



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Minutes - Action Only

### City Council

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Tuesday, October 13, 2020

5:00 PM

City Council Chambers  
300 W. Main Street

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#### Call to Order

Mayor Jensen called the meeting to order at 5:00 p.m.

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

**Absent** 1 - Deputy Mayor Pro Tem Jim Swafford

#### Staff Presentations

- 1    **20-10411**    COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
**Presented**
- 2    **20-10412**    CMO Projects Overview - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
**Presented**

#### Agenda Review

#### Executive Session

*Mayor Jensen convened a closed session at 5:31 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 6:34 p.m.*

**Mayor Jensen reconvened the meeting at 6:45 p.m.**

**Transportation Director Walter Shumac gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag was led by Council Member Lopez.**

### **Presentations**

**3      20-10396**            Recognition of Assistant Police Chief Anthony Hogan

**Presented**

**4      20-10410**            Proclamation for Mary Dominguez-Santini

**Presented**

### **Consent Agenda**

**5      20-10395**            Minutes of the September 15, 2020 Council Meeting

**Approved on the Consent Agenda**

**6      20-10445**            Ratification of Emergency Purchases of Foam from DFW International Airport (\$22,197.68), Metro Fire (\$20,320.00), and United Professional Service Ltd (\$67,103.72) for the response to the Poly America fire located at 2000 W. Marshall Drive in the total amount of \$109,621.40

**Approved on the Consent Agenda**

**7      20-10459**            New Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed \$250,000, previous Emergency Assistance Program contract value totaling \$549,999

**8      20-10397**            Price agreement for portable toilet rentals from Viking Rentals (up to \$26,876.33 annually) for one year with the option to renew for four additional one-year periods totaling \$134,381.65 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**

- 9 20-10434** Price Agreement for one year of preventative maintenance and repairs from Stryker Sales Corporation, a sole source provider, in the amount of \$85,331.97

**Approved on the Consent Agenda**

- 10 20-10431** Price Agreement for miscellaneous printing services from Absolute Color (up to \$100,000 annually) for one year with the option to renew for four additional one-year periods totaling \$500,000 if all extensions are exercised. Award a secondary to Prestige Business Solutions (up to \$100,000 annually) to be used only if the primary is unable to fulfill the needs of the 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**

- 11 20-10428** Price Agreement for preventive maintenance and repair services with Trane through a national inter-local agreement at an estimated annual cost of \$51,125 for one year with the option to renew for four additional one year periods totaling \$255,625 if all extensions are exercised; authorize the City Manager to execute the renewal optional 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 20-10429** Price agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting (up to \$300,000 annually) for one year with the option to renew for four (4) additional one year periods totaling \$1,500,000 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**

- 13 19-9617** Developer Agreement Final Reconciliation for Greenway Trails in the negative amount of \$504,633.34 (This item was tabled at the January 7, 2020 Council meeting.)

**Approved on the Consent Agenda**

- 14 20-10380** Purchase of golf merchandise for resale by Prairie Lakes Golf Course from Acushman Company (Titleist) in an amount not to exceed \$60,000 for one year with up to four additional one-year periods cumulatively totaling approximately \$300,000; purchase of catered meals offered for resale by Ruthe Jackson Center from Creative Cuisine in an annual amount not to exceed \$400,000 for one year with up to four additional one-year periods cumulatively totaling approximately \$2,000,000; 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**

- 15 20-10392** Purchase of two (2) new Chevrolet 2500HD double cab pickup with animal service body from Caldwell Country Baby Jacks II, respectively for a combined total of \$124,640 through an Interlocal Agreement with BuyBoard

**Approved on the Consent Agenda**

- 16 20-10398** Purchase of one (1) new Caterpillar Model: 836K compactor for Environmental Services-Landfill (\$1,223,523), one (1) new Caterpillar Model: 289D skid steer for Public Works-Streets (\$81,070), one (1) new Caterpillar Model: 730 articulated dump truck for Environmental Services-Landfill (\$477,400), one (1) new Caterpillar Model: 430 C4EX backhoe loader for Public Works-Water (\$127,840), and one (1) new Caterpillar Model: 140 motor grader for Environmental Services-Landfill (\$348,960) from HOLT CAT for a total of \$2,258,793 through a national interlocal agreement with Sourcewell

**Approved on the Consent Agenda**

- 17 20-10416** Purchase of one (1) new FINN LF120 Landfill Hydroseeder (Straight Pull Trailer) from Romco Equipment Co. totaling \$73,607 through an Interlocal Agreement with BuyBoard

**Approved on the Consent Agenda**

- 18 20-10417** Purchase of one (1) new Broce RJT350 road broom from R.B. Everett & Co., respectively for a combined total of \$64,138 through a national, interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 19 20-10393** Purchase of the following for Parks and Recreation: one (1) new Toro GM 3300 mower (\$26,862.39), one (1) new Toro GM 4000-D mower (\$67,263.76), two (2) new Toro GM 5900 mower (\$99,373.34 each), one (1) new Toro Workman HDX (\$25,299.32), one (1) new Toro ProPass 200 Wireless top dresser

(\$16,580.52), and one (1) new Toro 72267 60" deck mower (\$13,987.71) from Professional Turf Products for a combined total of \$355,715.19 through a national, interlocal agreement with BuyBoard

**Approved**

- 20 20-10415** Contract to add a building management control system for The Summit from Enviromatic Systems in the amount of \$134,300 with a 5% contingency of \$6,715 through a national interlocal agreement with BuyBoard for a total project cost not to exceed \$141,015

**Approved on the Consent Agenda**

- 21 20-10419** Construction Contract with William H. Company, LLC for Great Southwest Nature Park Improvements Phase 1 in the amount of \$859,789 and approve a 5% contingency in the amount of \$42,990 for a total of \$902,779

**Approved on the Consent Agenda**

- 22 20-10423** Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of \$37,500 for the purpose of compliance-related activities of tobacco retailers

**Approved on the Consent Agenda**

- 23 20-10425** Tarrant County 9-1-1 District FY 2020-2021 Budget

**Approved on the Consent Agenda**

- 24 20-10430** Contract with LandCare for Tree Pruning in the amount of \$104,000 in Peninsula PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 25 20-10432** Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$103,689.52 for millwork changes, structural repair, concrete ramp work, protective wall covering, additional drainage, structural steel modifications, masonry infill, interior finish revisions, roller shades, breakroom equipment changes and building exterior finish adjustments

**Approved on the Consent Agenda**

- 26 20-10439** Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 3 years with two options to renew for 2-year terms, for \$.08 per transaction for an annual amount not to exceed \$125,000; authorize the City Manager to execute renewal options with aggregate price fluctuations of the

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**

- 27 20-10449** Construction contract with Felix Construction Company in the amount of \$7,899,537 for Southwest Sector Pump Station Phase 2; 5% construction contingency in the amount of \$394,977; Materials testing with Alliance Geotechnical in the amount of \$51,708.40; in-house labor distribution in the amount of \$39,500 for a total of \$8,385,722.40

**Approved on the Consent Agenda**

- 28 20-10440** Contract with Home Depot for the installation of two (2) prefabricated Yurt cabins in the amount of \$60,580 plus a 5% Contingency of \$3,029 for a total of \$63,609

**Approved on the Consent Agenda**

- 29 20-10442** Interlocal Cooperation Agreement with Grand Prairie Independent School District to build Little Pantry and Little Library boxes for the Grand Prairie

**Approved on the Consent Agenda**

- 30 20-10444** Application and acceptance of the North Central Texas Council of Governments (NCTCOG) 2020 Traffic Incident Management Equipment Grant in the amount of \$65,600, and award a contract to Gulf Highway Equipment, a sole source provider, for the installation of Traffix Devices Scorpion Mounted Attenuators in the amount of \$65,599.50

**Approved on the Consent Agenda**

- 31 20-10424** Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the United States Department of Justice, Drug Enforcement Administration (DEA) as it relates to the North Texas Strike Force (Dallas)

**Adopted**

Enactment No: RES 5114-2020

- 32 20-10438** Resolution amending Resolution 5007-2019 (Low Income Housing Tax Credits (LIHTC) Review and Recommendation Policy) for the City of Grand Prairie, Texas by the Incorporation of a Housing Revitalization Policy and a Housing Tax Credit Policy

**Adopted**

Enactment No: RES 5115-2020

- 33 20-10433** Resolution to rename Mountain Creek Lake Park to "Mi Familia Park"

**Adopted**

- 34 20-10436** Resolution to name a linear park located on a portion of the former Great Southwest Golf Course to "Great Southwest Nature Park"

**Adopted**

Enactment No: RES 5116-2020

- 35 20-10435** Resolution ratifying and/or authorizing the acceptance of Coronavirus Aid, Relief, and Economic Security Act (CARES) funding and authorizing approximately \$10,707,180 to be expended for the purposes of mitigating and responding to COVID-19

**Adopted**

Enactment No: RES 5117-2020

- 36 20-10446** Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting equipment as outlined in the adopted Capital Improvements Program

**Adopted**

Enactment No: RES 5118-2020

- 37 20-10443** Purchase and prepayment to replace one (1) truck from Siddons-Martin of Denton, using the Buy Board cooperative agreement at a total cost of \$1,478,966.10 after discounts from chassis prepayment discount, 100% prepayment discount, contract discount, and aerial prepay discount totaling \$100,544.40 along with equipment purchases of \$21,033.90 through established price agreements

**Approved**

- 38 20-10441** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Construction contract with Gomez Brothers Construction, Inc. for Brent Court Storm Drainage Improvements in the total amount of \$387,046.00; material testing with Team Consultants in the amount of \$14,377.80; in-house engineering in the amount of \$19,352.30; and 5% construction contract contingency in the amount of \$19,352.30 for a total project cost of \$440,128.40

**Adopted**

Enactment No: ORD 10912-2020

- 39 20-10408** Ordinance amending the Code of Ordinance, Chapter 29, "Code Compliance" relating to sidewalk and right-of-way maintenance

**Adopted**

Enactment No: ORD 10913-2020

- 40 20-10447** Ordinance amending the FY20/21 CIP Budget and a construction contract with North Texas Contracting in the amount of \$1,322,496 for North Dallas Water Utilities (DWU) Water Vault Replacement; 5% construction contingency of \$66,125; Materials testing with Alliance Geotechnical in the amount of \$14,989.80; In-house labor distribution in the amount of \$66,125 for a total project cost of \$1,469,735.80

**Adopted**

Enactment No: ORD 10914-2020

**Planning and Zoning Items to be Tabled**

- 41 20-10403** S200901 - Site Plan - Kalterra Phase 1 (City Council District 2). Site Plan for a multi-family development of 412 units in four buildings on 11.74 acres. Tract 7 of the William Reed Survey, Abstract No. 1193 and Tract 1.1 of the Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 Corridor Overlay District, and generally located on the northwest corner of SH-161 and Forum Dr. (On September 28, 2020, the Planning and Zoning Commission tabled this case by a vote of 7-0)

**Tabled**

**Public Hearing Consent Agenda**

- 42 20-10378** RA200901 - Right of Way Abandonment - Abandonment of a portion of City right-of-way known as Esplanade for development of the EpicCentral project located in the Central Park Addition, City of Grand Prairie, Dallas County, Texas. EpicCentral is located at the intersections of Arkansas Lane, SH 161 and West Warrior Trail. The applicant is the City of Grand Prairie, Texas.
- Conduct a public hearing
  - Ordinance authorizing the abandonment of an portion of the street right-of-way

**Approved**

Enactment No: ORD 10922-2020

- 43 20-10362** S200902 - Site Plan - West Oakdale Industrial III (City Council District 1). Site Plan for a 2-story, 335,687 sq. ft. Office-Showroom/Warehouse facility on one lot. 19.30 acres out of the James McLaughlin Survey, Abstract 848, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) District, generally located south of E. Oakdale Road and 1,650 ft. west of N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Approved**



## Public Hearing on Zoning Applications

- 44 20-10363** SU200903/S200903 - Specific Use Permit/Site Plan - PJ's Coffee (City Council District 5). Specific Use Permit and Site Plan for a 2,580 sq. ft. Restaurant with a Drive-Through on one lot. 0.50 acres out of the Richard Wilson Survey, Abstract 1548, Sheets Subdivision, Block A, Lot 2, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, generally located east of N. Belt Line Road and approximately 550 feet south of E. Tarrant Road, and addressed as 614 N. Belt Line Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

### Adopted

Enactment No: ORD 10915-2020

- 45 20-10364** SU200901 - Specific Use Permit - Beautiful Ink Tattoos (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio. Lot 8, Block 1, Original Town Grand Prairie, City of Grand Prairie, Dallas County, Texas, zoned CA, within Central Business District No. 2, and addressed as 117 E Main St. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2).

### Adopted

Enactment No: ORD 10916-2020

- 46 20-10365** Z200901 - Zoning Change - AT&T Cellular Tower (City Council District 1). Planned Development (zoning) and Site Plan request for (130' height monopole) cellular tower location. 0.057 acre tract (approximately 2,500 SF) situated in the James W. Harris Survey, Abstract No. 1072, zoned Single Family-1 (SF-1) District and located in State Hwy 161 (SH-161) Overlay Corridor District. The property is generally located southeast of Lower Tarrant Road and approximately 1,530 feet east of State Hwy 161 Service Road. (On September 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

### Adopted

Enactment No: ORD 10917-2020

- 47 20-10366** Z200902 - Zoning Change - SF-6 at 317 NW 14th (City Council District 5). A request to change the base zoning from General Retail District (GR) to Single Family Six Residential District (SF-6) to allow for a single family residence to be built. Located at 317 NW 14th Street. Legally described as Lots 3 & 4, Block 13, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail District, generally located south of Dalworth St on the west side of NW 14th St, and addressed as 317 NW 14th St. (On September 14, 2020, the

Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10918-2020

- 48 20-10404** Z200903/CP200901 - Zoning Change/Concept Plan - Springs at Grand Prairie Multi-Family (City Council District 2). Zoning Change and Concept Plan for a multi-family development with a proposed density of 15 dwelling units per acre on 18.97 acres. Tracts 1, 2, and 2.6, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-29 and PD-288, within the SH-161 and I-20 Corridor Overlay Districts, and generally located north and west of Sara Jane Pkwy. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

Enactment No: ORD 10919-2020

- 49 20-10406** SU200601/S200601 - Specific Use Permit/Site Plan - R/T Services Office and Truck Storage (City Council District 1). Specific Use Permit and Site Plan for a Heavy Truck Parking and Heavy Equipment Parking facility on 2.136 acres. Tracts 3 and 3.2, John C Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Corridor Overlay District, and addressed as 3409 Hardrock Rd. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

**Adopted**

Enactment No: ORD 10920-2020

### **Planning and Zoning Items for Individual Consideration**

- 50 20-10401** S200905 -Site Plan -DevTex Industrial (City Council District 1). Site plan request to authorize construction for (2) two office/warehouse distribution buildings on 11.0 acres. DevTex Business Park, Block 1, Lot 13A is situated in both cities of Grand Prairie (3.1 acres) zoned Light Industrial (LI) and Arlington (7.9 acres) zoned Industrial Manufacturing (IM), Tarrant County, Texas, generally located west of S. Great Southwest Parkway and approximately 1,160 feet north of W. Marshall Drive. The property is located in City Council District 1, represented by Mayor Pro Tem Jorja Clemson. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Approved**

- 51 20-10402** S200906 - Site Plan - Lake Ridge Commons Multi-Family/Mixed Use (City Council District 4). Site Plan for a multi-family and mixed use development

270 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres. Tract 1, William Linn Survey, Abstract 1725 and Tract 2, A B F Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd. (On September 28, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Approved**

- 52 20-10407** Ordinance and Interlocal Agreement for City of Venus ETJ Request - Proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.

**Adopted**

Enactment No: ORD 10921-2020

**Items for Individual Consideration**

- 53 20-10458** Board Appointments

**Approved**

**Citizen Comments**

**Adjournment**

**Mayor Jenson adjourned the meeting at 8:32 p.m.**