



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

City Council

Tuesday, January 5, 2021

4:30 PM

City Hall - Council Chambers
300 W. Main Street

Call to Order

Mayor Jensen called the meeting to order at 4:47 p.m.

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

Staff Presentations

- 1 [20-10711](#) COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
Presented
- 2 [20-10509](#) Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney
Postpone
- 3 [20-10535](#) Implementation of the "Text to 9-1-1" initiative (Next Generation 9-1-1 (NG911) digital technologies) - Presented by Aubry Insko
Presented

Agenda Review

Executive Session

Mayor Jensen convened a closed session at 5:26 p.m. pursuant to Section 551.071 "Consultation with Attorney" Cottages at Dechman, Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned closed the executive session at 6:20 p.m and recessed the meeting.

Recess Meeting

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

Invocation was given by Andrew Fortune, Assistant to the City Manager and the pledge of Allegiance to the US Flag and to the Texas Flag was led by Mayor Pro Tem Jorja Clemson.

Presentations

- 4 [20-10720](#) Proclamation in memory of Deputy Mayor Pro Tem Jim Swafford
Presented
- 5 [20-10726](#) Mayor's Comments in Memory of Janice England, former City First Lady
Presented

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.

- 6 [20-10723](#) Minutes of the December 15, 2020, City Council meeting
Approved on the Consent Agenda
- 7 [20-10722](#) Ratify a contract for vaccination services with TopCare Medical as an exigency purchase for a cost not to exceed \$164,800
Approved on the Consent Agenda
- 8 [20-10721](#) Ratify Application for Texas Emergency Rental Assistance Program grant funding in the amount of \$363,210.74 for the purpose of administering rental assistance to eligible applicants in Grand Prairie through a third party administrator; Authorize City Manager to accept grant if awarded
Approved on the Consent Agenda
- 9 [20-10700](#) Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for HUB member, Axis Contracting, at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an annual amount of \$1,848,375. All agreements will be for one year with the option to renew for four additional one-year periods totaling \$9,466,500 for New Star Grading, \$9,576,250, with Axis Contracting and

\$9,241,875 with Parking Lot Pros, 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 term(s).

Approved on the Consent Agenda

- 10 [20-10719](#) Price Agreement for yard waste grinding from Thelin Recycling of Fort Worth, TX (up to \$147,000 annually) for one year with the option to renew for four additional one-year periods totaling \$735,000 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

- 11 [20-10709](#) Price agreement for tree and brush services from Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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 [20-10688](#) Purchase of one (1) new Ram 5500 regular cab pickup with utility body from Grapevine Dodge Chrysler Jeep for a total of \$76,550 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 13 [20-10689](#) Purchase of one (1) new E35 R-Series Bobcat Compact Excavator from Bobcat of North Texas for a total of \$63,637.98 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 14 [20-10703](#) Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$75,000 in Westchester PID (Council District 6)

Approved on the Consent Agenda

- 15 [20-10687](#) Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term

Approved on the Consent Agenda

- 16 [20-10701](#) Contract with Bob Owens Electric Co. to add new electric service pedestals in the amount of \$53,110 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 17 [20-10690](#) Contract with Lake Management Services, L.P. for Pond Management Services for one year in the amount of \$142,400 in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 18 [20-10718](#) Contract with LandWorks for Landscape Maintenance for \$162,647 in Forum Estates PID (Council District 4)

Approved on the Consent Agenda

- 19 [20-10714](#) Contract with LandCare for Landscape Maintenance for one year in the amount of \$735,000 in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 20 [20-10713](#) Contract with Brick & Stone Master for Brick Wall Construction in the Amount of \$201,594 - High Hawk PID (Council District 6)

Approved on the Consent Agenda

- 21 [20-10702](#) Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$456,005 for a one year term (Council District 6)

Approved on the Consent Agenda

- 22 [20-10693](#) Access agreement to Oncor Electric Delivery Company, LLC, (Oncor) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way (Arbor Creek) for change out of electric poles located along SH 161 and Egyptian Way

Approved on the Consent Agenda

- 23 [20-10699](#) Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$129,928.68

Approved on the Consent Agenda

- 24 [20-10704](#) Change Order/Amendment No.1 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$50,000 (Council District 6)

Approved on the Consent Agenda

- 25 [20-10707](#) Professional Services Agreement with Arnold & Associates Inc. for forensic building and mechanical systems investigation at Epic and Epic Waters in the amount not to exceed \$116,140
- Approved on the Consent Agenda**
- 26 [20-10715](#) Annual Agreement for Laserfiche Avante Records Management System maintenance services from MCCi, LLC through a national inter-local agreement with Buyboard at an estimated annual cost of \$23,613.80 for one year with the option to renew for ----two additional one year periods totaling \$70,841.40 if all extensions are exercised and authorize the City Manager to execute the renewal options 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**
- 27 [20-10716](#) Ordinance ordering the special election to fill a vacancy in the office of Council Member District 2
- Adopted**
- Enactment No: ORD 10952-2020
- 28 [20-10706](#) Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$48,500 for Professional Engineering Services contract with Criado and Associates for Dechman Drive from Westchester Parkway to Bardin Road; Authorize City Manager to enter into Professional Engineering Services Contract with Criado and Associates
- Adopted**
- Enactment No: RES 5144-2020
- 29 [20-10712](#) Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$36,000 for Professional Engineering Services contract with Innovative Transportation Solutions, Inc. (up to \$36,000 annually) for one year with the option to renew for four additional one-year periods, totaling \$180,000 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 funds is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- Adopted**
- Enactment No: RES 5145-2020

Planning and Zoning Items to be Tabled

- 30 [20-10683](#) Z201201 - Zoning Change - Zoning Change at 1620 Vicky Lane (City Council District 6). A request to change the base zoning from Single Family-One

Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the Interstate 20 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0)

Tabled

Public Hearing on Zoning Applications

- 31 [20-10619](#) CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). **Rescind prior action and reconsider Concept Plan for the Cottages at Dechman**, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road. (On December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Approved

- 32 [20-10681](#) SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

Adopted

Enactment No: ORD 10953-2020

- 33 [20-10682](#) SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

Adopted

Enactment No: ORD 10954-2020

Planning and Zoning Items for Individual Consideration

- 34** [20-10679](#) S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

- 35** [20-10680](#) S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved**Items for Individual Consideration**

- 36** [20-10724](#) Appointment of Deputy Mayor Pro Tem

Approved

- 37** [20-10725](#) Appointment to fill a vacancy on the Sports Corporation

Approved**Citizen Comments**

Adjournment