CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda
City Council Meeting

Tuesday, February 20, 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. Extr-ROAR-dinary Dino Fest and Epic Central Spring Break 2024 events

2. Council Business Expense Pay

AGENDA REVIEW

EXECUTIVE SESSION

(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 Brian Loveless of Calvary Baptist Church.

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

PRESENTATIONS

3. Certificate of Recognition for Marshal Renee Construction Companies

4. Proclamation 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.

5. Minutes of the February 6, 2024, City Council Meeting and the February 12, 2024, Special City Council Meeting

6. Oak Hollow/Sheffield Village PID Contract with SPSD for landscape maintenance in the total amount of $163,059.91, including landscape maintenance $118,059.91, beautification $20,000, and irrigation system maintenance services $25,000, for a one-year term (Council District 4) (Approved by the Oak Hollow/Sheffield Village PID Advisory Board on 2/15/2024)

7. Westchester PID Contract with Site Landscape Development for Landscape Maintenance Services in the total amount of $621,635.84, including landscape maintenance $346,635.84, beautification $200,000, and irrigation system maintenance services $75,000, for a one-year term (Council Districts 2 and 6) (Approved by the Westchester PID Advisory Board on 1/30/24)

8. Parkview PID Contract with Site Landscape Development for landscape maintenance in the total amount of $54,324, including landscape maintenance $43,324, beautification $6,000, and irrigation system maintenance services $5,000, for a one-year term (Council District 1)

9. Annual Contract for Laserfiche Avante Maintenance Services from MCCi, LLC in the amount of $24,635.30 through a national interlocal agreement with Buyboard. This contract will be for one year with the option to renew for two additional one-year periods totaling $73,905.90 if all extensions are exercised. (Reviewed by the Finance & Government Committee on 02/06/2024)

10. Purchase of three (3) new Dodge Ram 2500 regular cab 4x2 service body pickups ($54,255 each) for Utility Customer Service; two (2) new Dodge Ram 2500 regular cab 4x4 service body pickups ($56,947 each) for Facility Maintenance & Environmental Quality; and one (1) new Dodge Ram 3500 regular cab 4x4 dually pickup with crane body ($93,479) for Water Distribution from Grapevine Dodge DCJ for a total of $370,138 through a Cooperative Agreement with BuyBoard

11. Annual Contract for Fleet Hydraulic Equipment Maintenance and Repair from TLR Hydraulics, up to $50,000 annually. This contract will be for one year, with the option to renew for four additional one-year periods, totaling $250,000 if all extensions are exercised (Reviewed by Finance and Government Committee on 02/06/2024)

12. Contract for installation of fuel islands with an above-ground storage tank(s) (AST) at Mike Lewis Park and the Parks Maintenance Compound from Stovall Commercial Contractors, LLC for a combined total of $390,306.66 through a Cooperative Agreement with BuyBoard (Reviewed by Finance and Government Committee on 02/06/2024)

13. Annual Contract with McMillan James for maintenance of Dectron systems at The Epic, The Summit, and the Kirby Creek Natatorium through a national cooperative agreement with BuyBoard. This contract will be for one year not to exceed $51,414 with the option to renew for two additional one-year periods. Total will not exceed $154,242 over three years if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/06/2024)

14. Contract with Brandt Companies, LLC for repair and replacement of the filtration water return line at the McFalls Pool in the amount of $84,064.59 and include contingency of $5,935.41 for a total of $90,000 through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 02/06/2024)

15. Contract with PVS DX Inc. in the amount of $120,000 for pool re-plastering at Tyre and McFalls outdoor pools through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 02/06/2024)

16. Lease agreement with Salcado Group Inc to lease the office building at 110 SW Dolores Huerta for use as the Downtown Services Office for a term of 36 months to begin March 1st, 2024, for a total amount of $95,227.00 for the entire term (Reviewed by the City Council Development Committee on 02/20/2024)

17. Second Amended and Restated Lease Agreement with Anschutz Texas, L.P. for Operation of the Texas Trust CU Theater for a 10-Year Term with Two 5-Year Options to Extend; Second Amended and Restated Luxury Suite Agreement

18. 2024 Sponsorship Requests

19. Reject all Proposals for RFP 24017 for a Library Mobile App (Reviewed by the Public Safety, Health, and Environment Committee on 02/12/2024)

20. Reject the bid from RFB #24035 for Cross Connection Control Device Testing & Repairs (Reviewed by the Public Safety, Health, and Environment Committee on 02/12/2024)

21. Ordinance Amending Various Sections of Chapter 13, Article XII "Mobile Food Vendors" of the Grand Prairie Code of Ordinances; Providing a Penalty, a Savings Clause, a Severability Clause, and an Effective Date Upon Publication (Reviewed by the Public Safety, Health & Environment Committee on 02/12/2024)

22. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 02/20/2024)

23. Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC to Authorize Reimbursement of Public Infrastructure Costs from Tax Increment Financing Zone Number 3 for a Maximum of 30 Years in an Amount Not to Exceed 60% of the Ad Valorem Taxes Collected from the Property and an Economic Development Grant of Rollback Taxes (Reviewed by the TIRZ #3 Board on 2/20/2024)

24. Resolution approving the Grand Prairie Hotel Development Corporation FY 2023-2024 Budget (Reviewed by the Grand Prairie Hotel Development Corporation on 01/29/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

25. Consider and Take Action on the Petition from Anh The Nguyen and Minh Thi Trang Le Related to the Property Located at 14020 County Road 511, Venus, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

26. Increase City Council Business Expense Pay to $2,000 per month per Councilmember

PLANNING AND ZONING ITEMS TO BE TABLED

27. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

28. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

29. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

30. STP-23-10-0024 - Site Plan – Hamilton Commercial Headquarters (City Council District 4). Site 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 tentatively addressed as 2105 Bardin Rd (On January 22, 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.

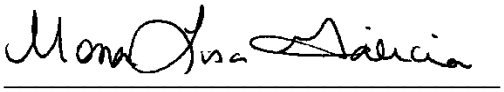
ADJOURNMENT

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 February 16, 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.