



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

City Council

Tuesday, November 3, 2020

5:00 PM

City Hall - City Council Chambers

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 [20-10506](#) COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
Presented
- 2 [20-10522](#) Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager
Presented
- 3 [20-10523](#) Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager
Presented

Agenda Review

Executive Session

Mayor Jensen convened a closed session at 5:35 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney - Alcohol Regulations; Benavides Complaint"; Section 551.072 "Deliberation Regarding Real Property"; Section 551.074 "Personnel Matters - City Manager Contract"; and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:30 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:30 p.m.

6:30 PM Reconvene Meeting

Mayor Jensen reconvened the meeting at 6:35 p.m.

Andrew Fortune, Assistant to the City Manager, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Greg Giessner.

Consent Agenda

- 4** [20-10537](#) Minutes of the October 13, 2020, City Council Meeting
Approved on the Consent Agenda
- 5** [20-10503](#) August 21, 2020 Budget Workshop Minutes
Approved on the Consent Agenda
- 6** [20-10505](#) Price Agreement for OEM preventative maintenance, repairs, parts and equipment rental service, on heavy duty equipment from Holt Cat through a national interlocal agreement with BuyBoard at an estimated annual cost of \$400,000.00. This agreement will be for one year with the option to renew for two additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. 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
- 7** [20-10514](#) Price agreement with FabCo, LLC., as the primary vendor, at an estimated annual cost of \$81,855 and a secondary with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies. These agreements will be for one year with the option to renew for four additional one year periods totaling \$409,275

and \$500,705, respectively, if all extensions are exercised, and authorize 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

- 8 [20-10527](#) Price Agreement for radar equipment on Police vehicles from Applied Concepts, Inc., through a national Interlocal Agreement with H-GAC at an estimated annual cost of \$130,000 for one year with the option to renew for one additional one-year period totaling \$260,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the same contract terms as 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 [20-10510](#) Price Agreement for NEOGOV HR Software utilizing Onboard, Insight, Governmentjobs.com and Candidate Text Messaging from SHI Government Solutions, Inc. through a national interlocal agreement with DIR at an estimated annual amount of \$28,799.00 beginning November 2020, with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$159,132.67 if all extensions are exercised. Authorize the City Manager to execute the renewal options under the same terms, 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

- 10 [20-10521](#) Price agreement for overhead door & automatic gate maintenance, repairs and new installations from Door Tech of Texas (up to \$187,339 annually) for one year with the option to renew for four additional one year periods totaling \$936,695 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 [20-10461](#) Price agreement for annual purchase(s) new model year Police Pursuit Tahoes from Freedom Chevrolet (up to \$2,131,550 annually) for one year with the option to renew for two additional one year periods totaling \$6,394,650 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 [20-10500](#) Price Agreement for city-wide occupational health, injury, drug & alcohol testing services from Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers for a three-year contract effective January 1, 2021 to December 31, 2021 in an estimated annual amount up to \$120,000, totaling \$360,000 over the three-year period. This agreement provides guaranteed pricing for two additional one-year renewal periods (years four and five) for an estimated annual amount up to \$120,750 beginning January 1, 2024 and up to \$121,500 if such extensions are exercised, totaling an estimated five-year contract value of \$602,250 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

- 13 [20-10513](#) Renew a Price Agreement for Tarrant County brush and wood management from Republic Services dba Arlington Landfill (up to \$50,000 annually) for one year with the option to renew for three additional one-year periods totaling \$250,000 amount 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

- 14 [20-10463](#) Integration between Verizon Networkfleet GPS and AssetWorks FleetFocus (fleet management information software) in the amount of \$106,923.28, through a national interlocal agreement with Sourcewell, contract #022217-AWI

Approved on the Consent Agenda

- 15 [20-10469](#) Contract with The Perfect Light for Holiday Decorations in the amount of \$67,352.22 in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 16 [20-10473](#) Purchase of one (1) new Ram 1500 regular cab 4x4 pickup for \$29,082, one (1) new Ram 1500 regular cab 4x2 pickup for \$23,312, two (2) new Ram 1500 quad cab 4x2 pickup for \$26,338 each, two (2) new Ram 1500 quad cab 4x4 pickup for \$31,941 each, four (4) new Ram 2500 regular cab 4x2 pickup for \$29,835, each, one (1) new Ram 2500 regular cab 4x2 pickup with utility body for \$37,179.48, one (1) new Ram 2500 regular cab 4x4 pickup with utility body and crane for \$48,108.09, and two (2) new Ram 2500 regular cab 4x4 pickup with utility body for \$40,057.19, each from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$453,693.95 through a national interlocal

agreement with BuyBoard

Approved on the Consent Agenda

- 17 [20-10476](#) Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID-19 costs, added painting scope, repair of existing conditions, removal of the temporary construction yard and adjustments based on code requirements.
- Approved on the Consent Agenda**
- 18 [20-10478](#) Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline
- Approved on the Consent Agenda**
- 19 [20-10479](#) Access agreement with North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for investigation and surveying of the retaining wall located along SH 161 and Egyptian Way
- Approved on the Consent Agenda**
- 20 [20-10481](#) Purchase of catered meals offered by various Parks, Arts and Recreation venues from Eddlemons (up to \$113,000 annually) for one year with the option to renew for four additional one-year periods totaling approximately \$565,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with the same contract terms 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 [20-10504](#) Award a contract for the installation of an above-ground fuel tank and remodel at the Loyd Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$130,168.64 through a national interlocal agreement with BuyBoard
- Approved on the Consent Agenda**
- 22 [20-10507](#) License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right-of-way of Avenue K for license fee of \$500 and term of ten years; Liability insurance is required
- Approved on the Consent Agenda**
- 23 [20-10519](#) Professional Services Contract Amendment with Merritt Development Group for hotel/retail planning and development services City-wide; Ratification of prior expenditures of \$45,346, and approval of additional funds of \$50,000, with

overall contract total of \$143,346

Approved on the Consent Agenda

- 24 [20-10526](#) Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$169,151 through a State Interlocal Agreement with the Department of Information Resources (DIR).

Approved on the Consent Agenda

- 25 [20-10529](#) Ordinance amending the FY 2020/2021 Red Light Safety Fund in the amount of \$550,635 for: the purchase 100 electronic ticket writers in the amount of \$337,875 from Tyler Technologies through their national Interlocal Purchasing Agreement with Sourcewell; the purchase of a traffic accident investigation laser scanner in the amount of \$131,103 and traffic accident laser scanner accessories in the amount of \$5,897 from Geomatic Resources, through an Interlocal Agreement with DIR; the replacement of speed detection LIDAR devices in the amount of \$26,000; the purchase of commercial vehicle weight scales and transport boxes, in the amount of 49,760; 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

Adopted

Enactment No: ORD 10923-2020

- 26 [20-10502](#) Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Grand Braniff, LLC, for \$250

Adopted

Enactment No: ORD 10924-2020

- 27 [20-10517](#) Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250

Adopted

Enactment No: ORD 10925-2020

- 28 [20-10475](#) Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street to the property owners, Juan M. Granados and Alejandra R. Granados

Adopted

Enactment No: ORD 10926-2020

- 29** [20-10477](#) Ordinance amending the FY 20/21 Capital Improvement Project Budget; Change Order/Amendment No. 8 in the net amount of \$10,900 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)

Adopted

Enactment No: ORD 10927-2020

- 30** [20-10508](#) Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract owned by Jefferson Texas Plaza (Phase 2) LLC, for \$250

Adopted

Enactment No: ORD 10928-2020

- 31** [20-10452](#) Resolution declaring expectation expenditures with proceeds of future debt in the amount of \$159,545 for Change Order/Amendment No. 3 with Pacheco Koch Consulting Engineers, Inc. for Phase 2 of SW 5th Street for parking and roadway design

Adopted

Enactment No: RES 5120-2020

- 32** [20-10413](#) Resolution authorizing the sale of right of way located at 2906 West Oakdale Road to the abutting property owner, Chokas Properties, LLC, a Texas Limited Liability Company, pursuant to Texas Local Government Code, Section 272.001(b)(1).

Adopted

Enactment No: RES 5121-2020

- 33** [20-10518](#) Resolution granting a Chapter 380 Incentive Agreement with LGSW Capital Investment LLC for Asia Times Square renovation and expansion for a cash grant of \$100,000 and an option for an additional \$50,000 upon commencement of construction of a new free standing building

Adopted

Enactment No: RES 5122-2020

- 34** [20-10528](#) Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program, in the amount of \$77,992 to purchase 9-1-1 related equipment, software, training and other allowable expenses.

Adopted

Enactment No: RES 5123-2020

- 35 [20-10520](#) Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$54,200.30 regarding credit card transaction processing

Adopted

Enactment No: RES 5124-2020

Public Hearing on Zoning Applications

- 36 [20-10454](#) SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment of a Specific Use Permit granted for a hotel use to a Specific Use Permit for a hotel use classified as a Midscale/Upper-Midscale Hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Denied

- 37 [20-10455](#) Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Deja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Adopted

Enactment No: ORD 10929-2020

- 38 [20-10456](#) SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Adopted

Enactment No: ORD 10930-2020

Planning and Zoning Items for Individual Consideration

- 39** [20-10515](#) AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5).
A request for an alcohol variance by Jerry Herring, for alcohol sales within 300 feet of Uplift Education, located at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District.

Denied

Citizen Comments

Adjournment

Mayor Jensen adjourned the meeting at 8:29 p.m.