CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, January 23, 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. After Action Report on the 2023 Ice Rink
2. Main Street Fest 2024
3. Review Sponsorship Request List for 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 551.087 "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 Pastors Anthony and Vicki Cheek with Calvary Family Worship Center.

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

PRESENTATIONS

4. Eagle Scout Certificates – Presented to Olvia Wolston and Claire Greenaway in Troop 533

5. Recognition of Nimo's Training Gym and Faith Over Fear Boxing Team for 2023 USA Boxing National Championship Accomplishments

6. Certificate of Recognition for ABLe Communications, recognized on the Dallas Business Journal list of "Top revenue-generating minority-owned business in DFW"

7. Certificate of Recognition for Elevate Doors & Windows, recognized on the Dallas Business Journal list of "Top 25 Fastest Growing Small Private Companies in North Texas

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.

8. Minutes of the January 9, 2024, City Council Meeting

9. Assignment of Contract from Redi-Mix Concrete to Smyrna Ready Mix Concrete, LLC (Reviewed by the City Council Development Committee on 01/23/2024)

10. Purchase one (1) new Chevrolet Silverado 5500 Crew Cab with Dump Body ($104,020) for Transportation and Mobility Services from Caldwell Country Chevrolet through a Cooperative Agreement with BuyBoard

11. Annual contract for administration of federally required reporting for the Affordable Care Act (ACA) from Claims-X-Change, LLC, dba CXC Solutions, estimated at $10,644 annually. This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 5% annually with an estimated total of $58,814.81 if all extensions are exercised(Reviewed by the Finance and Government Committee on 01/09/2024)

12. Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 7 South A for a term of ten years to begin January 1, 2024, and ending December 31, 2034, with an annual rent of $2,784.00

13. Purchase of replacement office chairs for the Public Safety Building, from Krueger International (KI), through a cooperative purchasing agreement with Sourcewell, in the amount of $137,689 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

14. Purchase of Panasonic "Toughbook" rugged mobile laptops and accessories from GTS Technology Solutions, Inc., in the amount of $111,124.58, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

15. Annual Contract for Micro-Blaze firefighting foam from Metro Fire Apparatus Specialist, Houston, Texas, for the annual cost not to exceed $24,695 with four one-year renewals not to exceed $123,475 if all option renewals are exercised and authorized by the City Manager (Reviewed by the Public Safety, Health, and Environment Committee 01/08/2024)

16. Change order #2 in the amount by $48,350 to increase annual contract for medical supplies with Life-Assist, Inc.$140,000, increase for the remainder of the current contract term, and

$140,000 annually for the one remaining one-year renewal term totaling $280,000 (Reviewed by the Public Safety, Health & Environment Committee on 01/08/2024)

17. Purchase of security cameras for the Epic Recreation Center from Siemens in the amount of $81,835 through a national cooperative agreement with Sourcewell (Reviewed by the Finance and Government 01/09/2024)

18. Purchase of audio/visual components from Infinity Sound Ltd. in the amount of $85,000 including installation and contingency for the warehouse rental space at the EPIC Recreation Center through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 01/09/2024)

19. Ordinance amending the FY2023/2024 Capital Improvement Budget; Purchase a Birch Tree from Nomadic Capital LLC DBA Mean Green Lawn & Landscape of Fort Worth, Texas, for the Ruthe Jackson Center Garden for $1,575 (Reviewed by the Finance and Government 01/09/2024)

20. Ordinance amending FY2023/2024 Epic & Epic Waters Fund and Epic CIP Fund budgets in the amount of $1,289,000 for glass enhancement/ replacement for windows at Epic Waters and approve contract with OpenAire for $1,289,000 (Reviewed by the Finance and Government Committee on 1/9/2024)

21. Ordinance amending the FY2023/2024 Epic & Epic Waters Fund and Epic CIP Fund budgets for IT Infrastructure/Computer Replacements for Epic Waters in the amount of $200,000 (Reviewed by the Finance & Government Committee on 01/09/2024)

22. Ordinance amending the FY 2024 Red Light Safety Fund budget in the amount of $117,755, to partially fund the first term of an annual contract with Flock Safety, Inc for law enforcement automated license plate recognition cameras, security cameras, and other related products and services, in the amount of $436,950 for the first year, with four annual renewal options in the amount of $308,400 for the second year, and $353,400 annually thereafter, for years three, four, and five, totaling $1,805,550 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024 and Finance and Government Committee on 01/09/2024)

23. Ordinance amending the FY 2023/2024 budgets for the Capital Lending Fund and Solid Waste CIP Fund for a contract for Landfill Expansion Permitting and Subsurface Characterization for the City of Grand Prairie Landfill from Weaver Consultants Group in an amount not to exceed $1,591,200 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

24. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget for the acquisition of real property located at 5523 and 5531 Lake Ridge Parkway for the purchase price of $2,569,000.00, plus additional appropriate closing costs estimated at $71,000.00 for a total funding request of $2,640,000.00

25. Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for the acquisition of real property located at 5523 and 5531 Lake Ridge Parkway for the purchase price of $2,569,000, plus additional appropriate closing costs estimated at $71,000 and bond issuance fees estimated at $11,000 for a total amount of $2,750,000

26. Resolution Authorizing the City Manager to Execute a Commercial Real Estate Contract of Sale with Marotte, LLC, Village Castle Investments, LP, and Fithian Family Investments 1, LLC for the purchase of 6.533 Acres at 5523 and 5531 Lake Ridge Parkway for an amount not to exceed $2,640,000, including closing costs

27. Resolution Approving Jr's Demolition in the amount of $93,000.00 for the Demolition and Excavation of 658 SW 3rd St, Grand Prairie, TX 75051. Facilitating the Construction of an Attainable Housing Program Development

ITEMS FOR INDIVIDUAL CONSIDERATION

28. Action Items Resulting from Staff Presentations:

    Approve Sponsorship Request List for 2024

29. Public Hearing and Ordinance for a Municipal Setting Designation for 1201 Avenue H East, 1205 Avenue H East, and 1152 N. Great Southwest Parkway (Reviewed by the Public Safety, Health & Environment Committee on 01/08/2024)

30. Consider and approve an ordinance authorizing the issuance of "City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024," providing for the payment of such certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's waterworks and sewer system; providing the terms and conditions of such certificates and resolving other matters incident and relating to the issuance, payment, security and delivery of such certificates of obligation; delegating matters relating to the sale and issuance of such certificates to an authorized City official; and providing an effective date (Plan of finance reviewed by Finance and Government on 11/7/2023)

PLANNING AND ZONING ITEMS TO BE TABLED

31. 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)

32. 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)

33. 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)

PUBLIC HEARING ZONING APPLICATIONS

34. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

35. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

36. CPA-24-01-0001 - Comprehensive Plan Update - Hardrock Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (Planning and Zoning Commission will consider this item on January 22, 2024)

37. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

38. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson St (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract

7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street (On December 11, 2023 the Planning and Zoning Commission recommended approval by a vote of 7-0)

CITIZEN COMMENTS

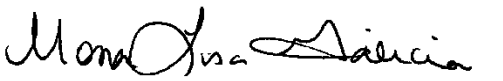
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 January 19, 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.