



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, September 1, 2020

5:00 PM

City Hall - Council Chambers
300 Main Street

Call to Order

Mayor Jensen called the meeting to order at 5:08 p.m.

- Present** 8 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Jim Swafford
Council Member Jeff Copeland
Council Member Greg Giessner
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jeff Woodridge
- Absent** 1 - Council Member Mike Del Bosque

Staff Presentations

- 1 COVID-19 Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
Steve Dye, Deputy City Manager/Chief Operating Officer, updated Council on COVID-19 testing and infection rates.
Presented
- 2 2021 Police Budget Summary - Chief Daniel Scesney
Daniel Scesney, Police Chief, stated there were no budgetary increases in the police budget. Chief Scesney updated Council on strategies and initiatives the department has implemented.
Presented
- 3 Legislative Update and Agenda Review - Presented by Andrew Fortune, Manager of Legislative Affairs
Andrew Fortune, Manager of Legislative Affairs, stated there would be a new Speaker of the House in the upcoming legislative session. He added there would be a Special Session on redistricting. Mr. Fortune stated that Council would be acting on a legislative resolution in the fall.
Presented

Agenda Review

Mayor Pro Tem Clemson asked if Council had any questions on Consent Agenda items. There were no questions. Mayor Pro Tem Clemson stated that Items 33 and 34 on the Public Hearing Consent Agenda would be removed for individual consideration.

Executive Session

Mayor Jensen convened a closed session at 5:59 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:31 p.m.

Mayor Jensen reconvened the meeting at 6:31 p.m.

The Invocation was given by Gerald Hodges, Community Inclusion Coordinator. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Jeff Copeland.

Presentations

- 4** TACVB Awards (Tourism Information Center) - Presented by Amy Sprinkles, Marketing, Communications and Libraries Director
- Sara Dedeluk, Tourism Manager, announced that the tourist information center had received three First Place Awards from the Texas Association of Visitor Bureaus. They also received a Cooperative Marketing Award for a marketing program with Waxahachie, Ennis, Cedar Hill and Mansfield.*
- Presented**

Consent Agenda

- 5** Minutes of the August 18, 2020 Council Meeting
- Approved on the Consent Agenda**
- 6** Ratify and approve previous equipment purchase from Itron, Inc. in the amount of \$150,000; award a new agreement to Itron, Inc., a sole source provider, for ongoing annual maintenance to the Automated Metering Infrastructure (AMI) System, and the purchase of AMI modules and meter reading equipment; this new agreement will be for 15 months in the amount of \$509,151.22, with the option to renew for four additional one-year periods, with a 5% annual increase on the maintenance, totaling \$2,346,620.99 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

Approved on the Consent Agenda

- 7 Ratify a two week extension of the three previous COVID-19 testing agreements in the amount not to exceed \$318,250; award a Price Agreement for COVID-19 Testing Services from TopCare Medical Group, Inc. (up to \$600,000 monthly) for four weeks with the option to renew for four additional four-week periods totaling \$3,000,000 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.

Approved on the Consent Agenda

- 8 Reject all Bids from RFB# 20157 for COVID-19 Testing Services

Approved on the Consent Agenda

- 9 Reject all bids for construction contract for the North Dallas Water Utilities (DWU) Water Vault Replacement (W.O. #619.108)

Approved on the Consent Agenda

- 10 Price Agreement for Thermal Temperature Screening Kiosks from RaptorPPE in the one-time amount of \$54,395

Approved on the Consent Agenda

- 11 Price Agreement for sanitizing and disinfecting services from All Clean Services, LLC (up to \$50,000 annually) for one year with the option to renew for four additional one year periods totaling \$250,000 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

Approved on the Consent Agenda

- 12 Purchase agreement with Unique Digital Technology, Inc. for DellEMC VxRail P570f- 5 Node hyper converged infrastructure computer system for the City Hall data center in the amount of \$383,336.35 through a state interlocal agreement with DIR

Approved on the Consent Agenda

- 13 Purchase Agreement with Lantana Communications for Telecom Equipment, to include upgrades, installation services, training, and one year of support of the Avaya CMS Call Management System for Water Revenue Agent call center, and other City Departments in the amount of \$100,673.90, through a state interlocal agreement with DIR
Approved on the Consent Agenda
- 14 Purchase Agreement with SHI Government Solutions Inc. for 1300 Microsoft Windows Server 2019 Client Access Licenses, 110 Microsoft Windows Server 2019 Datacenter Licenses, and 216 Microsoft Windows Server 2019 Standard Licenses in the amount of \$106,740.90 through a state interlocal agreement with DIR
Approved on the Consent Agenda
- 15 Professional Engineering Contract with Freese and Nichols, Inc. for the South Sector and Robinson Road Pump Station Resident Project Representative in the total amount of \$390,176
Approved on the Consent Agenda
- 16 Agreement with GolfNow, LLC for credit card processing and merchant services for an estimated annual amount of \$37,313 for one year with the option to renew for nine additional one-year periods totaling approximately \$373,130 if all extensions are exercised
Approved on the Consent Agenda
- 17 Agreement for Solid Waste and Recycling Hauling Cost of Service Study from NewGen Strategies & Solutions in the amount of \$72,500 through a national interlocal agreement with HGAC
Approved on the Consent Agenda
- 18 Change Order/Amendment No. 2 with AUI Partners, LLC for Fire Station 3 in the amount of \$13,259.01 for owner contingency reimbursement, utility revisions, simplified electrical controls, natural gas line rerouting, site debris removal, electrical outlet labeling, plumbing revisions, structural concrete credit, concrete pier casing reconciliation and adjustment of the initial construction budget to align with funding available
Approved on the Consent Agenda
- 19 Purchase and installation of U.S. Digital Design Fire Alerting System for new Fire Station 3 from DFW Communications, Inc. DBA Crosspoint Communications in the amount of \$52,255.56 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 20 Professional Contract with Priority Group, Inc. for engineering services for Texas Department of Transportation (TxDOT) coordination on City Projects with the combined costs not to exceed \$35,000; the contract will be for one year with the option to renew for four additional one-year periods, not to exceed \$175,000.00 cumulatively if all extensions are exercised and authorize the 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

- 21 Purchase of one (1) new Kenworth T440 6x4 truck (\$133,389.82) with dump body, and one (1) new Kenworth T270 truck (\$93,407.50) with dump body from Texas Kenworth Co dba MHC Kenworth-Dallas, respectively for a combined total of \$226,797.32 through national interlocal agreements with BuyBoard and Sourcewell

Approved on the Consent Agenda

- 22 Replacement of exterior security cameras at the City's Auto Pound facility: fiber optic labor will be procured through Gardner Telecommunications, Inc., (GTI) in the amount of \$25,350; electrical labor will be procured through Ed's Electric Service, in the amount of \$15,000; and camera parts and labor will be procured from Siemens Industry, Inc., in the amount of \$38,100, for an overall project cost of \$78,450

Approved on the Consent Agenda

- 23 Change Order/Amendment No. 6 in the net amount of \$14,116 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/ South Carrier Parkway intersections)

Approved on the Consent Agenda

- 24 2021 City Council Meeting Schedule

Approved on the Consent Agenda

- 25 Second and final reading and adoption of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a \$0.22 rate increase to residential service, per household, per month, and an increase to industrial charges limited to increasing the roll-off and packer delivery fee to \$71.00, increasing the roll-off and packer haul rate to \$154.50, and increasing the roll-off and packer disposal rate to

\$37.65

Approved on First Reading

- 26 Second and final reading and adoption of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services,” of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article VI, “Garbage Collection and Disposal,” Sections 26-113 Residential Fees, 26-115 Commercial Fees, and 26-117 Hauling By Individual; permit; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective, after publication, of October 1, 2020

Approved on First Reading

- 27 Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and Denton County, Texas

Adopted

Enactment No: RES 5104-2020

- 28 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction design-build contract with The Nay Company for the construction of Water Utilities Metal Fabrication Shop in the amount of \$1,120,715, plus a 5% contingency amount of \$56,036, for a total project cost of \$1,176,751

Adopted

Enactment No: ORD 10873-2020

- 29 Ordinance approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2020 Rate Review Mechanism filing

Adopted

Enactment No: ORD 10874-2020

- 30 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction Contract with Scott Dennett Construction, LC in the amount of \$277,409.62 for HVAC upgrades associated with The Warehouse event space located in The Epic along with a 5% construction contingency of \$13,870.38 for a total funding request of \$291,280

Adopted

Enactment No: ORD 10875-2020

- 31 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction contract with La Banda, LLC for Dickey Road Storm Drain

Improvements West of S.W. 3rd Street in the total amount of \$2,139,761; material testing with Team Consultants in the amount of \$53,494; in-house engineering in the amount of \$106,988; and 5% construction contract contingency in the amount of \$106,988 for a total project cost of \$2,407,231

Adopted

Enactment No: ORD 10876-2020

32

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction Contract with Scott Dennett Construction, LC in the amount of \$268,822.60 for expansion of the existing parking at Warmack Library through a national interlocal agreement with TIPS; a 5% construction contingency of \$13,440.40 and a third-party construction testing allowance of \$6,000.00 for a total funding request of \$288,263

Adopted

Enactment No: ORD 10877-2020

Public Hearing Consent Agenda

33

Z200701/CP200701 - Zoning Change/Concept Plan - January Hill (City Council District 5). Zoning Change and Concept Plan for January Hill, a proposed development with Single Family Townhouse, Multi-Family, and General Retail Uses on 22.5 acres. Tracts 3.1, 3.4, 3.6 P H Ford Survey, Abstract No. 1711, Tracts 4.1, 4.2, 4.7, and 4.9, Joseph C Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-108, PD-196, SF-4, and GR, within the SH-161 Corridor Overlay District, and generally located west of SH-161 on the south side of January Ln. (On August 10, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Savannah Ware, Chief City Planner, reviewed Case Z200701/CP200701. She stated there were three components: General Retail; Multi-Family and Townhomes. Ms. Ware said there was a variance for a perimeter fence with a gated entry along January Lane. The applicant will be preserving trees and natural buffers to the Single Family to the west.

Ms. Ware said the Planning and Zoning Commission recommended approval with the condition that the townhome and multi-family buildings step up in height moving away from the existing single family development.

Discussion took place regarding drainage, walkability and connections between the Multi-Family and Retail and whether the variance for the fence should be decided at site plan approval rather than zoning.

Hamilton Peck, 2507 Craft Creek, stated that he would be moving forward with Alamo Draft House and expects to open in early 2022. He said Dalworth Creek runs through this site and drainage would drain to the creek to SH161. Mr. Peck said he did not think a gate would work.

Council Member Giessner asked Mr. Peck if he could put the gate near the leasing office. Mr. Peck replied he did not have a problem doing that.

Mayor Pro Tem Clemson asked Mr. Peck about the square footage of the townhomes. Mr. Peck said the two-story are 1800-2200 sq. ft; the three-story are 2500-2800 sq. ft.

Council Member Lopez asked who would keep up the grounds. Mr. Peck replied each townhome will have their own yard and they will maintain it, but greenspace will be kept up by the HOA. Mr. Lopez asked Mr. Peck if he had any ideas for the retail space. Mr. Peck said brokers want to see the development built then they come.

Council Member Humphreys said he envisioned apartments which are high crime and a convenience store on the corner. He asked Mr. Peck what would happen if he did not have time to do this development and he were to sell the property. Mr. Peck replied he had spent a lot of money putting together renderings and so he would go through with the development. Mayor Jensen added if Council approves this case and he cannot build it, any future development would have to be what is shown. Ms. Ware said any changes would have to be approved in an amended Concept Plan.

Mayor Pro Clemson asked if the multi-family near the Alamo Draft House compare to this. Mr. Peck said the prices for those are higher than this because the cost of land is higher. Council Member Humphreys asked about amenities. Mr. Peck said there would be a community center, pool, and gym.

Council Member Humphreys moved, seconded by Council Member Lopez, to close the public hearing and approve per the Planning and Zoning recommendation and defer the gate variance to the site plan. The motion carried unanimously.

Enactment No: ORD 10878-2020

34

SU200802/S200802 - Specific Use Permit/Site Plan - Jack In The Box (City Council District Specific Use Permit and Site Plan for a 2,765 sq. ft. restaurant with a drive-through on 1.19 acres. Lot 4, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3146 S HWY 161. (On August 10, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Ms. Ware reviewed Case SU200802/S200802 for a Jack in the Box Restaurant with a drive-thru at Epic west/Town Crossing with access from Esplanade. She said the case meets landscape and screening requirements. The applicant has requested two variances: 1) 30% windows on street-facing facades is required; the applicant wishes to have 21% windows on the east facade and no windows on the west facade; 2) the applicant requested a variance from the required 50% to 35% of windows along the length of all facades.

Ms. Ware said the Planning and Zoning Commission recommended plantings west of the building as a compensatory measure for 0% windows on the west facade.

Council Member Giessner asked Ms. Ware if this was the same size as Olive Garden. Ms. Ware said it was a little smaller. Council Member Giessner asked if it could be

developed as a sitdown restaurant. Ms. Ware said it would depend on parking. Council Member Lopez asked Ms. Ware if this was the first 24-hour drive through on this site. Ms. Ware said she believed it was. Council Member Humphreys said he was surprised to see a fast food restaurant on Epic West. Council Member Wooldridge asked if they would use the same entrance as all other restaurants. Ms. Ware replied they would. Council Member Copeland asked if Council had discussed there would be drive-through restaurants here. Ms. Ware said Taco Bell has been approved.

David Gregory, 1668 Keller Parkway, Suite 100, Keller, TX, said this site would not typically be big enough for a sit down restaurant and, parking would be an issue. He said there would be improved landscaping on the back in lieu of required windows. Mr. Gregory said there would be as much window space on the eastern façade as possible.

Council Member Copeland asked Ms. Ware to go over the variance request. Ms. Ware said they were required to have 30% windows on the east facade and they are requesting 21%. The west facade is at 0% vs. 21% with compensatory enhanced landscaping.

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Lopez, to close the public hearing and approve Case SU200802/S200802 per the Planning and Zoning Commission recommendation. The motion carried.

Ayes: Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member John Lopez

Nays: Council Member Giessner, Council Member Humphreys; Council Member Wooldridge

Enactment No: ORD 10879-2020

Items for Individual Consideration

35

Adoption of the FY 2020/2021 Operating Budgets

Deputy Mayor Pro Tem Swafford thanked the members of the Finance and Government Committee and the Finance and Budget staff for their work on the FY20-21 budgets.

Mayor Jensen opened a public hearing on the FY 2020/21 Operating Budgets and the FY 2020/21 Capital Improvement Projects Budgets. There were no citizens who wished to speak.

Deputy Mayor Pro Tem Swafford moved, seconded by Council Member Giessner, to close the public hearing on Item 35 and 36 and postpone the adoption of both budgets to the next Council meeting. The motion carried unanimously.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jim Swafford; Council Member Jeff Copeland; Council Member Greg Giessner; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

36

Adoption of the FY 2020/2021 Capital Improvement Projects Budgets

Note: see Item 35 for the vote on this item.

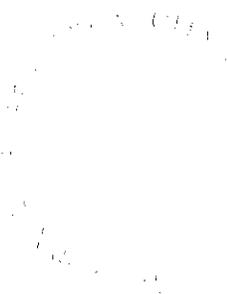
Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:46 p.m.

The foregoing minutes were approved at the September 15, 2020 Council meeting.


Catherine E. DiMaggio
Catherine E. DiMaggio, City Secretary