CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, February 04, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Introduction of Grand Prairie Chamber of Commerce

2. Prairie Lights 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" - 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 Matthew Woods of Eighth Street Baptist Church.

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

PRESENTATIONS

3. Certificate of Recognition for Career and Technical Education Month Presented to Grand Prairie ISD

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 January 21, 2025, City Council Meeting

5. Boards and Commissions - Appointment to fill a vacancy on Library Board

6. Parkview PID Contract with Site Landscape Development for landscape maintenance in the total amount of $61,297, including landscape maintenance $47,297, beautification $6,000, and irrigation system maintenance services $8,000, for a one year term (Council District 1)

7. Lake Parks PID Contract with Site Landscape Development for Landscape Renovations for the Lake Ridge Living Wall in the total amount of $124,375.24 for a one-year term (Council Districts 4 and 6) Reviewed by the Lake Parks PID Board on January 8, 2025

8. Oak Hollow/Sheffield Village PID Contract with Future Outdoors, LLC for installation of an 8' tall RhinoRock Precast Concrete Fence on Magna Carta Boulevard in the amount of $290,522.50 for a one year term (Council District 4) Approved by the Oak Hollow/Sheffield Village PID Advisory Board on 1/16/2025

9. Construction Manager at Risk (CMAR) Contract with CMC Development & Construction Corporation LLC for Initial Pre-Construction Services regarding Water Utility Facilities Renovations in the amount of $2,000; Approval of a Construction Manager's Fee of 2.0% of the Cost of Work (Reviewed by the City Council Development Committee on 01/21/2025)

10. Annual contract for Reinforced Concrete Cylinder Pipe (RCCP) welding services from Rangeline Pipeline Services, LLC in an amount not to exceed $100,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $500,000.00, if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

11. Purchase Fire Hydrant Repair and Replacement Services from Southern Trenchless Solutions, LLC in the amount of $514,160.55 for the Repair and/or Replacement of 29 Fire Hydrants through a national cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 01/21/2025)

12. Annual contract for the purchase of water meter boxes and lids from Bass & Hays Foundry, Inc. in an amount of up to $150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

13. Amendment #1 to Professional Services Contract with Garver, LLC for additional engineering design services for the Shady Grove Road Phase 1 from State Highway 161 Northbound Freeway to Belt Line Road reconstruction project in the amount of $1,734,578.86, for a total contract amount of $2,607,340.86 (Reviewed by the City Council Development Committee on 01/21/2025)

14. Construction contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P. for West Tarrant Road at Arbor Creek Paving, Drainage, Water and Wastewater Improvements in the total amount of $ 9,001,285.14 for Base Bid; materials testing

with Alliance Geotechnical Group for $44,887.00; in-house engineering in the amount of $450,064.26; and a 5% construction contract contingency in the amount of $450,064.26 for a total project cost of $9,946,300.66 (Reviewed by the City Council Development Committee on 01/21/2025)

15. Purchase of VT Supervisory Control and Data (SCADA) Upgrade Services from Prime Controls, L.P. in the amount of $324,306.00 (Reviewed by the City Council Development Committee on 01/21/2025)

16. Annual contract for maintenance and repair services of the Supervisory Control and Data (SCADA) system with Prime Controls, L.P. as primary and Super Tech Automation, LLC dba Supertech Automation as secondary in an amount not to exceed $150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

17. Professional Services Contract with Dunaway Associates, LLC for Architecture Design Services for the Lynn Creek West Park Project, including a wayfinding design package for the Lake Parks system in the amount of $265,450 plus a 5% contingency in the amount of $13,272.50 for a total project cost of $278,722.50 (Presented to the City Council Development Committee on 12/17/2024)

18. Ratify purchase and installation of audio video system at the Ruthe Jackson Center from Digital Resource, Inc. in the amount of $161,700.00 through national purchasing cooperative The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 02/04/2025)

19. Authorize Payment of $92,040.98 to McGriff Insurance Services, Inc. for Renewal of the City's Cyber Liability Policy with Underwriters at Lloyd's of London for the Period of February 4, 2025 through February 4, 2026 (Reviewed by Finance and Government Committee on 2/4/25)

20. Ordinance Calling a General Election on May 3, 2025 to Elect City Council Member District Two, City Council Member District Four and Mayor At Large, and Ordinance Calling a Special Election to Reauthorize the Local Sales and Use Tax at the Rate of One-fourth of One Percent for Maintenance and Repair of Municipal Streets

21. Resolution approving the 2025 Grand Connection Public Transportation Agency Safety Plan (PTASP) and authorizing the City Manager to submit the 2025 Grand Prairie PTASP and related documentation to the Texas Department of Transportation (TXDOT) and the Federal Transit Administration (FTA) for compliance with federal safety requirements (Reviewed by City Council Development Committee on 01/21/2025)

22. Discussion and consideration of all matters related to the early payment of $8.4M of the "City of Grand Prairie, Texas, Tax Note, Series 2024", including the adoption of a resolution authorizing the execution of an agreement for the deposit of funds sufficient to defease and redeem the obligation in full (Reviewed by the Finance and Government Committee on 02/04/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

23. Ordinance Calling a Special Election on May 3, 2025, for the Purpose of Submitting Proposed Amendments to the Grand Prairie City Charter to the Qualified Voters of the City of Grand Prairie

24. City Manager's Contract

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

25. STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

26. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval as presented by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

27. SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

28. ZON-24-11-0029 - Zoning Change – 2335 & 2339 SE 4th St. (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A &1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

29. CPA-24-09-0013 - Comprehensive Plan Amendment - 509 Austin St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Low Density Residential on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

30. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential

District, and addressed as 509 Austin St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

31. SUP-25-01-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

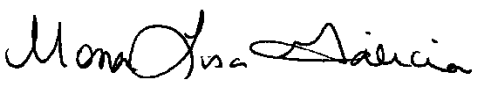
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 January 31, 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.