CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, May 06, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Review of Dino Fest, Dino Dash and Epic Central Spring Break

2. Utility Customer Service Replacement Project - System demonstration of new Customer Service Portal

3. Calvary Church Campus & Downtown- Asbestos Remediation & Demolition Plan

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" - Management Agreement with American Resort Management, Inc.
(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 Matthew Woods of Eighth Street Baptist Church.

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

PRESENTATIONS

4. Mayor's Teen Council Final Presentation

5. Proclamation Acknowledging Tourette Syndrome Awareness Month

6. Municipal Clerk / City Secretary's Week Proclamation

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 April 15, 2025, City Council Meeting

8. Award Professional Engineering Services Contract to Cobb, Fendley & Associates, Inc. up to $500,000 annually for various Street Services and other department projects. Award secondary to Parkhill, Smith & Cooper, Inc. dba Parkhill (up to $500,000 annually). Secondary awardee will be used if primary is unable to fulfill the needs of the City. Each contract will be for an initial one-year term with the option to renew for two additional one-year periods totaling $1,500,000, if all renewals are exercised (Reviewed by the City Council Development Committee on 04/15/2025)

9. Professional services contract with Freese and Nichols, Inc. for the preparation of a Comprehensive Plan Update for the section of the City located between Ragland Road and Pioneer Parkway in the amount of $250,000 (Reviewed by the City Council Development Committee on 04/15/2025)

10. Annual sole source agreement with Invictus Apps, for Prepared Assist Communications Service, in the amount of $49,536 for one year, with the option to renew for two additional one-year periods for $49,536, totaling $148,608 if all renewal options are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 04/21/2025)

11. Professional Design Services Contract with Parkhill, Smith & Cooper, Inc. in the amount of $88,850 for Master Plan Design Services associated with the Solid Waste Landfill Facilities (Reviewed by Public Safety, Health & Environment Committee on 04/21/2025)

12. Professional services contract with Freese and Nichols, Inc. for the Stormwater Utility Fee Review project in the amount of $78,900 (Reviewed by the City Council Development Committee on 04/15/2025)

13. Authorize an amendment to an existing Interlocal Agreement with the City of Irving to update the Beltline Service Area Map in Exhibit A therein to reflect the City of Irving's wastewater service to the Scannell Shady Grove Warehouses development (Reviewed by the City Council Development Committee on 04/15/2025)

14. Professional services contract with Westwood Professional Services, Inc. for drainage study services for the Indian Hills Neighborhood Drainage Improvements project in an amount up to $153,820 (Reviewed by the City Council Development Committee on 04/15/2025)

15. Authorize and confirm the dedication of a permanent drainage easement located in the Charles Babcock Survey, Abstract No. 59, being a portion of Lot 1R-2B, Block C, Epic West Towne Crossing, Phase 1, commonly known address of 3116 S. Highway 161, Grand Prairie, Dallas County, Texas from CR Fitness Grand Prairie, LLC for the proposed improvements under

CEP-24-0017; Authorizing the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 04/15/2025)

16. Change Order/Amendment No. 2 to the Construction Contract with Landmark Structures I, LP for the Robinson Road Elevated Storage Tank (EST) Project in the net amount of $38,128.00 (Reviewed by the City Council Development Committee on 04/15/2025)

17. First Amendment to Professional Services Contract with Freese and Nichols, Inc. for additional engineering services for the State Highway 360 Waterline Extension and Fire Station #11 Water/Wastewater Line Design Project in the amount of $100,980, and extending the term of said Contract to December 31, 2025 (Reviewed by the City Council Development Committee on 04/15/2025)

18. Construction contract with North Texas Contracting, Inc. for the Trinity River Authority (TRA) Point of Entry Relocation at Duncan Perry Road for the total amount of $324,833.00 for base bid and potential alternatives; and a 5% construction contract contingency in the amount of $16,241.65 for a total project cost of $341,074.65 (Reviewed by the City Council Development Committee 04/15/2025)

19. Authorize and confirm the City of Grand Prairie's conveyance of a permanent Utility Easement and Right-Of-Way to United Electric Cooperative Services, Inc. located on a portion of the Joseph Lawrence Survey, Abstract No. 616, commonly known address of 11005 Davis Drive, Grand Prairie, TX 76065 for a total sum of approximately $75.00 for recording fees

20. Cooperative Contract with HP Ecological Services, LLC dba HP EnviroVision for Asbestos Abatement Services at 421 W. Church Street in a total amount not to exceed $100,972.40, including $96,164.19 base cost and a 5% contingency ($4,808.21) for unforseen conditions (to be used at City's sole discretion), through a Cooperative Agreement with The Interlocal Purchasing System (TIPS)

21. Resolution supporting the application for and acceptance of a FY 2024 Justice Assistance Grant (JAG) from the United States Department of Justice (DOJ), Bureau of Justice Assistance to be used for law enforcement purposes for $30,676 in total funding with an agreement for $9,202.80 to be allocated to funding Dallas County projects and $1,503.12 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of $19,970.08 to the City of Grand Prairie and authorizing the City Manager to execute documents relative to the acceptance, rejection, alteration, or termination of the grant, including an interlocal agreement with the City of Dallas, Dallas County, and other Dallas County subrecipients (Reviewed by the Public Safety, Health, and Environment Committee on 04/21/2025)

22. Resolution of Support of Ryder Truck Rental, Inc. to the Texas Commission for Environmental Quality for a Municipal Setting Designation at 408 113th Street in Arlington, Texas (Reviewed by Public Safety, Health & Environment Committee on 04/21/2025)

23. Resolution Consenting to the Addition of Approximately 19.955 Acres of Land into Ellis County Fresh Water Supply District No. 1; Providing for Severability and Declaring an Effective Date

24. An Ordinance amending the FY 2024/2025 Economic Development CIP Fund Budget by transferring and appropriating $323,400 from the unobligated fund balance in the Economic Development CIP Fund to the AOB Remediation & Demolition for the Calvary Church Campus Project; Approve Demolition Services Contract with JR's Demolition & Excavating, Inc. for the demolition of the former Calvary Church Campus generally located northwest of the intersection of W Main St. and NW 4th Street, in a total amount not to exceed $323,400, including a $233,000 base bid, $75,000 for an additional backfill and a 5% contingency ($15,400) for any unforeseen conditions (to be used at City's sole discretion)

25. First Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being an Approximately 19.955 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of U.S. Highway 287 Including Land Situated in the W. Gardner Survey, Abstract No. 403 into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

26. Ordinance accepting the dedication of real property located at 430 S.W. 3rd Street, Dallas County, from First Presbyterian Church of Grand Prairie for the city's community garden program for estimated closing and survey costs of $5,000 from the Capital Improvements Projects Fund; Amending the FY 2024/2025 Solid Waste Capital Improvements Projects budget to fund said expenditure; and authorizing the City Manager to execute all documents necessary for said acceptance (Reviewed by the Public Health, Safety, and Environment Committee on 04/21/2025)

27. Ordinance Amending Chapter 18, Sections 18-12, "Protection of Wild Animals" and Section 18-14 "Swimming", of the Grand Prairie Code of Ordinances of the City of Grand Prairie, Texas and Adding Section 18-29.3 "Water Use Restrictions for Epic Central Illuvia Pond" to the Code of Ordinances of the City of Grand Prairie, Texas to clarify that boating, fishing, swimming, bathing, and wading are not permitted in Epic Central Illuvia Pond; Providing a Penalty Clause, Making the Ordinance Cumulative; and Providing an Effective Date After Publication (Reviewed by the Public Safety, Health, and Environment Committee on 04/21/2025)

28. Ordinance amending the FY 2024/2025 Operating Budget to allocate $373,345 to Airport Fund and Risk Management Fund for insurance repairs that are offset by insurance proceeds; Change Order No. 1 to the Contract with Calvary Construction Company, LLC for the Rebuild and Mitigation of Grand Prairie Airport Hanger 4South in the amount of $373,345.24 for expanded scope of work, bringing the total contract amount to $1,194,012.05 (Reviewed by the Public Safety, Health and Environment Committee on 4/21/2025)

29. Ordinance amending the FY 2024/2025 Capital Improvements Projects Budget to allocate $65,064 of unobligated Airport Capital Project Funds to the South Service Road Reconstruction and Widening Project; Authorize additional funds ($101,968) for improvements to the Grand Prairie Municipal Airport by the Texas Department of Transportation for the

construction of the south service road reconstruction and widening project (Reviewed by the Public Safety, Health and Environment Committee on 04/21/2025)

30. Ordinance amending Schedule II of the Traffic Register by establishing a speed limit within Grand Prairie City limits and lowering the existing posted limit on US 287 from 65 MPH to 60 MPH (Reviewed by the City Council Development Committee on 04/15/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

31. STP-24-08-0035 - Site Plan - TownePlace Suites (City Council District 4). Site Plan for a four-story extended stay hotel on 2.363 acres. Lot 1, Block B, Prairie Waters - Southgate Development Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-352, located within the SH-360 Corridor Overlay District and addressed as 3659 Prairie Waters Dr (On April 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

PUBLIC HEARING ZONING APPLICATIONS

32. SUP-25-02-0006 - Specific Use Permit - TruckSmart CDL Academy (City Council District 1). Specific Use Permit for a Vocational School (Auto)/Driving School at an office building on 3.05 acres. Lot 1, Block A, Carrier 360 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), within the SH 360 Corridor Overlay District, and addressed as 2080 N Hwy 360 (On April 14, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

33. CPA-25-03-0005 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

34. ZON-25-02-0005 - Concept Plan - Prose Westcliff Multi-Family Ph 2 (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.18 acres. Lots 11 & 12, Vickery Place Addition, and a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 1101 & 1105 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On March 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

35. VCC-25-04-0002 - Fence Exception - Hidden Creek Screening Fence (City Council District 1). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence with masonry columns instead of the required masonry screening wall along Duncan Perry Rd and Avenue H East. The west side of Duncan Perry Rd and the north side of Avenue

H East along the Hidden Creek Subdivision, City of Grand Prairie, Tarrant County, Texas (On April 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 9-0)

CITIZEN COMMENTS

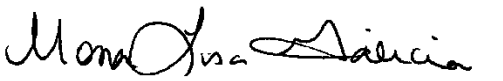
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 May 2, 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.