



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Meeting Agenda City Council

Tuesday, March 19, 2013

4:30 PM

Council Chambers

Call to Order

Staff Presentations

- 1 Bond Sale Presentation - Jim Sabonis, First Southwest Company
- 2 Main Street Facade Program - Presented by Rita Heep, Retail Manager
- 3 Discussion of Bowles Group Agreement for lease of full-time and part-time employees - Presented by Tom Hart, City Manager
- 4 Discussion on renaming Sara Jane Parkway (Great Southwest Parkway west to SH360) to Premium Outlet Parkway - Presented by Bill Crolley, Planning Director

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

6:30 PM Council Chambers

Invocation: Pastor Bill Webb, Bible Believers First Assembly
Pledge of Allegiance to US Flag and to the Texas Flag led by Deputy Mayor Pro Tem
Ruthe Jackson

Presentations

- 5 Eagle Scout Presentation to Carlos Enrique Munoz
- 6 Texas Police Chiefs Association Best Practice Recognition Program

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.

- 7 Minutes of the March 5, 2013 Meeting
- 8 Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Points Assistance Program in the amount of \$79,566 to purchase 9-1-1 related equipment and supplies
- 9 Award the initial portion of a Construction Manager at Risk (CMR) contract to Pogue Construction, Inc. for a new replacement Fire Station No. 1 in the amount of \$295,785
- 10 Authorize the City Manager to enter into contract with BrandEra for the creation and implementation of an \$130,000 advertising campaign promoting Grand Prairie as a tourist destination in conjunction with the City's Marketing Department; 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 R & R Electric and Elliott Electric for lighting improvements at the Central Bark Dog Park and Park Administration parking lots for a total of \$114,296 with a 5% contingency of \$5,715, total amount of \$120,011
- 12 Price Agreement for fiber restoration services with Gardner Telecommunications (\$201,008 annually) and secondary to STC Utility Services, Inc. This agreement will be for one year with the option to renew for four additional one year periods totaling \$1,005,040 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

- 13** Price Agreement for fleet glass repairs from A-1 Auto Glass (\$15,000 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$75,000 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
- 14** Contract with i35 Constructors for Landfill Gas Collection and Control System Improvements in the amount of \$72,520, plus a 5% contingency of \$3,626 , for a total of \$76,146
- 15** Main Street Façade Improvement Program - Construction contract with Hill & Wilkinson Construction Group, LTD, for construction services to the street façade of the properties located at 102, 103, 104, 105, 106, 107, 109, 110, 111, 113, 115, 123, 127, and 133 W. Main Street; and 101, 105, 111, and 113 S. Center; and 105 and 107 N. Center in an amount not to exceed \$1,033,443
- 16** Inter-Local Agreement with Mansfield Independent School District for construction of a sidewalk on Day Miar Road
- 17** Ordinance amending the FY 2012/2013 Capital Improvement Projects Budget appropriating \$100,000 for the city's share in a sidewalk along Day Miar Road
- 18** Ordinance amending the FY 2012/2013 Capital Improvements Projects Budget in the amount of \$24,500 for concrete grinding at the landfill by Big City Crushed Concrete, LP.
- 19** Ordinance amending FY 2012/2013 Capital Improvement Projects Budget and authorization to purchase seven LifePak 15 Defibrillators from sole source vendor, Medtronics/Physio-Control of Redmond, WA, for a total cost of \$250,050
- 20** Ordinance amending FY 2012/2013 Capital Improvement Projects Budget for the purchase of dive equipment, 3 Holmatro mini cutters to be placed on ladder trucks, CPR/AED Educational equipment/materials and ratify the replacement of small equipment to re-equip reserve apparatus for a grand total cost of \$25,885
- 21** Ordinance amending the FY2012/13 Capital Improvement Projects Budget and a consultant contract with Freese and Nichols, Inc. in the amount of \$50,000 for an "On Call" Support for Water Modeling and Water System Planning
- 22** Ordinandance authorizing Abandonment and Quitclaim of Portion of City Water Well Site (intersection of NW Dallas Street and NW 13th Street) to Abutting Property Owners
- 23** Final reading of an ordinance approving renewal of the Franchise for Solid Waste Collection Services with Republic Waste Services of Texas Ltd., doing business as Grand Prairie Disposal

Public Hearing Consent Agenda

- 24** SU130302 - Specific Use Permit - 1806 S. Carrier Parkway (City Council District 2). Approval of a Specific Use Permit for a special event center located in an existing retail facility. The subject property is zoned General Retail (GR) District and is generally located south of W. Marshall Drive, being situated on the west side of S. Carrier Parkway. The property is within the State Highway-161 (SH-161) Overlay District. The applicant is Elizabeth Olvera, Love Expressions and the owner is Daniel Palomo, Ministerios Luz Para. (On March 4, 2013, the Planning and Zoning Commission tabled this case by a vote of 8 to 0 until the applicant reactivates the case.)
- 25** M130301 - Moratorium - Ordinance providing for a six month extension of the moratorium on the permitting of group or similar homes into residential areas until such time as a study may be done concerning the spacing or distancing restriction.

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 1.33 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** S130301 - Site Plan - True Gospel Missionary Baptist Church (City Council District 1). Approval of a Site Plan for a worship facility located on .344 acres. The subject property is zoned Planned Development 146 (PD-146) District and is generally located south of W. Jefferson Street and east of S.W. 21st Street, being situated on the south side of Galveston Street. The property is within the State Highway-161 (SH-161) Overlay District. The applicant is Wayne Lambdin and the owner is Bobby Lynch, True Gospel Missionary Baptist Church. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

- 28** S130302 - Site Plan - Family Dollar (City Council District 2). Approval of a Site Plan for a retail facility located on .753 acres. The subject property is zoned Commercial (C) District and is generally located east of S. Highway 161 and south of W. Jefferson Street, being situated on the west side of S. Carrier Parkway. The property is located within the State Highway-161 (SH-161) Overlay District and Central Business District Two (CBD 2). The applicant is Michael McDonald, Pavilion Development and the owner is Yongshik Kim, Kayasa Family, LTD. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 29** SU130301 - Specific Use Permit - 102 S.E. 9th Street (City Council District 5). Approval of a Specific Use Permit for used car sales on .34 acres. The subject property is zoned Commercial (C) District and is located on the northeast corner of E. Pacific Avenue and S.E. 9th Street. The property is within Central Business District Three (CBD 3). The applicant/owner is Fariborz Hadidi. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 30** SU130303 - Specific Use Permit - 5165 Lake Ridge Parkway (City Council District 4). Approval of a Specific Use Permit for a restaurant with a drive through located on 1.21 acres. The subject property is zoned Planned Development 283B (PD-283B) District and is generally located north of W. Camp Wisdom Road, being situated on the west side of Lake Ridge Parkway. The property is located within the Lake Ridge Overlay District. The agent is Justin Brammer, LPSE, the applicant is Ryan Moore, and the owner is Mark McDowell, Camp Wisdom/Lake Ridge Pkwy LP. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 31** Z130301 - Zoning Change - 104 W. Shady Grove Road (City Council District 1). Approval of a Zoning Change from Neighborhood Services (NS) District to General Retail (GR) District in order to allow alcohol sales in an existing convenience store located on .789 acres. The subject property is generally located west of N. Belt Line Road, being situated on the northwest corner of E. Shady Grove Road and S. Gilbert Road. The applicant is Bhim Karki and the owner is Nhon Van Tran. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)
- 32** TA130301 - Text Amendment - Article 15: Floodplain Management. Approval of a Text Amendment to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of revising text to reference the most recent flood insurance study for Ellis County. The owner/applicant is Gabriel Johnson, City of Grand Prairie, Engineering Department. (On March 4, 2013, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

- 33** RA130301 - Right of Way Abandonment (City Council District 5). Approval of the right-of-way abandonment of the portion of NW Dallas Street located between NW 13th Street and the Highway 161 frontage road and the right-of-way abandonment of the alley located perpendicular to the proposed NW Dallas Street abandonment located within Block 66 and Block 56 of the Dalworth Park Addition to the City of Grand Prairie, Dallas County, Texas.

Items for Individual Consideration

- 34** Reconsideration of a 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 (this item was tabled at the March 5, 2013 meeting)
- 35** Ordinance authorizing the issuance of City of Grand Prairie, Texas General Obligation Refunding and Improvement Bonds, Series 2013, and providing for the redemption of the obligations being refunded
- 36** Ordinance authorizing the issuance of City of Grand Prairie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2013
- 37** Ordinance authorizing the issuance of City of Grand Prairie, Texas, Water Wastewater System Revenue Refunding Bonds, Series 2013, and providing for the redemption of the obligations being refunded
- 38** Ordinance Authorizing Issuance of City of Grand Prairie, Texas, Sales Tax Revenue Refunding Bonds, Series 2013, and providing for the redemption of the obligations being refunded
- 39** Ordinance amending the FY 2012/2013 Capital Improvements Projects Budget for the Dalworth Recreation Center Expansion and Improvements Project; and Amendment No. 1 to the Construction Manager at Risk Contract with Pete Durant and Associates setting the Guaranteed Maximum Price in the amount of \$3,507,148

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 March 15, 2013.

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.