CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, December 17, 2024 **4:30 PM** **City Hall - Council Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Mayor's Teen Council Introduction and Presentation of Fall Service Project(s)

2. EPIC: Venue Review

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" - Development Agreement with Palace Parkway, LLC
(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 Randy Capote of South Park Baptist Church.

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

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.

3. Minutes of the November 19, 2024, City Council Meeting

4. Boards and Commissions – Nominations to fill vacancies on the Civil Service and Keep Grand Prairie Beautiful Commissions

5. Annual agreement with Twincrest Inc. dba Twincrest Technologies for advanced radar vehicle detection through a national cooperative agreement with BuyBoard at an estimated annual cost of $175,000.00 for one year with the option to renew for an additional one-year period totaling $350,000.00 if all extensions are exercised; and authorize the City Manager to execute the renewal option with aggregate price fluctuations of the lesser of up to $50,000.00 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (Reviewed by City Council Development Committee on 11/19/24)

6. Annual agreement with Consolidated Traffic Controls, Inc. for traffic control and signal equipment through a national interlocal agreement with Houston-Galveston Area Council (HGAC) for a 4-month period for an estimated $225,000.00 (Reviewed by City Council Development Committee on 11/19/24)

7. Reject all bids from RFP #24186 for Management, Operations, and Maintenance of Grand Prairie Memorial Gardens and Mausoleum Cemetery

8. Reject all bids from RFB #24158 for a Location Intelligence Software Platform

9. Reject all bids from RFB #25031 for Wrecker/Towing Services

10. Contract with Wilson Bauhaus Interiors, LLC for the purchase of furniture, fixtures, and equipment (FF&E) for the Densman Clinic in the amount of $84,603.20 through national cooperative agreements with NCPA, Sourcewell, TIPS, and OMNIA Partners Cooperatives (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

11. Construction Contract with Gra-Tex Utilities, Inc. for the Phase 3 Water Line Extension Project in the total amount of $5,320,513.00 for Base Bid; Materials Testing with Alliance Geotechnical Group for $26,460.00; In-House Engineering in the amount of $53,205.13; and a 5% Construction Contract Contingency in the amount of $266,025.65 for a total project cost of $5,666,203.78 (Reviewed by the City Council Development Committee on 12/17/2024)

12. Construction Contract with Landmark Structures I, LP for the Lakeview 2.0 Million Gallon (MG) Elevated Storage Tank (EST) Project in the total amount of $17,942,000.00 for Base Bid; Materials Testing with TEAM Consultants, Inc. for $36,661.50; In-House Engineering in the amount of $179,402.00; and a 5% Construction Contract Contingency in the amount of $897,010.00 for a total project cost of $19,055,073.50 (Reviewed by the City Council Development Committee on 12/17/2024)

13. Contract amendment #02 with Halff Associates, Inc for additional engineering services for the Tarrant Road at Arbor Creek project in the amount of $87,400.00 (Reviewed by the City Council Development Committee on 11/19/2024)

14. Ratification of an expenditure with North Texas Contracting, Inc. for an emergency wastewater line repair at the Lake Ridge Lift Station in the total amount of $65,800.00 (Reviewed by the City Council Development Committee on 11/19/2024)

15. Authorize and confirm the purchase of Right-of-Way located on a portion of Lot 1R, Block 1R of the Bell Helicopter Industrial Park, commonly known address of 1700 N. Highway 360, Grand Prairie, Tarrant County, Texas, from Bell Textron, Inc. for $58,230.00 plus anticipated closing costs of up to $2,000.00 for a total cost of $60,230.00 (Reviewed by the City Council Development Committee on 11/19/2024)

16. Authorize an agreement with Kleinfelder, Inc. for Preliminary Engineering and Analysis Report (PEAR) Services for Phase 1 of the Renovation and Rehabilitation of the Elevated Storage Tanks Located at 109th and Traders Village for a Total Cost Not to Exceed $59,500.00 (Reviewed by the City Council Development Committee on 11/19/2024)

17. Approve and Authorize a License Agreement with Jefferson SW Parkway, LLC to allow construction of nine (9) sections of retaining walls over various public easements and uses shown on the final plat for the Jefferson At Lake Ridge Lot 1, Block 1 of the proposed Jefferson At Lake Ridge Addition, located at 4610 Lake Ridge Parkway, and authorize the City Manager to execute the same (Reviewed by the City Council Development Committee on 11/19/2024)

18. Authorize an Agreement with Walter P. Moore and Associates, Inc. for Professional Water Resources Engineering Services for Phase 5 of the Grand Prairie Flood Warning and Forecasting System in an amount not to exceed $200,000.00 (Reviewed by the City Council Development Committee on 11/19/2024)

19. Construction contract with Gra-Tex Utilities Inc. for Carrier Parkway Wastewater and Median Improvements between Dickey Rd and Cherokee Trace, in the amount of $2,157,899.50, a 5% construction contingency in the amount of $107,895.00, materials testing with TEAM Consultants for $37,057.50, and in-house engineering in the amount of $107,895 for a total construction project cost of $2,410,747.00 (Reviewed by City Council Development Committee on 11/19/2024)

20. Annual Contract for Heavy Equipment Fire Suppression Systems Maintenance and Repair Service with Interstate Fire Sales and Service, LLC dba StateFire DC Specialist, LLC in the amount of up to $45,000 annually. This contract will be for one year with the option to renew for 4 additional one-year periods totaling $225,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

21. Annual contract for Original Equipment Manufacturer (OEM) fire apparatus maintenance and repair services from Siddons Martin Emergency Group, LLC through a Cooperative Agreement with Buyboard. The initial term will be eight and a half months (up to $35,417) with the option to renew for two additional one-year periods (up to $50,000 annually), totaling $135,417 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

22. Purchase of one (1) new Caterpillar 500 kW generator for the City Hall East complex ($1,393,861.41) and one (1) new Caterpillar 175 kW generator for Fire Station 11 ($383,919.17) from and BD HOLT CO. dba HOLT TEXAS LTD. dba HOLT CAT through a

Cooperative Agreement with Sourcewell. This is a one-time purchase in the amount of $1,777,780.58 with a contingency amount of $177,777 for a combined total of $1,955,557.58 (Reviewed by the Finance & Government Committee on 12/10/2024)

23. Annual Contract for Dodge/RAM Light and Medium Duty Vehicles with Grapevine DCJ, LLC in an amount up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised. Award secondary contract to Sames Bastrop CDJ, Inc (up to $3,000,000.00 annually). Secondary awardee will be utilized if primary is unable to fulfill the needs of the city (Reviewed by the Finance and Government Committee on 12/10/2024)

24. Amendment #1 to the contracts with Mansfield Oil Co. of Gainesville, Inc. and U.S. Energy a Division of U.S. Venture Inc, for motor fuel to extend both contracts for an additional six-month term through a Cooperative Purchasing Agreement with City of Fort Worth/OMNIA Partners in the combined amount not to exceed $1,700,000, for a total combined contract amount not to exceed $11,700,000 (Reviewed by the Finance and Government Committee on 12/10/2024)

25. Award Annual Contract for Chevrolet Light and Medium Duty Vehicles to Ed Morse Automotive, LLC dba Freedom Chevrolet by Ed Morse up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised. Award secondary to Sames Motor Co., Inc. dba Sames Laredo Chevrolet, Inc. (up to $3,000,000.00 annually) and a tertiary award to Caldwell Automotive Partners, LLC dba Caldwell Country Chevrolet (up to $3,000,000.00 annually). Secondary and tertiary awardees will be utilized if primary is unable to fulfill the needs of the City (Reviewed by the Finance and Government Committee on 12/10/2024)

26. Annual Contract for Ford Light and Medium Duty Vehicles to Caldwell Country Ford LLC dba Rockdale Country Ford LLC up to $3,000,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $15,000,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

27. Approval of an Access Agreement with EA Engineering, Science, and Technology, Inc., PBC, to install groundwater monitoring wells in the existing rights-of-way and street sections at or near 114 NE 28th Street, in Grand Prairie, Dallas County, Texas 75050 (Reviewed by the Public Safety, Health and Environment Committee

28. Contract with Atmos Energy Corporation for an extension of its natural gas main line to the Fire Station 11 project site in the amount of $60,845.00 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

29. Purchase of two Pentheon battery-operated rescue tools to include ram, spreader, and cutter and all accessories from Siddons Martin Equipment Sales for the price of $99,525.22 using the Buyboard cooperative purchasing contract #698-23 (Reviewed by the Public Safety, Health and Environment Committee on 12/9/2024)

30. Purchase and prepayment of one fire engine from Siddons Martin of Denton, TX, using the Buy Board cooperative contract #746-24 of a total cost of $1,122,524. Two discounts are

included in this total price for chassis prepayment of $17,095 and a full pay discount of $114,052 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

31. Approve Current and Future Opioid Settlements Which are to be Distributed in Accordance with the Texas Term Sheet Adopted by Resolution 5244-2021, Including an Agreement with Kroger, and Authorize the Execution of Documents Relative to the Acceptance of Said Settlements (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2024)

32. Authorize the City Manager to enter into an Oil and Gas Lease Agreement with TotalEnergies E&P USA Barnett 1, LLC to allow underground drilling on approximately 81.5116 acres of City-owned properties. The Lease will be for a three-year primary term, with a $500 per mineral acre bonus payment and 25% royalties to the City (Reviewed by the City Council Development Committee on 12/17/2024)

33. Award Contract for ERP data conversion services to Precision Task Group, Inc. (PTG) in an amount not to exceed $420,944.00 through a cooperative agreement with Omnia Partners (Contract # 01-140) (Reviewed by the Finance and Government Committee on 12/10/2024)

34. Purchase of 40 Motorola APX6000 handheld radios,19 Motorola APX8000XE handheld radios, and 1 Motorola APX6500 mobile radio for Police and Fire departments from Motorola Solutions, Inc., in the amount of $346,311.80 using Houston Galveston Area Council (HGAC) Cooperative Agreement, HGAC Contract No. RA05-21 (Reviewed by the Public Safety, Health, and Environment committee on 12/09/2024)

35. Contract with B-Weiss Entertainment Group, LLC for Main Street Fest event production and talent buying services for a total of up to $650,000 annually for an initial one (1) year term with the option to renew for four additional one-year periods totaling $3,250,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/10/2024)

36. Amendment #4 in the amount of $35,333 for additional construction scope services to the Contract with Fast General Contracting, LLC at the Epic Maintenance Building, for a total project cost of $1,147,545 (Reviewed by the Finance and Government Committee on 12/10/2024)

37. Change Order #3 in the amount of $69,726.60 to add construction scope services to contract with RLM EarthCo, Inc. for Tyre Park Phase II, for a total project cost of $1,988,527.83 (Reviewed by the Finance and Government Committee on 12/10/2024)

38. Resolution authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation (TxDOT) for construction, maintenance and operation of safety highway lighting systems on IH 20 and IH 30 in Tarrant County (Reviewed by City Council Development Committee on 12/17/2024)

39. Resolution Approving the Grand Prairie Hotel Development Corporation Proposed Budget for FY 2024-2025 Grand Prairie Hotel Development Corporation (Reviewed on November 18, 2024)

40. Resolution appointing Mark Ford, Chair Elect of the Grand Prairie Chamber of Commerce, and Tony Ramirez, Economic Development Director, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

41. Resolution Approving the City's Investment Policy (Reviewed by the Finance and Government Committee on 12/10/2024)

42. Ordinance amending the FY2024/2025 Capital Improvement Projects Budget; Construction contract with Paragon Sports Constructors, LLC (PSC) for tennis and pickleball court construction at Friendship Park in the amount of $522,466 plus a 5% contingency in the amount of $26,123.30 for a total project cost of $548,589.30 through a national cooperative agreement with Buyboard (Reviewed by Finance and Government Committee on 12/10/2024)

43. Ordinance amending the FY2024/2025 EPIC Operating Budget; Pickleball Court Use Agreement with CNP, LLC dba Chicken N Pickle to allow Grand Prairie residents and local business to have use of indoor and covered outdoor pickleball courts. This Agreement is for a one-year term starting 1/1/2025 for an annual cost of $72,800 (Reviewed by the Finance and Government on 12/10/2024)

ITEMS FOR INDIVIDUAL CONSIDERATION

44. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 1045 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located North of 287 Including Land Situated in the S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, D. Morgan Survey, Abstract No. 1224, J. Thomspon Survey, Abstract No. 1086, J. Jones Survey, Abstract No. 583, Joseph Stewart Survey, Abstract No. 961, A. Reeves Survey, Abstract No. 939, 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

45. Public Hearing and Final Reading of an Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being approximately 41.68 Acre Tract of Land in Johnson County and Ellis County, Texas and Being More Particularly Described in Exhibit "A" and Graphically Depicted in Exhibit "B", Such Tract is Generally Located South of the Ellis County Fresh Water Supply District No. 1 and West of the Ellis County and Johnson County Border Including Land Situated in the J. Stewart Survey, Abstract No. 961, Ellis County, Texas and I. Gardner Survey, Abstract 897, Johnson County, Texas, 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

46. Second Public Hearing and approval of a Proposed Strategic Partnership Agreement between the City and the Ellis County Fresh Water Supply District No. 1

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

47. STP-24-09-0038 - Site Plan - Oakdale 2 Industrial (City Council District 1). Site Plan for an industrial warehouse on 29.17 acres. Tracts 1-5, 1.2, 12-13, 17-19, & 23, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial and Planned Development No. 221 (PD-221), and approximately addressed as 468 Oakdale Road (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

48. STP-24-07-0031 - Site Plan – Polo Rd Retail Center (City Council District 6). Site Plan for a multi-tenant retail store on 1.525 acres. Lot 12, Block 5, Amesbury Estates Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-247, and addressed as 912 W Polo Rd (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

49. SUP-24-09-0043 - Specific Use Permit - Flint Academy (City Council District 2). Specific Use Permit for a Child Day Care Center. Lot 1R, Block 1, Oaks Baptist Church Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development No. 23 (PD-23), within the IH-20 Corridor Overlay District, and addressed as 801 E IH 20 (On November 11, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

50. ZON-24-08-0022 - Zoning Change – 1419 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.328 acres. Lot 1, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1419 E Marshall Dr (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

51. ZON-24-09-0026 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agriculture & Planned Developed-451 to Planned Development (PD) for mixed-use, urban residential, medium residential, estate residential, and open space uses on approximately 1,200 acres. The property is located generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 294666, 294715, 297164, 303397) (On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

52. ZON-24-09-0025 - Zoning Change/Concept Plan - Polo SFA Amendment (City Council District 6). PD Amendment (PD-410A) to allow 1,600 sq. ft. Single Family Attached units on 2.909 acres. Tract 11.3, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, zoned PD-410A and approximated addresses of 4529-4554 Harmony Ct

(On November 11, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

53. SUP-24-09-0036 - Specific Use Permit - Cell Tower at 1355 E Seeton Rd (City Council District 6). Specific Use Permit for a 160-foot Cell Tower on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

54. ZON-24-09-0023 - Zoning Change/Concept Plan - Cell Tower at 1355 E Seeton Rd (City Council District 6). Amendment to PD-318B to allow a Cell Tower within PD-318B with City Council approval of a Specific Use Permit and to adopt a Concept Plan depicting the Cell Tower location. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-318B, within Lake Ridge Corridor Overlay, with an approximate address of 1355 E Seeton Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

CITIZEN COMMENTS

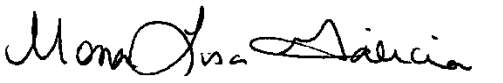
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 December 13, 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.