



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda City Council

Tuesday, February 19, 2013

5:00 PM

Council Chambers

### Call to Order

### Staff Presentations

- 1 Update on Site Plan, Elevations and General Information related to the Fire Station #1 Construction Project - Presented by Fire Chief Robert Fite

### 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"*

### Recess Meeting

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**6:30 PM Council Chambers**

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**Invocation: Chaplain Emil Balliet**

**Pledge of Allegiance to US Flag and to the Texas Flag led by Council Member Jim Swafford**

### Consent Agenda

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail.*

- 2 Change Order/Amendment No. 1 with Ennis Paint, Inc. for the anti-skid product "Tyre Grip" on N. Carrier Pkwy in the amount of \$12,144

- 3** Bond Counsel Agreement with Fulbright and Jaworski
- 4** Change Order No. 4 in the amount of \$84,442.07 with ED Bell Construction for Sara Jane Parkway Extension from east dead-end to Forum Drive
- 5** Price Agreement Contract for Pool Chemicals from DCC Services (Petra Chemical) (\$26,700 annually Sodium Hypochlorite and Hydrochloric Acid (30 gallon), Leslies Pool Mart Inc. (\$3864 annually Chlorine and Salt) and Lonestar Maintenance (\$690 annually Cyanuric Acid). This agreement will be for one year with the option to renew for ---4 additional one year periods totaling \$156,269 if all extensions are exercised. Authorize the City Manager to execute the 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.
- 6** Purchase of FY 2012/2013 City Vehicles: ½ Ton 4x4 crew cab pickup, ¾ ton pickups, and ½ ton extended cab pickup; Award bid to Baby Jack II Automotive, LTD (\$80,008)
- 7** Renewal #1 for a price agreement for Life is Grand Newsletter, with Star Telegram Media Services, at an estimated annual cost of \$13,092 for a total of \$65,460 if all renewal options are exercised; and authorize the City Manager to execute any additional 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 term(s)
- 8** Final renewal for a price agreement for Traffic Signal Heads, with McCain, Inc., at an estimated annual cost of \$43,281 bringing the five year total to \$196,183
- 9** Renewal #1 for a Price Agreement for Sewer & Drain Degreaser, with Zep, Inc., at an estimated annual cost of \$31,140 for a total of \$155,700 if all renewal options are exercised. Authorize the City Manager to execute any additional 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 term(s).
- 10** Price Agreement for landscape maintenance for well sites from Good Earth Corporation (\$37,692 annually). This agreement will be for one year with the option to renew for ----four additional one year periods totaling \$188,460 if all extensions are exercised; and authorize the City Manager to execute the 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

- 11** Contract with Cobb Fendley & Associates for Engineering and Technical Services for the Roy Orr Blvd Bridge Slope Protection Rehabilitation in the total amount of \$59,389
- 12** Contract with Kennedy Construction for the removal of underground storage tanks at 510 - 519 W. Main Street in an amount not to exceed \$80,000 (for the relocation of Fire Station 1)
- 13** Engineering services contract with Lockwood, Andrews and Newnam, Inc. in the maximum amount of \$155,000 for the Fish Creek Watershed Internal Storm Drain Master Plan Detail Study (Detail Hot Spot Studies)
- 14** New Office Leases - Aviator Air, LLC, (Chad Ferrell) and Assignment of Commercial Lease Agreement and Public fueling Agreement - Aviator Air Centers, Inc., to Aviator Air LLC.
- 15** Professional Engineering Design and Construction Contract with KSA Engineers for the Airport Storage Facility in the amount of \$130,875
- 16** Acquire golf carts, utility vehicles, and related accessories from EZGO a Division of Textron for Prairie Lakes Golf Course and Tangle Ridge Golf Course and authorize the City Manager to execute a three year lease for this acquisition through PNC Bank, which is EZGO's primary financing arm.
- 17** Price Agreement for the lease of full time and part time employees for the City Of Grand Prairie Parks, Arts, & Recreation Department from The Bowles Group dba Workforce. This agreement is based on a leasing rate of 21.85% per each dollar of gross earnings from leased employees; annually this agreement is estimated to be \$1,462,200 to include the leased employee wages and 21.85% lease rate. This agreement will be for two years with the option to renew for - two additional one-year contracts by mutual written consent; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to 25% of the original price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.
- 18** Price Agreement Contract for Janitorial Services from Oriental Business Services (\$345,535 annually). This agreement will be for one year with the option to renew for four additional one year periods totaling \$1,727,675 if all extensions are exercised. Authorize the City Manager to execute the 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.
- 19** Change Order/Amendment No. 1 in the revised total contract amount of \$86,030 with Halff Associates for the Fish Creek Watershed Internal Storm Drain Master Plan Study, Surveying and Technical Project Management.

- 20** Ordinance amending the FY 2013 RJC Repair Reserve Fund (3174) to appropriate \$73,337 for the purchase of A/V equipment at RJC to be used in the Phase I - RJC A/V System Replacement project; and authorize the purchase of the A/V Equipment from LanTek Communication
- 21** Ordinance calling the May 11, 2013 Special Election to fill vacancies in Council Member, District One, and Council Member, District Six
- 22** Ordinance amending the 2012 Calendar Year Section 8 Funds 3001, 3002, and 3004 operating budgets.
- 23** Ordinance adopting the Housing Choice Voucher (Section 8) Funds 3001, 3002, and 3004 operating budgets for (calendar year) CY 2013
- 24** Resolution for American Eurocopter Enterprise Zone Project Nomination

### **Public Hearing Consent Agenda**

- 25** S130103 - Site Plan - Seventh-Day Adventist Church (City Council District 6). Approval of a Site Plan for a religious facility located on 6.237 acres. The subject property is zoned Single Family-One (SF-1) District and is generally located south of W. Interstate Highway-20 and east of Matthew Road. The property is located within the Lakeridge Parkway Overlay District. The owner is TX Conf. Association of SDA, Roger Mekelberg and the applicant is Hickman Consulting Engineers, Mark Hickman. (On February 4, 2013, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)

### **Public Hearing on Zoning Applications**

- 26** S120802/SU120802 - Site Plan/Specific Use Permit - Quik Trip Convenience Store- 1206 West Main Street (City Council District 5). Approval of a Site Plan and a Specific Use Permit for a convenience store with gas sales on 1.41 acres. The subject property is zoned Commercial (C) District and is located at the northwest corner of W. Main Street and North Highway 161. The property is within Central Business District One (CBD-1) and the State Highway 161 (SH-161) Overlay District. The owner is George Works, United Broom Company and the applicant is Jake Petras, Quik Trip Corporation. (On February 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 6-2.)

- 27** SU130201 - Specific Use Permit - Sun Coast Resources, Inc. (City Council District 5) Approval of a Specific Use Permit on 10.967 acres for the operation of a fuel and petroleum distribution center with outside storage (a hazardous industrial use) in a Light Industrial (LI) District. It is situated on the south side of E. Main Street, being generally located east of N.E. 29th Street. The property is within the Central Business District 4 (CBD-4) Overlay District. The agent is William Winkelmann, Winkelmann & Associates, the applicant is Rick Prochaska, Sun Coast Resources, the owner is Patrick Lawler, Lawler Enterprises LTD, and the project manager is Larry Brothmann, Sun Coast Resources. (On February 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 28** Z130201/S130202 - Zoning Change/Site Plan - Glen Carr House of Grand Prairie (City Council District 6). Approval of a an amendment to Planned Development 249 (PD-249) District to include convalescant/nursing home commercial uses and a Site Plan for a memory care facility located on 4.815 acres. The subject property is zoned Planned Development 249 (PD-249) District and is situated on the southwest corner of N. Grand Peninsula Drive and Lake Ridge Parkway. The property is located within the Lake Ridge Parkway Overlay District. The applicant is Seth Kelly, RLK Engineering and the owner is Frank Murphy, Wynne Jackson Grand Peninsula, LP. (On February 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).
- 29** 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 February 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

### **Items for Individual Consideration**

- 30** Appointment to the Grand Prairie Sports Facilities Development Corporation to fill a vacancy

### **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 February 15, 2013.*

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*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.*