

City of Grand Prairie

City Hall 317 College Street Grand Prairie, Texas

Meeting Minutes - Action Only City Council

Tuesday, March 19, 2013	4:30 PM	Council Chambers	
Call to Oudon			
Call to Order			

Mayor England convened the meeting at 4:40 p.m.

Staff Presentations

1	13-2550	Bond Sale Presentation - Jim Sabonis, First Southwest Company
		Presented
2	13-2545	Main Street Facade Program - Presented by Rita Heep, Retail Manager
		Presented
3	13-2548	Discussion of Bowles Group Agreement for lease of full-time and part-time employees - Presented by Tom Hart, City Manager
		Presented
4	13-2549	Discussion on renaming Sara Jane Parkway (Great Southwest Parkway west to SH360) to Premium Outlet Parkway - Presented by Bill Crolley, Planning Director
		Presented

Agenda Review

Mayor England convened an executive session at 5:20 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A to discuss Section 551.072, "Deliberation Regarding Real Property." The executive session was adjourned at 5:52 p.m.

Recess Meeting

Mayor England recessed the meeting at 5:52 p.m.

6:30 PM Council Chambers

Mayor England reconvened the meeting at 6:40 p.m.

Pastor Bill Webb, Bible Believers First Assembly, gave the invocation. The Pledge of Allegiance to US Flag and to the Texas Flag was led by Deputy Mayor Pro Tem Ruthe Jackson.

Presentations

5	13-2429	Eagle Scout Presentation to Carlos Enrique Munoz	
		Postpone	
6	13-2442	Texas Police Chiefs Association Best Practice Recognition Program	
		Presented	
Consent Agenda			
7	13-2558	Minutes of the March 5, 2013 Meeting	
		Approved on the Consent Agenda	
8	13-2488	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	
		Approved on the Consent Agenda	
9	13-2491	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	
		Approved on the Consent Agenda	
10	13-2506	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.	

Approved on the Consent Agenda

City Council		Meeting Minutes - Action Only	March 19, 2013
11	13-2523	Contract with R & R Electric and Elliott Electric for lighting improvement the Central Bark Dog Park and Park Administration parking lots for a tota \$114,296 with a 5% contingency of \$5,715, total amount of \$120,011	
		Approved on the Consent Agenda	
12	13-2531	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 rene for four additional one year periods totaling \$1,005,040 if all extensions a 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	re h
		Approved on the Consent Agenda	
13	13-2532	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 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	h
		Approved on the Consent Agenda	
14	13-2535	Contract with i35 Constructors for Landfill Gas Collection and Control System Improvements in the amount of \$72,520, plus a 5% contingency \$3,626, for a total of \$76,146	of
		Approved on the Consent Agenda	
15	13-2537	Main Street Façade Improvement Program - Construction contract with F Wilkinson Construction Group, LTD, for construction services to the strefaçade of the properties located at 102, 103, 104, 105, 106, 107, 109, 110 113, 115, 123, 127, and 133 W. Main Street; and 101, 105, 111, and 113 Scenter; and 105 and 107 N. Center in an amount not to exceed \$1,033,44	et , 111, S.
		Approved on the Consent Agenda	
16	13-2541	Inter-Local Agreement with Mansfield Independent School District for construction of a sidewalk on Day Miar Road	
		Approved on the Consent Agenda	
17	13-2540	Ordinance amending the FY 2012/2013 Capital Improvement Projects Bu appropriating \$100,000 for the city's share in a sidewalk along Day Miar	-
		Adopted	

Meeting	Minutes	- Action	Only

City Council

		Enactment No: ORD 9501-2013
18	13-2534	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.
		Adopted
		Enactment No: ORD 9502-2013
19	13-2507	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
		Adopted
		Enactment No: ORD 9503-2013
20	13-2500	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
		Adopted
		Enactment No: ORD 9504-2013
21	13-2538	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
		Adopted
		Enactment No: ORD 9505-2013
22	13-2539	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
		Adopted
		Enactment No: ORD 9506-2013
23	13-2487	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
		Adopted
		Enactment No: ORD 9507-2013

Public Hearing Consent Agenda

24 13-2496

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.)

Tabled Indefinitely

25 13-2528

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.

Adopted

Enactment No: ORD 9508-2013

Public Hearing on Zoning Applications

26 13-2413

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.)

Adopted

Enactment No: ORD 9509-2013

27 13-2493

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.)

Approved

28 13-2494

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.)

Approved

29 13-2495

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.)

Approved

Enactment No: ORD 9510-2013

30 13-2497

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.)

Adopted

Enactment No: ORD 9511-2013

31 13-2498

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.)

Adopted

Enactment No: ORD 9512-2013

32 13-2499

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.)

Adopted

Enactment No: ORD 9513-2013

33 13-2529

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.

Adopted

Enactment No: ORD 9514-2013

Items for Individual Consideration

34 13-2519

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)

Denied

35 13-2399

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

		Adopted Enactment No: ORD 9497-2013
36	13-2400	Ordinance authorizing the issuance of City of Grand Prairie, Texas Combination Tax and Revenue Certificates of Obligation, Series 2013 Adopted
		Enactment No: ORD 9498-2013
37	13-2402	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
		Adopted
		Enactment No: ORD 9499-2013
38	13-2403	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
		Adopted
		Enactment No: ORD 9500-2013
39	13-2536	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 Adopted

Citizen Comments

Nancie Singletary, 221 Wright Blvd.; Gloria Oliver, 322 Wright Blvd.; and Anthony Bond, 4109 W. Northgate #821, Irving, spoke during citizen comments.

Adjournment

Mayor England adjourned the meeting at 8:45 p.m.