



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, June 16, 2020

5:00 PM

City Hall - Council Chambers
300 W. Main Street

Call to Order

Staff Presentations

- 1 COVID Update - Steve Dye, Deputy City Manager/Chief Operating Officer

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" Crime Tax Election*
- (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: Mayor Pro Tem Jorja Clemson

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Jeff Copeland

- 2 Administer the Oath of Office to Unopposed Candidates in the May 2, 2020 Election (Jorja Clemson, Council Member, District One; Mike Del Bosque, Council Member, District Three; and Jeff Copeland, Council Member, Place 7 at large)
- 3 Resolution for Community Diversity, Inclusion, Justice and Equality

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.

- 4 Minutes of the June 2, 2020 Council Meeting
- 5 Ratify and approve three COVID-19 testing agreements with TopCare Medical Group Inc. DBA Clinicas Mi Doctor for Drive Through Testing, At Home Testing, Rapid and Nursing Home Testing with a cumulative first term amount not to exceed \$290,000.00; authorize the City Manager to execute up to two four-week renewal options in the estimated cumulative amount of \$870,000.00 if determined necessary
- 6 Price Agreement for EMS Billing & HIPAA Compliance Audit & Consulting Services from Page, Wolfberg & Wirth LLC (up to \$27,500 annually) for one year with the option to renew for 4 additional one year periods totaling \$137,500 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
- 7 Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Johnson Construction Services in the amount of \$120,365
- 8 Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000
- 9 Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic
- 10 Ratification of an Amendment #1 to Amended and Restated Development Agreement with CHECO Purchase Company, LLC for Amended Timelines and Responsibilities Related to Development of a Hotel and Convention Center Project in EpicCentral
- 11 Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus
- 12 Agreement for Short-Term Rental Compliance, Monitoring, and Associated Services from Host Compliance, LLC (\$23,048.86 annually) through a Master Interlocal Agreement with the City of Arlington for one years with the option to renew for four additional one year periods totaling \$115,244. 30if all extensions are authorized

- 13 Application and Letter of Agreement for construction services in the amount of \$61,400 with AT&T Texas for the relocation of all communication cabling necessary for the start of the EpicCentral construction project
- 14 Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed \$500,000
- 15 Ordinance authorizing the abandonment of an unneeded portion of the street right-of-way containing 933 square feet on Seeton Road to the abutting property owner Scanio Falls Lot Venture, Ltd, for a \$500 application fee and \$500 sales price
- 16 Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26
- 17 Resolution authorizing a Thirty-Year Tenant Ground Lease with Option to Renew for two Ten-Year Terms with CNP Operating, LLC (or related assignee), for the Construction and Operation of a Restaurant at EpicCentral for \$40,001 annual rent
- 18 Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for three Five-Year Terms with Milkshake, LLC (or related assignee), for the Operation of Three Restaurants at EpicCentral for \$25 rent per square foot for years 1-5 and incrementally increasing up to \$35 per square foot for years 21-25 and 20% of Net Operating Income
- 19 Resolution of the City Council of the City of Grand Prairie, Texas directing the Chief Financial Officer to calculate the City's Property Tax Rate in accordance with State Law Provisions
- 20 Resolution amending Resolution 5084-2020 in support of the United States Department of Commerce Economic Development Administration Grant Application for the Main Street Jefferson Roundabout in the amount of \$4,275,612.47

Public Hearing on Zoning Applications

- 21 SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (City Council District 1). Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artehga, and the owner is Triple B A/C Services. (On June 8, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Items for Individual Consideration

- 22 Public hearing and ordinance adopting the PY2020 CDBG and HOME Program budgets through its five year 2020-2025 Consolidated Plan and One (1) year Action Plan.

- 23 Ordinance Amending the Code of Ordinances, Chapter 24-1.1 "Taxation," to increase the Homestead Exemption percentage and change the minimum amount to the greater of 10% or \$5,000

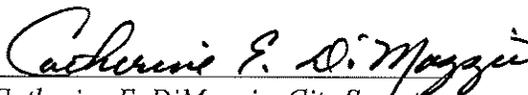
Citizen Comments

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.

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 June 12, 2020.


Catherine E. DiMaggio, 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 972-237-8018 or email Mona Lisa Galicia (mgalicia@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.