



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, September 18, 2012

4:30 PM

Council Chambers

Call to Order

Staff Presentations

- 1 Update on Texas General Hospital - Presented by Tom Hart, City Manager
- 2 Beltline/I-30 Economic Development - Presented by Tom Hart, City Manager
- 3 Eastbound IH 30 frontage road between NW 7th and Beltline - Presented by Jim Sparks, Transportation Director
- 4 SH 161 Video - Presented by Tom Cox, Deputy City Manager

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"*
- (5) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Council Chambers

**Invocation: Dr. Bill Skaar, First Baptist Church of Grand Prairie
Pledge of Allegiance to US Flag and to the 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.

- 5** Minutes of the September 4, 2012 Meeting
- 6** Change Order No. 2 with Durable Specialties, Inc. in the amount of \$91,443 for installation of traffic signal at Forum Drive and SH 161
- 7** Agreement with United Health Care (UHC) for Medical and Prescription Claims Administration Services and an onsite Wellness Coordinator beginning January 1, 2013 in the amount of \$504,000. Guaranteed renewal rates are quoted through December 31, 2015 with annual renewal options beginning January 1, 2016 if authorized and approved by the City Manager so long as the renewals do not increase by more than 25% of the originally quoted fees and such fees are appropriated annually in the Employee Insurance Fund budget.
- 8** Trinity River Authority Laboratory Services Contract for Analysis of Water and Wastewater in an amount not to exceed \$260,000
- 9** Price Agreement with Barnsco Incorporated for Reinforced Steel (Rebar) and Smooth Slip Dowels, at an estimated annual cost of \$100,890; and authorize the City Manager to execute future renewals as long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal term (one year price agreement with four one-year optional renewals), and the total cost of the price agreement does not increase by twenty-five percent (25%) or more of the original contract
- 10** Emergency Mosquito Control Interlocal Agreement with Dallas County
- 11** Interlocal Agreement with the City of Fort Worth for the collection and disposal of household hazardous waste at the Environmental Collection Center at a cost of \$47.00 per household, based on utilization, and not to exceed a total cost of \$81,000 for FY 2013
- 12** Interlocal Agreement with Dallas County for Health Services in FY 2013 at an annual cost of \$38,854

- 13** Routine Airport Maintenance Grant (RAMP) from Texas Department of Transportation-Aviation Division (TxDOT-Aviation) in the amount of \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)
- 14** Authorize the purchase of a tax foreclosure property located at 3599 Ridgewood
- 15** Professional design services contract with Komatsu Architecture in the amount of \$51,260, a 5% contingency in the amount of \$2,563, for a total of \$53,823 for complete design and construction administration services for Transit Office Additions and Renovations at the City's Maintenance Service Center; and \$5,000 for subsurface geotechnical services and other necessary related costs for a total request of \$58,823
- 16** Change Order No. 3 in the net negative amount of (\$53,595.16) with McMahon Contracting LP for Lake Ridge Widening Project
- 17** Contract for the Congregate Meal Program at The Summit with Visiting Nurses Association of Texas in the amount of \$111,000, and authorize the city manager to execute the annual contract with up to four one-year renewal options, with aggregate price fluctuations of the lesser of up to \$50,000 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
- 18** Authorize the City Manager to enter into an Advance Funding Agreement (AFA) with TxDOT for the use of SH 121 Subaccount Regional Toll Revenue (RTR) funds for the construction of the NE 15th Street connection between Tarrant Road and the eastbound IH 30 frontage road
- 19** One year maintenance agreement with Motorola, a sole source provider, in the amount of \$74,898.72 for maintenance of the wireless communication network from September 15, 2012 through September 30, 2013
- 20** Resolution authorizing the filing of an application requesting financial assistance from the Texas Water Development Board in an amount not to exceed \$2,285,000 to provide costs of replacement of deteriorated sanitary sewer pipe, and designating authorized representatives
- 21** Resolution Seeking Designated Management Agency Status for The City of Grand Prairie's Wastewater System
- 22** Resolution authorizing the City Manager to enter into the First Amendment to the Dallas County CIP Supplemental Agreement to the Master Agreement for the purpose of constructing Transportation Improvements to the Interstate Highway 30 and Interstate Highway 20 Service and Access Roads
- 23** Resolution approving City of Grand Prairie Investment Policy to become effective upon passage and approval

- 24** Resolution approving revisions to the City of Grand Prairie Debt Management Policy to become effective upon passage and approval
- 25** Resolution authorizing implementation of a 9-year 75% partial tax abatement and Chapter 380 Agreement for Restoration Hardware, Inc., and partial tax abatement and a separated sales tax contract for W.R. Pioneer Parkway, LLC
- 26** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$292,852; for professional design services contract with Komatsu Architecture for the Station 1 Relocation Project.
- 27** Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget; and approve a professional design services contract with Komatsu Architecture in the amount of \$367,463, a 5% contingency in the amount of \$18,374, for a total of \$385,837 for comprehensive design and construction administration services for the new Fire Station No 1; and \$165,000 to cover environmental site cleanup and demolition costs, plus site survey, replatting, and other necessary related costs, for a total request of \$550,837.
- 28** Ordinance authorizing collection of paving assessments for Forum Drive from Waterwood to SH 161
- 29** Ordinance amending Chapter 13.5, Article II, "Fair Housing," of the Code of Ordinances, to include familial status as a protected class
- 30** Ordinance amending the 2012 Calendar Year Section 8 budget
- 31** Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget; and authorize the City Manager to enter into an Advance Funding Agreement with TxDOT for the use of SH 121 Subaccount Regional Toll Revenue (RTR) Funds for design, in the amount of \$292,960; and Engineering Services contract with Halff Associates for the design of eastbound IH 30 frontage road between NW 7th and Beltline Road, in the amount of \$366,200
- 32** Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget and award bid to Mart, Inc., for a shelter structure at the Service Center in the amount of \$127,200, and use city price agreement with R&R Electric for electrical and lighting for the project in the amount of \$15,000, plus a 5% contingency of \$7,110, for a project total of \$149,310
- 33** Ordinance defining the Police Department's authorized positions in each classification for Fiscal Year 2013, which totals 234 Civil Service positions
- 34** Ordinance amending Ordinance 9276, defining the number of authorized civil service positions and overhires in each classification for FY 2013 in the Fire Department

- 35** Ordinance amending the FY 2011/2012 Capital Improvement Projects Budget in order to reimburse the LRPM GRANT shortage of \$413,094 for the Lake Ridge Extension Project

Public Hearing Consent Agenda

- 36** SU120804 - Specific Use Permit - 1702 W. Main Street (City Council District 5). Approval of a Specific Use Permit for tire sales and installation in an existing auto repair shop on 0.385 acres. The subject property is zoned Commercial (C) District and is generally located west of State Highway 161 at the northwest corner of W. Main Street and N.W. 17th Street. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District. The owner is Al-Aboody Ahrhamim, the applicant is M.S. Keeton, and the agent is Joe Diaz. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the applicant reactivates the case.)
- 37** S120901 - Site Plan - Western Dental (City Council District 6). Approval of a Site Plan for a dentist office and restaurant located on 1.38 acres. The subject property is zoned Planned Development 114A (PD-114A) District and is located on the northwest corner of W. Camp Wisdom Road and Magna Carta Boulevard. The property is within the State Highway 360 (SH-360) Overlay District. The owner is The Trilogy Group and the applicant is Icon Consulting Engineers, Bruce Dunne. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the applicant reactivates the case.)
- 38** SU120903 - Specific Use Permit - 2815, 2849, 3001, 3049, 3101, 3149, 3201 E. Main Street (City Council District 5). Approval of a Specific Use Permit for outside storage of portable buildings and storage containers on 29.75 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is McGrath 180 LLC (Randle F. Rose, CAD) and the agent is William Winkelmann & Associates, Inc. (On September 10, 2012, the Planning and Zoning Commission tabled this case by a vote of 6-0 until the applicant reactivates the case.)

Public Hearing on Zoning Applications

- 39** SU120901 - Specific Use Permit - Nueva Vida Day Care Center - 1729 Avenue B (City Council District 3). Approval of a Specific Use Permit for a child day care center in an existing building on 1.04 acres. The subject property is currently zoned Single Family-Four (SF-4) District and is generally located east of S. Belt Line Road and north of E. Marshall Drive. The owner is Antonio Delgado and the applicant is Mack Santoyo. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)
- 40** SU120902 - Specific Use Permit - 2717, 2801, 2805 E. Main Street (City Council District 5). Approval of a Specific Use Permit for an autobody and paint shop with auto sales retail and wholesale as a part of an automotive use facility located on 19.86 acres. The subject property is zoned Light Industrial (LI) District and is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within Central Business District 4 (CBD-4) Overlay District. The owner/applicant is P. Lawler Enterprises LTD and the agent is Winkelmann & Associates, Inc. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)
- 41** Z120901/CP120901 - Zoning Change/Concept Plan - Lakeview West Section 2 (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to a Planned Development District and a Concept Plan for single family homes on 48.3 acres. The subject property is zoned Agriculture (A) District and is generally located east of State Highway 360 and southwest of Lake Ridge Parkway. The property is in the Lake Ridge Parkway Overlay District. The owner is Daniel Gonzales, the applicant is Don Allen, and the agent is Thomas Juhn. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)
- 42** Z120902/SU080802A - Zoning Change/Specific Use Permit - 425 S.E. Dallas Street (City Council District 5). Approval of a Zoning Change from Commercial (C) District, Central Area (CA) District and Single Family-Four (SF-4) District to Planned Development (PD) District with chemical etching operations as an associated use by Specific Use Permit. The site is a part of an existing manufacturing facility located on 1.35 acres. The site is zoned Commercial (C) District, Central Area (CA) District, and Single Family Four (SF-4) District, and is generally located west of S.E. 5th Street and south of S.E. Dallas Street. The owner/applicant is Harris Manufacturing. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

- 43** TA120901 - Text Amendment - Article 4, "Permissible Uses" and Article 30, "Definitions," of the Unified Development Code. Approval of a Text Amendment to Article 4, "Permissible Uses," and Article 30, "Definitions," of the Unified Development Code to amend Article 4, Permissible Use Charts, to add a section to Article 4 to address Correctional Facilities, to revise, clarify and amend Article 30 for definitions and cross references. The owner is the City of Grand Prairie Planning Department and the applicant is Mary Elliott, AICP. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)
- 44** TA120902 - Text Amendment - Article 22, "Fee Schedule," of the Unified Development Code. Approval of a Text Amendment to Article 22, "Fee Schedule," of the Unified Development Code and Section 7-56 and Section 7-105 of the Code of Ordinances to amend and update fees charged for certain building, electrical, mechanical, sign and certificate of occupancy permits. The owner is the City of Grand Prairie Planning Department and the applicant is Mary Elliott, AICP. (On September 10, 2012, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0.)

Items for Individual Consideration

- 45** Ordinance Amending the FY 2011/2012 Operating Budgets
- 46** Second Public Hearing on the FY 2012/2013 Operating Budgets and adopt an Ordinance adopting the FY 2012/2013 City Operating Budgets
- 47** Second Public Hearing on the FY 2012/2013 Capital Improvement Projects Budget and an Ordinance Adopting the FY 2012/2013 Capital Improvements Projects Budget
- 48** Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water, wastewater and stormwater utilities.
- 49** Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2012/2013 Capital Improvement Projects
- 50** Resolution Accepting the FY 2013-2017 Capital Improvements Plan
- 51** Ordinance adopting and levying the ad valorem tax for the Fiscal Year 2012/2013 at a rate of \$.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2012, not exempt by law; providing revenues for payment of current municipal expenses, and for interest and sinking fund on outstanding City of Grand Prairie bonds; providing for enforcement of collections; providing for a severability clause; and providing an effective date
- 52** Ordinance for the 2012 tax roll resulting in a tax levy in the amount of \$62,804,427 based on the Certified Appraisal Rolls approved by the Dallas Central, Tarrant and Ellis Central Appraisal Districts.

- 53** Public Hearing and adoption of the FY 2012/2013 Grand Prairie Crime Control and Prevention District Budget
- 54** Fairway Bend PID (City Council District 1).
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Fairway Bend PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 55** Parkview PID (City Council District 1)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Parkview PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 56** Southwest Village PID (City Council District 1).
a. Public Hearing - Service Plan - Assessment Roll and Rate
b. Adoption of the Southwest Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate
d. PID Advisory Board Membership
- 57** Walingford Village PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Walingford Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 58** Brookfield PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate
b. Adoption of the Brookfield PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate
d. PID Advisory Board Membership
- 59** Monterrey Park PID (City Council Districts 2 and 5)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Monterrey Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 60** Whispering Oaks PID (City Council District 3)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Whispering Oaks PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

- 61** Country Club Park PID (City Council District 3)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Country Club Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 62** Westchester PID (City Council Districts 3 and 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Westchester PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 63** Forum Estates PID (City Council District 4)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Forum Estates PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 64** Silverado Springs PID (City Council District 4)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Silverado Springs PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 65** Lone Star Meadows PID (City Council District 4)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 66** Oak Hollow/Sheffield Village PID (City Council District 4)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Board Membership
- 67** Lake Parks PID (City Council District 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Lake Parks PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
- 68** Peninsula PID (City Council District 6)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Peninsula PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership

69

High Hawk PID (City Council District 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the High Hawk PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Citizen Comments

Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Adjournment*Certification*

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council agenda was prepared and posted September 13, 2012.

Catherine E. DiMaggio, City Secretary

The Grand Prairie City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8035. Reasonable accommodations will be made to assist your needs.