CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, May 07, 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. Annual Audit Process Presentation

2. Water and Wastewater Multifamily Rate Discussion (Reviewed by the Finance and Government Committee on April 2, 2024)

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 551.076 "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 Josh Briscoe of Gateway Church.

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

PRESENTATIONS

3. Recognition of Mayor's Teen Council 2023-2024

4. Proclamation Acknowledging Better Hearing and Speech Month

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 April 16, 2024, City Council Meeting

6. High Hawk PID Contract with The Landscape Partners for Landscape Maintenance for $144,528 in High Hawk PID (City Council Districts 4 and 6) for a 12-month term (Reviewed and approved by the High Hawk PID Board on 04-02-2024)

7. IT Department contracts for the new construction project for Fire Station 11 in the amount of $140,050.04 for the direct vendor contracts with Siemens Industry, Inc., Cyson Technology Group LLC, and Flair Data (Porter Burgess). The contract with Siemens Industry, Inc. will be used for security installation door access control, video surveillance and intercom. The contract with Cyson Technology Group LLC will be used for network structuring, which includes voice and data wiring. The contract with Flair Data (Porter Burgess) will be used to purchase switches to provide connectivity to all devices (Reviewed by the Public, Safety, Health & Environment on 04/09/2024)

8. Annual Contract for quality assurance review of the Police Department's Emergency Communications Division's call handling, dispatch performance, and radio transmission processes with Denise Amber Lee Foundation, Inc. in an annual amount not to exceed $100,000. The agreement will be for one year with the option to renew for four additional one-year periods totaling a not-to-exceed amount of $500,000.00 if all extensions are exercised

9. Annual contract for yard waste grinding from Thelin Recycling Company, LP., in an amount not to exceed $259,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $1,295,000 if all extensions are exercised. Award a secondary price agreement to LETCO Group, LLC (up to $343,000 annually) to be used if the primary is unable to fulfill the needs of the department (Reviewed by the Public Safety, Health, and Environment Committee on 04/09/2024)

10. Annual contract for the testing, repair, and replacement of backflow valves with Mr. Backflow, LLC dba 1-A Fire & Domestic Testing in an amount not to exceed $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 the Public Safety, Health, and Environmental Committee on 04/09/2024)

11. Contract Amendment #02 in the amount of $99,650.00 to the Professional Engineering Services contract with Teague Nall and Perkins, Inc. for a total project cost of $200,095.00 for the Fish Creek Bank Stabilization Project (Reviewed by the City Council Development Committee on 04/16/2024)

12. Contract amendment #05 in the amount of $29,600.00 to the Professional Engineering Services Contract with RPS Infrastructure, Inc. for a total project cost of $162,650.00 for the South

Sector Gravity Mains Project (Reviewed by the City Council Development Committee on 04/16/2024)

13. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water main replacement repair at Riverhill Apartments in the total amount of $141,478.00 (Reviewed by the City Council Development Committee on 04/16/2024)

14. Contract for Professional Engineering Services with McAdams in the amount of $297,120.00 for the design of the 8-inch and 12-inch Interstate Highway-30 Frontage Road Water Lines Project (Reviewed by the City Council Development Committee on 04/16/2024)

15. Purchase of six bypass pump installations from B D Holt Company dba Holt Industrial Rentals LLC for $1,273,283.05 through a master cooperative agreement with Sourcewell (Reviewed by the City Council Development Committee on 04/16/2024)

16. Ordinance Amending Chapter 26, Article VII "Emergency Water Use Plan" of the Code of Ordinances of the City of Grand Prairie (Reviewed by the City Council Development Committee on 04/16/2024)

17. Ordinance Amending the Grand Prairie Water Conservation Plan (Reviewed by the City Council Development Committee on 04/16/2024)

18. Ordinance appointing Bryan Arnold, Presiding Judge; Ann Draper, Associate Judge; and William A. Mazur, Jr., Frank Hagle, Glenn Holley, and Ann Poston as Alternate Judges of the Grand Prairie Municipal Court effective April 1, 2024 (Reviewed by the Public Safety, Health and Environment Committee on 04/09/2024)

19. Ordinance amending the FY 2023/2024 Approved Budget for the Library CIP Fund to allocate $420,068 from the Capital Reserve Fund unobligated balance for costs associated with the purchase of two (2) new Ram 5500 Bookmobiles for the Library ($435,034 each and a $50,000 contingency) for a total of $920,068 from Model 1 Commercial Vehicles located in Irving, Texas through a Cooperative Agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the Public Safety, Health, and Environmental Committee on 04/09/2024)

20. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget for the acquisition of real property located at 503 W. Church St. for the purchase price of $475,000.00, plus additional appropriate closing costs and survey costs estimated at $11,750.00 for a total funding request of $486,750.00 (Reviewed by the Finance &Government Committee on 05/07/2024)

21. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Construction contract with Falkenberg Construction Co., Inc. for Veterans Memorial Star Canopy construction in the amount of $413,426 plus a 5% contingency in the amount of $20,671.30 for a total project cost of $434,097.30 (Reviewed by Finance and Government Committee on 05/07/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Public Hearing and Ordinance Amending the Grand Prairie Drought Contingency Plan (Reviewed by the City Council Development Committee on 04/16/2024)

23. Public Hearing and Resolution Creating the River Central Public Improvement District (Reviewed by the Finance and Government Committee on 04/02/2024)

24. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 1432.123 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 287 Including Land Situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197, L. Kelsey Survey Abstract No. 593, and All Adjacent Rights-of-way 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

25. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 5.730 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Described as 262 Cuad Irr. Co; 1280 R M Wyatt and Identified by Ellis County Appraisal District Property ID 261510 and All Adjacent Rights-of-way 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. Public Hearing and First Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisidction of the City of Grand Prairie, Texas, to Wit: Being approximately 140.030 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 287 and East of Ellis County Parcel ID 261510 Including Land Situated in the Cuadrilla Irrigation Co. Survey, Abstract No 262, the R. Wyatt Survey, Abstract No. 1280, and All Adjacent Rights-of-way 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

27. Consider action authorizing negotiations for master developer services for the Downtown Grand Prairie Redevelopment Property Project Requests for Expressions of Interest (RFEI) #23166, and provide City Manager with direction for next steps on this Project

28. First reading of an Ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for water and wastewater

PLANNING AND ZONING ITEMS TO BE TABLED

29. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

30. ZON-24-03-0008 - Zoning Change/Concept Plan. Zoning Change creating a Planned Development District for Light Industrial including Data Center uses. 1,430.794 acres generally located west of HWY 287, south of Prairie Ridge Blvd, Parcel IDs 190600, 181262, 261509, 261512, 193077, 179637, 291089, 277740, 179561, 179552, 186391, 242136, City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

31. ZON-24-03-0007 - Zoning Change/Concept Plan. Zone Change creating a Planned Development District for Residential, Mixed-Use, Open Space, and Data Center uses. 309.794 acres located west of HWY 287, north and south of Prairie Ridge Blvd, partially zoned Agriculture, Parcel IDs 284558, 190585, 245944, 290818, 190600, 190602, 190596, City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas (On April 22, 2024, The Planning and Zoning Commission recommended approval by a vote of 7-0)

32. TAM-24-01-0002 - Text Amendment - Article 22: Fee Schedule. An Ordinance of the City of Grand Prairie, Texas, Amending Article 22: Fee Schedule of the Unified Development Code to amend and replace Sec. 22.2.25 regarding Engineering review fees and to amend and replace Sec. 22.2.27 regarding Engineering inspection fees; 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 (On March 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 5-0)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

33. STP-24-02-0012 – Site Plan – Sonic (City Council District 5). Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main St (On April 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

34. SUP-24-02-0010 - Specific Use Permit – Convenience Store at 3725 S Carrier Parkway (City Council District 2). Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway (On April 08, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

35. ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

36. SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

CITIZEN COMMENTS

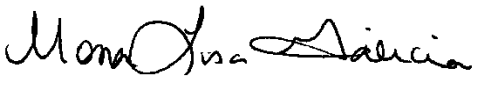
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond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