McMahon Contracting, LP for the Davis Road Paving and Drainage Improvements project in the total amount of $325,992.89 (Reviewed by the City Council Development Committee on 08/20/2024)

16. Contract with Krunchies Popcorn, LLC for one year with four one-year renewal options for food and beverage concessions at Prairie Lights with a 30% commission back to the City estimated at $127,000 annually based on gross revenues collected by vendor totaling $635,000 (estimate), if all extensions are exercised (Reviewed by the Finance and Government Committee on 09/03/2024)

17. Purchase one (1) new Chevrolet Tahoe PPV 4x4 ($55,300.00) for the Police Department from Ed Morse Automotive LLC dba Freedom Chevrolet Buick GMC by Ed Morse through a Cooperative Agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the Finance and Government Committee on 09/03/2024)

18. Authorize contract for purchase of one (1) new Heavy-Duty Mobile Concrete Screener ($384,508) for Solid Waste - Landfill from McCourt Equipment, Inc. (Reviewed by the Finance and Government Committee on 09/03/2024)

19. Resolution Authorizing the Filing of a Project Application with the North Central Texas Council of Governments for a Regional Solid Waste Program Local Implementation Project; authorizing the City Manager or his designee to act on behalf of the city in all other matters that are related to this project application, pledging that if funding for this project is received, the City of Grand Prairie will comply with all project requirements of the North Central Texas Council of Governments, the Texas Commission on Environmental Quality and the State of Texas (Reviewed by the Public Safety, Health, and Environment Committee on 08/12/2024)

20. Resolution authorizing the City Manager to Apply for and Accept Funding from the National Environmental Education Foundation for an International Paper National Public Lands Day Site Matching Grant in the amount of $2,500 (Reviewed by the Public Safety, Health, and Environment Committee on 08/12/2024)

21. Ratify the Fiscal Year 2024 Urban Area Security Initiative (UASI) Grant Application and Authorize the City Manager to Accept the Grant and Execute the Office of the Governor – Homeland Security Grants Division Sub-Recipient Agreement and all other Documents Related to the Grant (Reviewed by the Public Safety, Health, and Environmental Committee on August 12, 2024)

22. Ordinance Amending the FY 2023/2024 CIP Budget (Reviewed by the Finance and Government Committee on 09/03/2024)

23. Ordinance Amending the FY 2023/2024 Operating Budget (Reviewed by the Finance and Government Committee on 09/03/2024)

24. Ordinance Amending the FY 2023/2024 Operating and CIP Budgets; Contract Amendment #01 in the amount of $104,920.00 with Tryba Architects for conceptual design services associated with the downtown Grand Prairie redevelopment property project (Request for Expression of Interest #23166) along with a city-controlled design contingency of $5,000 for a total funding request of $109,920.00

25. Ordinance amending the Fiscal Year 2023-2024 Approved Capital Improvement Project Budget by Transferring and Appropriating $35,000 of Unobligated Solid Waste Funds to the Customer Service and Software Project (Reviewed by the Public Health, Safety and Environment Subcommittee on August 12, 2024)

26. Ordinance amending the Fiscal Year 2023-2024 Operating Budget in the amount of $91,979 for brush grinding services (Reviewed by the Public Health, Safety & Environment Subcommittee on August 12, 2024)

27. An Ordinance of the City of Grand Prairie, Texas, amending American Rescue Plan Act (ARPA) funding for project budgets to reconcile previously approved expenditures and reallocate unused funds

28. An Ordinance of the City of Grand Prairie, Texas, Amending Sections 12-42(b) and 12-42(c) of the Grand Prairie Code of Ordinances to Modify the Fees and Balance Billing Regulations Related to the Provision of Emergency Medical Billing Services; Containing a Savings Clause and a Severability Clause; and Providing an Effective Date (Public Safety Health and Environment Committee on 07/08/2024 and Finance and Government Committee on 07/10/2024)

29. Ordinance Approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2023 Rate Review Mechanism Filing

30. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Grand Prairie, Texas, Tax Note, Series 2024", including the adoption of an ordinance authorizing the issuance of tax notes with an estimated par amount of $ 8,441,000

ITEMS FOR INDIVIDUAL CONSIDERATION

31. Public Hearing and resolution authorizing the City Manager to submit grant applications to the Federal Transit Administration (FTA) for funding assistance for Fiscal Year 2025 costs related to the Grand Connection program, and accepting funding in the amount of $170,584 from TXDOT and $20,000 from Dallas County for the same. The total budget to operate the Grand Connection for Fiscal Year 2025 is $1,201,017, of which the City will provide matching funding in the amount of $197,483 (Reviewed by the City Council Development Committee on 08/20/2024)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

32. STP-24-06-0024 - Site Plan - Retail Center at 1601 W Carrier (City Council District 1). Site Plan for a multi-tenant retail store on 0.785 acres. Lot 2, Block A, 7-Eleven Carrier & Roy Orr Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-289C, with an approximate address of 1601 W Carrier Pkwy (On August 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

33. CPA-24-07-0009 - Comprehensive Plan Amendment - 905 MacArthur (City Council District 5). Amendment to the Future Land Use Map to change the designation from Mixed Use to

Commercial/Retail/Office on 10.70 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, with an approximate address of 905 Macarthur Blvd (On July 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

34. ZON-24-06-0018 - Zoning Change/Concept Plan – 905 MacArthur (City Council District 5). Zoning Change from a Commercial (C) District to a Planned Development District for Commercial Uses and a Concept Plan depicting retail and restaurant developments on 10.70 acres. Tract 20, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within the IH-30 Corridor Overlay, with an approximate address of 905 Macarthur Blvd (On July 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

35. 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)

36. SUP-24-06-0026 - Specific Use Permit – 2600 E. Main St (City Council District 5). Specific Use Permit for Auto Repair (Major). Lots 10 & 11, Block A, Westover Place Revised Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-237, and addressed as 2600 E Main St (On August 12, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

37. SUP-24-07-0029 - Specific Use Permit - Public Safety Communications Tower (City Council District 6). Specific Use Permit for a Communications Tower on 1.656 acres. Multiple tracts out of J Lawrence Survey, Abstract, No. 616, (Parcel IDs 194197 and 284686) City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A) District and PD-339A, and tentatively addressed as 11005 Davis Dr (On August 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

38. SUP-24-01-0004 - Specific Use Permit/Site Plan - Portillo's at 3102 S Hwy 161 (City Council District 2). SUP/Site Plan for a restaurant with a drive-through on 4.75 acres. Lots 9R-1 & 9R-2, Block B, Epic West Towne Crossing Phase I, and Lot 1, Block 5, Central Park Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 & IH-20 Corridor Overlay Districts, and with an approximate address of 3102 S Hwy 161 (On August 12, 2024, the Planning and Zoning Commission recommended approval with a condition by a vote of 7-0)

39. SUP-24-03-0014 - Specific Use Permit – Cigar Lounge at 2100 N Highway 360 (City Council District 1). Specific Use Permit for a smoking lounge in an existing commercial lease space. Tract 1, G.S.C. Development Corporation Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2100 N Hwy 360, Suite 2006 (On August 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

CITIZEN COMMENTS

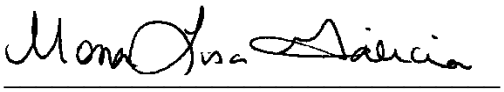
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 August 30, 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.