



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 [20-10049](#) 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 [20-9808](#) 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 [20-10070](#) 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 [20-10060](#) Minutes of the June 2, 2020 Council Meeting

 Attachments: [06-02-2020 Council Minutes](#)

- 5 [20-10043](#) 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

 Attachments: [Expenditure Information Form.doc](#)

- 6 [20-10052](#) 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

 Attachments: [20104 - Evaluation Score Card \(CC Exhibit A\) 2020](#)
 [20 10052 EMS Compliance Review GF EIF](#)
 [20 10052 EMS Compliance Review TASPP EIF](#)

- 7 [20-9856](#) 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

 Attachments: [Contractors Bid Attachment A](#)
 [Reconstruct Procedures Attachment B](#)

- 8 [20-10015](#) Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

 Attachments: [WO 620.73.xlsx](#)

- 9 [20-10042](#) Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic

- 10 [20-10046](#) 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 [20-10055](#) Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus
Attachments: [EXHIBIT A DEED INTO THE CITY .pdf](#)
[EXHIBIT B AERIAL OF 1413 AVENUE A.pdf](#)
- 12 [20-10058](#) 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 [20-10059](#) 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
Attachments: [EPICCLST.xlsx](#)
- 14 [20-10061](#) 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 [20-10057](#) 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
Attachments: [EXHIBIT A PROPERTY DESCRIPTION SURPLUS ROW SEETON ROAD.pdf](#)
[EXHIBIT B AERIAL SEETON ROAD.pdf](#)
- 16 [20-10047](#) Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26
- 17 [20-10045](#) 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 [20-10036](#) 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 [20-10009](#) 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
Attachments: [File Summary](#)
- 20 [20-10066](#) 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** [20-10031](#) 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 Artechga, 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).

Attachments: [Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Existing Building Elevations.pdf](#)

Items for Individual Consideration

- 22** [20-10038](#) 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.

Attachments: [Exhibit 1](#)

[Exhibit 2](#)

- 23** [20-10051](#) 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.



Legislation Details (With Text)

File #: 20-10049 **Version:** 1 **Name:** COVID Update
Type: Presentation **Status:** Staff Presentations
File created: 6/4/2020 **In control:** City Secretary
On agenda: 6/16/2020 **Final action:**
Title: COVID Update - Steve Dye, Deputy City Manager/Chief Operating Officer
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
COVID Update - Steve Dye, Deputy City Manager/Chief Operating Officer



Legislation Details (With Text)

File #:	20-9808	Version:	1	Name:	Swear in Unopposed Candidates
Type:	Presentation	Status:		Status:	Presentations
File created:	2/18/2020	In control:		In control:	City Secretary
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Cathy DiMaggio

Title

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)

Presenter

Megan Mahan, City Attorney

Recommended Action

Swear in Council Members

Analysis

Candidates were declared unopposed and the May 2, 2020 General City Election was cancelled at the March 3, 2020 Council Meeting. The Texas Election Code Section 2.053(e) stipulates that unopposed candidates shall be issued a certificate of election and sworn in at the same time as provided for a candidate elected at the election.



Legislation Details (With Text)

File #: 20-10070 **Version:** 1 **Name:** Resolution for Community Diversity, etc.
Type: Resolution **Status:** Agenda Ready
File created: 6/10/2020 **In control:** City Secretary
On agenda: 6/16/2020 **Final action:**
Title: Resolution for Community Diversity, Inclusion, Justice and Equality
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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From

Mayor Ron Jensen

Title

Resolution for Community Diversity, Inclusion, Justice and Equality

Presenter

Steve Dye, Deputy City Manager/Chief Operating Officer, and Daniel Scesney, Police Chief

Recommended Action

Approve

Body

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, FOR COMMUNITY DIVERSITY, INCLUSION, JUSTICE AND EQUALITY

WHEREAS, circumstances gripping our nation's consciousness are demanding true racial justice reform and an end to racism, the Grand Prairie City Council calls upon city employees and Grand Prairie residents to demonstrate human dignity toward one another; and look inside their hearts to reflect on how we can be a positive force in advocating for a world without the scourge of racism; and

WHEREAS, people all want the same thing from this life: safety, love, peace, hope, equality, unity, kindness, empathy, understanding and justice; and

WHEREAS, the city of Grand Prairie celebrates and welcomes diversity, inclusion, equality and equity as essential to a positive and healthy community; and

WHEREAS, the city of Grand Prairie is committed to fostering attitudes, behaviors, practices and knowledge that promote and habituate diversity and inclusion in our workplace, actions, and perspectives;

WHEREAS, the city of Grand Prairie embraces the shared values of justice, opportunity, community and

equity, recognizing we are a better community when everyone has a chance to reach his or her full potential;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, that on this day of June 16, 2020, the city of Grand Prairie will continue to:

Encourage its elected officials, employees and residents to develop empathy for people whose life experiences are different than our own, and

Develop programs and services designed to explore, understand, celebrate and embrace our differences, and

Recognize and reaffirm its commitment to fostering an inclusive culture, respectful to all, that values the diversity of its residents, and

Strive to act with humility and openness as we evolve new and better insights and solutions to achieving a safer, more equitable community and acknowledge this is a journey that may have setbacks through which we will persevere, and will require a long-term and ongoing commitment from this and future City Councils; and

Stand together with its residents in respecting one another, and seek throughout the year to create connections in our community to embrace the humanity of all.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, JUNE 16, 2020.



Legislation Details (With Text)

File #: 20-10060 **Version:** 1 **Name:** 06-02-2020 Council Minutes
Type: Minutes **Status:** Consent Agenda
File created: 6/8/2020 **In control:** City Secretary
On agenda: 6/16/2020 **Final action:**
Title: Minutes of the June 2, 2020 Council Meeting
Sponsors:
Indexes:
Code sections:
Attachments: [06-02-2020 Council Minutes](#)

Date	Ver.	Action By	Action	Result
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From
Cathy DiMaggio

Title
Minutes of the June 2, 2020 Council Meeting

Presenter
Cathy DiMaggio, City Secretary

Recommended Action
Approve

Analysis
Minutes are attached.



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, June 2, 2020

5:30 PM

City Hall - Council Chambers
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 5:30 p.m.

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Greg Giessner
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jim Swafford
Council Member Jeff Wooldridge

Executive Session

Mayor Jensen convened a closed session at 5:30 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 executive session at 6:00 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:00 p.m.

6:30 PM Council Chambers

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

Invocation: Mayor Jensen made the following comments during the invocation: "I want to open today's City Council meeting differently. In light of the unrest nationwide in the wake of the death of George Floyd. Now is the time to develop empathy for people whose life experiences are different than our own. Even though we are not all the same, we want the same thing: peace, equality, unity, kindness, empathy and understanding. Let's stand together in respect for one another." Mayor Jensen then called for a moment of silence. Everyone then joined in praying The Lords Prayer.

The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Wooldridge.

Presentations

- 1** COVID-19 Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
- Steve Dye, Deputy City Manager/Chief Operating Officer, stated that the highest daily cases reported nationwide was April 6, 2020. On May 29, 2020, there were 18,123 new cases. The projected number of cases in the U.S. is 135,000 by August 1, 2020. Mr. Dye then went over the percentage of positive cases to total tested. To date, there are 527 positive cases and 13 deaths in Grand Prairie. Grand Prairie began testing May 26, 2020. Mr. Dye went over who was eligible to be tested through the drive-through and at home testing. Contracts for testing have been added for nursing homes, long term care and memory centers, as needed, as well as rapid testing for first responders. Mr. Dye said 67% of those tested were symptomatic and 33% were not. Out of 378 tests, 13 were positive, 238 were negative and 127 are still pending. Mr. Dye said the CARES Act funding began March 1, 2020 and ends December 30, 2020. Dallas County allocation to the city is approximately \$7 million and Tarrant County is approximately \$3 million, to be used for COVID related expenditures including regular time, overtime, testing, telework and emergency purchases. He then went over assistance for small business, rental assistance and food distributions. The Parks department will open Loyd Park and Lynn Creek Park on June 1. The uptown theater will be open for rentals on June 1. The Farmers Market will open with 10 vendors on June 20. On July 4 the Kirby Creek Natatorium, Epic pool and outdoor pools will be open at a reduced and modified schedule.*
- Presented**

Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 2 through 26 with an amendment to Item 11 funding source for Hill & Wilkinson Contractors to change to Municipal Facilities Fund. The motion carried unanimously.

- 2** Minutes of the May 19, 2020 Council Meeting
- Approved on the Consent Agenda**

- 3** Ratification of all contracts signed by City Manager with the authority granted under Ordinance No. 10825-2020 from March 19, 2020 through June 1, 2020
- Approved on the Consent Agenda**
- 4** Ratify the acceptance of the Rachael Ray Save Them All COVID-19 Relief Grant in the amount of \$7,000
- Approved on the Consent Agenda**
- 5** Price agreement for asbestos and mold abatement services from Allen & Company for \$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; 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**
- 6** Price Agreement for landscape maintenance services at EPIC Central from Terracare Associates, LP (up to \$316,291.48 annually) for one year with the option to renew for (4) four additional one year periods totaling \$1,581,145.74, 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**
- 7** Construction Contract with Scott Dennett Construction, LC for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade in the amount of \$280,147.88 through a national interlocal agreement with TIPS; a third party construction testing contract for CMJ Engineering in the amount of \$8,019; 5% construction contingency of \$14,007 for a total project cost of \$302,173.88
- Approved on the Consent Agenda**
- 8** Contract for hazardous materials response services from US Ecology for one year in an amount not to exceed \$45,000, with the option to renew for ----four additional one-year periods totaling \$225,000 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**

- 9 Professional Engineering Services Contract with Pacheco Koch Consulting Engineers, Inc. for Wastewater Design Services from the Wastewater Master Plan in the not to exceed amount of \$35,987.50
Approved on the Consent Agenda
- 10 Purchase of monuments and accessories offered for resale by Grand Prairie Memorial Gardens with Matthews International Corp. in an annual amount not to exceed \$100,000; Memorial Monuments, Inc. in an annual amount not to exceed \$100,000; and Family Bronze, LLC. in an annual amount not to exceed \$60,000, each for one year with up to four additional one-year periods cumulatively totaling approximately \$1,300,000; 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 Change Order/Amendment No. 2 with Hill & Wilkinson General Contractors for the City Hall Municipal Campus Phase Two construction work in the amount of \$109,179.10 for electrical coordination and necessary code upgrades, landscape/civil adjustments, HVAC diffuser length changes and new fire alarm strobes
Approved on the Consent Agenda
- 12 Change Order/Amendment No. 5 with Modern Contractors for Fleet Services Center Additions and Renovations (Phase Two) in the amount of \$176,052.11 for plumbing additions and deletions, adjustment of construction manager contract costs, electrical work for EV charging stations, structural additions, expansion of new concrete parking/sidewalk surface, extended irrigation, mechanical/electrical coordination, added door hardware, fire extinguishers, soil chemical injection, protective bollards and millwork revisions.
Approved on the Consent Agenda
- 13 Board and Commission Appointments
Approved on the Consent Agenda
- 14 Ordinance amending the FY 2019/2020 Red Light Safety Fund, in the amount of \$484,608; for the purchase of eight Police Pursuit Chevrolet Tahoe fleet vehicles from Freedom Chevrolet in the amount of \$279,808, through the an Interlocal Agreement with Tarrant County; and the purchase of related emergency vehicle equipment in the amount of \$204,800, through various existing Interlocal Agreements; and the purchase of three additional Police Pursuit Tahoes in the amount of \$104,928 through an Interlocal Agreement with Tarrant County, funded

in the FY 2020 Risk Fund budget

Adopted

Enactment No: ORD 10851-2020

- 15** Ordinance amending the FY 2019/2020 Red Light Safety Fund in the amount of \$336,265, for the purchase of 29 license plate recognition cameras in the amount of \$116,000 from Flock Safety for an initial two-year term, and three additional optional one-year terms at \$58,000 per year, totaling \$290,000, through a sole source purchase agreement; and the purchase of other traffic safety related equipment, in the amount of \$220,265; 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 10852-2020

- 16** Ordinance amending Chapter 17, Offenses and Miscellaneous Provisions," Article I, "In General," by adding Section 17-32 "Parking Near Mailboxes During Specific Times"

Adopted

Enactment No: ORD 10853-2020

- 17** Ordinance amending the FY2019/2020 Capital Improvement Projects Budget; Great Southwest Parkway improvements under Interstate 20 from Eastbound to Westbound frontage roads City Match with TxDOT LPAFA in the amount of \$711,374

Adopted

Enactment No: ORD 10854-2020

- 18** Ordinance amending the FY 2019/2020 Capital Improvement Projects Fund; award a professional services contract with the Broussard Group, dba TBG Partners (TBG) in the amount of \$75,000 and approve a 5% contingency of \$3,750 for a total cost of \$78,750 for architectural services for Mountain Creek Lake Park Master Plan

Adopted

Enactment No: ORD 10855-2020

- 19** Ordinance amending Chapter 17, "Offenses and Miscellaneous Provisions," Article I, "In General," by adding Section 17-31 "Fishing from Waters in Residential Areas."

Adopted

Enactment No: ORD 10856-2020

20

Resolution in support of United States Department of Commerce Economic Development Administration Grant Application for the Deceleration Lane, Bridge and Parking associated with EpicCentral Hotel, Conference Center and Retail/Restaurant Development

Adopted

Enactment No: RES 5083-2020

21

Resolution in support of the United States Department of Commerce Economic Development Administration Grant Application for the Main Street Jefferson Roundabout.

Adopted

Enactment No: RES 5084-2020

22

Resolution authorizing the City Manager to submit Fiscal Year 2020 Public Transportation Agency Safety Plan to Texas Department of Transportation

Adopted

Enactment No: RES 5085-2020

23

Resolution supporting the one-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$139,802

Adopted

Enactment No: RES 5086-2020

24

Resolution authorizing the City Manager to submit Fiscal Year 2020-2023 Title VI Program; The Title VI Program demonstrates the City of Grand Prairie procedures to ensure Public Transportation services are provided in a non-discriminatory manner, as required by Title VI of the Civil Rights Act of 1964

Adopted

Enactment No: RES 5087-2020

25

Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of New Braunfels, Texas

Adopted

Enactment No: RES 5088-2020

26

Resolution authorizing the City Manager to enter into a Local Project Advance Funding Agreement (LPAFA) with TxDOT for Great Southwest Parkway

improvements under Interstate 20 from Eastbound to Westbound frontage roads with \$711,375 of City funding

Adopted

Enactment No: RES 5089-2020

Public Hearing on Zoning Applications

27

SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (City Council District 5). Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing. (On May 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Savannah Ware, Chief City Planner, reviewed Case SU200501/S200501, for an auto repair and auto body and paint shop. She said the area is zoned LI and three separate businesses could operate there. The owner will be adding ten parking spaces and is asking for a phased paving plan. Ms. Ware said the dumpster location is shown on the site plan within the right-of-way and over a water line. She said staff recommended a rollaway container to avoid constructing a permanent dumpster enclosure over a right-of-way. Ms. Ware said staff's recommendations are:

- 1. No salvaging of vehicles on-site;*
- 2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy;*
- 3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are paved to City standards;*
- 4. The applicant shall pave one-half of the new parking area within one year of SUP approval;*
- 5. The applicant shall pave the remaining half of the new parking area within three years of SUP approval; and*
- 6. The applicant and operators shall continue garbage service.*

The Planning and Zoning recommendations are as follows:

- 1. No salvaging of vehicles on-site; and*
- 2. The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy; and*
- 3. The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are paved to City standards; and*
- 4. The applicant shall pave one-half of the new parking area within one year of SUP approval; and*
- 5. The applicant shall pave the remaining half of the new parking area within two years of SUP approval; and*
- 6. The applicant and operators shall continue garbage service and provide evidence that they have done so upon City request.*

Council Member Copeland asked how long the SUP was for. Ms. Ware replied it was for one year depending on paving.

Council Member Humphreys said he was okay with this but did not understand the dumpster approach. Ms. Ware said there was limited space for a dumpster and staff recommended a rollaway container. Council Member Humphreys said he did not foresee that the city would be working on that road so he did not see a reason for not locating the dumpster there. Ms. Ware replied that staff did not want the dumpster located over a water line.

Tony Shotwell, 309 NE 31st Street, stated he was representing the applicant. He said the applicant has agreed to place the dumpster wherever the city wants it. He agreed with Ms. Ware not to place it in the right-of-way and the applicant agreed to maintaining paid invoices for the rolloff container and to locate it behind the gate. Mr. Shotwell referred to the additional parking in the rear of the property and said it was difficult to get tenants right now because of the pandemic so the applicant did not have funds to commit to the paving at this time. He said the applicant would do one half of the paving in the first year and may do both at once but was asking for three years to complete the other half. Mr. Shotwell added that the applicant plans to use one of the three spaces for himself.

Council Member Humphreys moved, seconded by Council Member Lopez, to close the public hearing and approve Case SU200501/S200501 with the six recommendations from the Planning and Zoning Commission, use of a roll-away container, and a one year review. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10857-2020

Items for Individual Consideration

28

Selection of Mayor Pro Tem and Deputy Mayor Pro Tem

Mayor Pro Tem Giessner moved, seconded by Mayor Jensen, to appoint Jorja Clemson as the Mayor Pro Tem, and Jim Swafford as the Deputy Mayor Pro Tem. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Citizen Comments

Jeffery Myers, 2616 Beacon Stone Drive, said that he meets with gang kids. He said that the reports of the Michael Brown shooting stating that he had his hands up and said "don't shoot" was a lie. Mr. Myers said he was not murdered for being black. He said the public needed to know the truth. He said that reports that Sandra Bland was hung in a County jail was not true. Mr. Myers referred to his blog "Jeffery Myers Unleashed."

Adjournment

Mayor Jensen adjourned the meeting at 7:32 p.m.

The foregoing minutes were approved at the June 16, 2020 Council Meeting.

Catherine E. DiMaggio, City Secretary



Legislation Details (With Text)

File #:	20-10043	Version:	1	Name:	COVID-19 Testing
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/2/2020	In control:		In control:	City Council
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments: [Expenditure Information Form.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Bryce Davis, Purchasing Manager

Title

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

Presenter

Steve Dye, Deputy City Manager

Recommended Action

Approve

Analysis

As part of the City's pandemic response, on May 22, 2020 the City entered into an agreement for COVID-19 Drive Through Testing at a cost of \$85.00 per test administered for an initial four week period with two four-week renewal options. The estimated total is between \$34,000 and \$204,000 per term depending on the total number of tests administered. Drive through testing began on May 26, 2020 at the Grand Prairie Veteran's Center and is offered to residents free of charge.

Additionally, the City entered into an agreement for COVID-19 At Home Testing at a cost of \$150.00 per test administered for an initial four week period with two four-week renewal options. The estimated total is between \$27,000 and \$36,000 per term depending on the total number of tests administered. This allows COVID-19 testing of residents unable to transport themselves to a drive through testing site.

Lastly, the City entered into an agreement for COVID-19 Rapid Testing and Nursing Home Testing on an as needed basis, not to exceed \$50,000, should the need arise. This agreement will provide our First Responders access to take the rapid test, currently being developed, and receive results within 24 hours; additionally should the City have a nursing home or similar facility require testing, this pre-positioned contract would expedite the City's response in getting those residents tested.

This requested Council action is to ratify each agreement and authorize the City Manager to execute any renewal options as may be needed as the pandemic situation continues to progress.

Per Federal procurement guidelines, 2 CFR 200, these contracts were entered into on an exigency basis due to the federally declared disaster. All supporting documentation is on file.

Financial Consideration

Federal Funds from The Coronavirus Aid, Relief, and Economic Security (CARES) Act are available for this expenditure. One third would come from the Tarrant County contribution (3005-300598-TARCARES-61480), and two thirds would come from the Dallas County contribution (3005-300598-DALCARES-61480).

CITY OF GRAND PRAIRIE
~~OPERATING BUDGET~~ EXPENDITURE INFORMATION

FUND: 3005 – Grant Fund

ACTIVITY: 66% DALCARES; 33% TARCARES

ACCOUNTING UNIT: 300598

AVAILABLE: 61480
Account Code, Description, and amount available

STAFF CONTACT: Cindy Mendez

VENDOR NUMBER: _____

VENDOR NAME: TopCare Medical Group, Inc. DBA Clinicas Mi Doctor

CONTINGENCY: _____



Legislation Details (With Text)

File #:	20-10052	Version:	1	Name:	EMS Billing & HIPAA Compliance Review
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/4/2020	In control:		In control:	Fire
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments: [20104 - Evaluation Score Card \(CC Exhibit A\) 2020](#)
[20 10052 EMS Compliance Review GF EIF](#)
[20 10052 EMS Compliance Review TASPP EIF](#)

Date	Ver.	Action By	Action	Result
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From

Caroline Siskowic

Title

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

Presenter

Robert Fite, Fire Chief

Recommended Action

Approve

Analysis

On April 7, 2015 City Council approved the Fire Department's recommendation to hire an independent firm to conduct a review for EMS Billing compliance, performance and best practices by obtaining a random sample of claims, develop a compliance program, review practices, documentation and procedures for HIPAA compliance and evaluate claims activity and collections performance. It is the Fire Department's recommendation to continue with the annual audit and consulting services to ensure compliance with CMS (Center for Medicare & Medicaid Services), OIG (Office of Inspector General) and OCR (Office of Civil Rights).

Notice of bid #20104 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to 17 vendors. There were no Grand Prairie vendors available for this commodity. 4 bids were received as shown on Exhibit A.

The low bid received from Page Wolfberg & Wirth LLC meets specifications and is recommended for award.

Financial Consideration

Funds are available in FY 2020/2021 budget 291010 61039 for \$16,250 and 334691 61039 for \$11,250 for Professional Services and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



Evaluation Score Card
 Audit & Consulting Services
EMS Billing
 RFP# 20104

		Fitch & Associates LLC Platte City, MO	Page Wolfberg & Wirth LLC Mechanicsburg, PA	Weaver and Tidwell, L.L.P. Dallas, TX
Evaluation Criteria	Maximum Score	Score	Score	Score
Price	50.00	38.44	50.00	9.77
Experience	15.00	15.00	15.00	13.50
Services meet the City of Grand Prairie needs	10.00	10.00	10.00	7.00
Past experience with GP or another municipality	10.00	10.00	10.00	10.00
Reputation / References	10.00	10.00	9.83	8.00
Local Business Presence	5.00	0.00	0.00	0.00
Total	100.00	83.44	94.83	48.27

Complete and accurate bid	✓	✓	✓
Notes			

Bid Tabulator: Anda Upchurch
Bid Open Date: Friday, May 22, 2020

Proposals were publically acknowledged and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The Price tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.



Evaluation Score Card
 Audit & Consulting Services
HIPAA Compliance
 RFP# 20104

		Fitch & Associates LLC Platte City, MO	Page Wolfberg & Wirth LLC Mechanicsburg, PA	Supremus Group, LLC Prosper, TX	Weaver and Tidwell, L.L.P. Dallas, TX
Evaluation Criteria	Maximum Score	Score	Score	Score	Score
Price	50.00	22.00	50.00	16.50	21.71
Experience	15.00	15.00	15.00	15.00	15.00
Services meet the City of Grand Prairie needs	10.00	10.00	10.00	8.00	8.00
Past experience with GP or another municipality	10.00	10.00	10.00	3.00	10.00
Reputation	10.00	10.00	9.83	0.00	8.00
Local Business Presence	5.00	0.00	0.00	0.00	0.00
Total	100.00	67.00	94.83	42.50	62.71

Complete and accurate bid	✓	✓	✓	✓
Notes			Partial Proposal for HIPAA Compliance only. Proposal states contact info for references to be provided only if firm considered for shortlist.	

Bid Tabulator: Anda Upchurch
Bid Open Date: Friday, May 22, 2020

Proposals were publically acknowledged and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above.
 The Price tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.



Bid Tabulation
Audit & Consulting Services - EMS Billing & HIPAA
RFP# 20104

				Fitch & Associates LLC Platte City, MO		Page Wolfberg & Wirth LLC Mechanicsburg, PA		Supremus Group, LLC Prosper, TX		Weaver and Tidwell, L.L.P. Dallas, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
3.1.1	Initial Ambulance Billing Compliance Program review & recommendations	1	LS	8,000.00	8,000.00	5,500.00	5,500.00		-	30,000.00	30,000.00
3.1.2	Subsequent Updates to Ambulance Billing Compliance Program	4	EA	2,000.00	8,000.00	1,100.00	4,400.00		-	8,500.00	34,000.00
3.2	HIPAA Compliance review & recommendations	1	LS	18,750.00	18,750.00	8,250.00	8,250.00	25,000.00	25,000.00	19,000.00	19,000.00
3.3	EMS documentation review and one (1) on-site training session for field personnel	1	LS	2,500.00	2,500.00	4,950.00	4,950.00		-	15,500.00	15,500.00
3.4	Billing Assessment	1	LS	8,745.00	8,745.00	8,250.00	8,250.00		-	15,500.00	15,500.00
3.5	Annual Claims Review and written report with one hour telephone consultation as "Special Counsel"	5	EA	7,000.00	35,000.00	4,950.00	24,750.00		-	30,000.00	150,000.00
	Additional Fee: EMS Documentation Training - Additional Days (#3.3)	1	EA	1,500.00			-		-		-
	Total				\$ 80,995.00		\$ 56,100.00		\$ 25,000.00		\$ 264,000.00

Price Evaluation

Price **FORMULA:** The bidder with the lowest price receives the maximum score. The bidder with the next lowest price receives points based on dividing its price into the next lowest price and multiplying that percentage by the available points. For example: Assume 50 points is the max score. Next, assume that \$50,000 is the low offer. That bidder would receive 50 points for price (\$50,000/\$50,000 = 1.00 x 50 = 50). Assume \$55,000 is the next low offer, then that bidder would receive 45.455 points (\$50,000/\$55,000 = 0.9091 x 50 = 45.455), etc.

EMS BILLING
RFP# 20104

Vendor:	Fitch & Associates LLC	Page Wolfberg & Wirth LLC	Supremus Group, LLC	Weaver and Tidwell, L.L.P.
Total Bid:	\$62,245.00	\$47,850.00	No Bid	\$245,000.00
Score:	38.44	50.00	NA	9.77

Low bid: \$47,850.00
Max Score: 50.00

HIPAA COMPLIANCE
RFP# 20104

Vendor:	Fitch & Associates LLC	Page Wolfberg & Wirth LLC	Supremus Group, LLC	Weaver and Tidwell, L.L.P.
Total Bid:	\$18,750.00	\$8,250.00	\$25,000.00	\$19,000.00
Score:	22.00	50.00	16.50	21.71

Low bid: \$8,250.00
Max Score: 50.00

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund

AGENCY: Fire Department

ACCOUNTING UNIT: 291010

AVAILABLE: 61039, Professional Services, \$16,250
Account Code, Description, and amount available

STAFF CONTACT: Caroline Siskowic

VENDOR NUMBER: 15202

VENDOR NAME: Page Wolfberg & Wirth, LLC

CONTINGENCY: 0

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: TASPP Fund

AGENCY: Fire Department

ACCOUNTING UNIT: 334691

AVAILABLE: 61039, Professional Services, \$60,000
Account Code, Description, and amount available

STAFF CONTACT: Caroline Siskowic

VENDOR NUMBER: 15202

VENDOR NAME: Page Wolfberg & Wirth, LLC

CONTINGENCY: 0



Legislation Details (With Text)

File #:	20-9856	Version:	1	Name:	Reconstruction project, 1658 Oak St.
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	3/4/2020	In control:		In control:	Housing and Neighborhood Services
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Contractors Bid Attachment A Reconstruct Procedures Attachment B				

Date	Ver.	Action By	Action	Result
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From

Katherine Garcia-Thomson

Title

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

Presenter

William A. Hills, Director, Housing and Neighborhood Services

Recommended Action

Approve

Analysis

The family residing at the location in attachment A, has met all of the eligibility requirements of the HOME Reconstruct Program as described below; therefore the City Council is requested to award the bid for one residential reconstruction project as part of the HOME Reconstruct Program to the low bidder for the project, Johnson Construction Services in the amount of \$120,365.

The Housing and Neighborhood Services Department, as part of the Housing rehabilitation program, takes applications from citizens of Grand Prairie for assistance in the rehabilitation of their homes. All HNS rehabilitation programs are federally funded, with the reconstruction program being the most comprehensive rehabilitation effort. The detailed procedures and guidelines for the reconstruction program can be found in attachment B.

The HOME Reconstruct Program has specific eligibility requirements. The applicant must be 60 years of age or older, or have a long-term disability supported statement; the home must be owner occupied with a valid Deed of Trust; the property must be located in the city limits of Grand Prairie; the applicant must have owned

the property at least 3 years; the current taxes must be paid (county, city, and schools); the insurance must be current (minimum value of the home); and the property must be more than 75% deteriorated from its appraised value, as provided by the appropriate appraisal district. To qualify for the program, the applicant's income must not exceed 80% of the median income for the City of Grand Prairie, as determined by the U.S. Department of Housing and Urban Development (HUD). This program is a Deferred Payment Loan (DPL), not a grant, and a lien is placed on the property for the total amount of reconstruction with a 0% to 3% interest rate, based on the applicant's income.

Financial Consideration

The bid sheet for the project is attached (Attachment A). We recieved two (2) competative bids from our contractors after sending the bid packet to all 11 eligible bidders. Sufficient funding is available and was approved in the PY19 CDBG/HOME program budget to complete the projects using 302092 HOME Grant Funding.



HOUSING AND NEIGHBORHOOD SERVICES

CONTRACTOR'S BID FOR PLAN # 1267

PROPERTY: 1658 Oak St. Grand Prairie, TX 75050

Date Bids 1/22/2020 Bid Deadline 1/31/2020 Bid Opening 2/6/2020

of Bids Faxed or Emailed 11

of Bids Returned 2

BIDDING CONTRACTORS

BID AMOUNT

Add-on Construction

No Bid

Keown Builders

No Bid

Nation Wide Contractors

No Bid

K. Tillman Construction

No Bid

Johnson Construction Services

\$120,365.00

Symone Construction Services

\$129,300.25

DSCI, Inc.

No Bid

Herdon Services

No Bid

B & R Contractor Services

No Bid

GTO

No Bid

Opportunity construction

No Bid


STAFF MEMBER REVIEWING


MANAGER REVIEWING


DIRECTOR REVIEWING



RECONSTRUCT PROCEDURES

- I. Potential clients fill out the qualification questions form.
Property must be owner occupied and client must fall in the income range.
- II. When client comes up on waiting list, client fills out application and provides qualifying documents.
- III. We determine income and whether rehab will be paid back or not.
- IV. Rehab Coordinator does the Work Write Up (WWUP) and determines if the property is more than 75% deteriorated.
- V. If the property is more than 75% deteriorated, will need to be reconstructed.
- VI. Obtain Land Records
Property must be in owner's name. If any liens were found, they will need to be cleared before demolition.
- VII. Obtain Survey
Determine if building over the common lot line and if house will be over, we need to obtain paperwork from zoning and get it signed before demolition.
- VIII. Check zoning to determine the square footage of the house.
- IX. Obtain site plan
- X. Obtain foundation letter.
- XI. Obtain MEC check.
- XII. Project out for bid (5-10 days).
 - a. Site Plans
 - b. Building Materials List
 - c. Floor Plans
 - d. 3 elevations
- XIII. Award Bid to winning contractor.
- XIV. Client moves out to a relocation house, apartment or relatives.



Legislation Details (With Text)

File #:	20-10015	Version:	1	Name:	Developer Participation Agreement with Alluvium Development, Inc. for Grandway Blvd.
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	5/21/2020	In control:		In control:	Engineering
On agenda:	6/16/2020	Final action:		Final action:	
Title:	Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	WO 620.73.pdf				

Date	Ver.	Action By	Action	Result
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From

max

Title

Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

Grandway Development is the retail/commercial development currently located between Lake Ridge Parkway and Coastal Blvd. in Grand Prairie. The proposed road will be built in conjunction with the Grandway Development. In an effort to attract retail/commercial developments at this location, developer Terrance Jobe of Alluvium Development, Inc., has proposed constructing the necessary roadway infrastructure to prepare the area for development and to serve other adjacent properties and provide service to additional properties.

This agreement is proposed for construction with the City and the Alluvium Development, Inc. including paving and drainage that will allow this area to be "Development Ready." This agreement covers the City Capital Improvement Project (CIP) portion that the Developer is constructing instead of the City constructing to take advantage of the other work done by the Developer. This is being done at a substantial savings to the City' CIP for this infrastructure.

Project will include design and construction of 9,280 feet of 8" 4000 psi reinforced concrete pavement 48 feet wide with 6" curb per City Specifications. It will also include 16,372 feet of 5' concrete sidewalk with barrier free ramps.

Estimated Total project cost will be \$1,995,343 for Grandway Blvd. from Lake Ridge Parkway to Coastal Blvd. Alluvium Development has agreed to enter into this development agreement with the City to get this much needed roadway upsizing completed for a 66/34 split between Alluvium Development, Inc. and the City of Grand Prairie. Alluvium Development, Inc. will also be constructing water, sewer, storm water, left hand turn lane and decel lane at 100% their expense.

All public participation in the cost of the Public Improvements associated with the project is dedicated to the extension of the improvements as per the Capital Improvements Plan, to increase necessary capacity for existing and in anticipation of other future development in the area as approved in the City's Capital Improvement Projects budget. Further, the City's participation shall be based on funds appropriated for this project in the Capital Projects Funds. The City's participation amount will remain applicable for a period not to exceed 24 months. If work on the Public Improvements has not been initiated within 24 months of the date this Agreement was executed and the Agreement has not been amended by the City Council to provide for an extension, then this Agreement shall be terminated and the City will have no further obligation under this Agreement.

This item will be reviewed by the Finance and Government Committee and the City Council Development Committee at their meetings held on June 5, 2020.

Financial Consideration

Funding for the Developer Participation Agreement for Alluvium Development, Inc. of Grandway Blvd, for a not to exceed amount of \$442,000, is available in the Street Capital Project Fund (400192) WO #02007303 (FY20 Developer Participation STRT)

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192 / 02007303
Project Title: FY20 Developer Participation
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$1,000,000	\$1,000,000		\$1,000,000	\$1,000,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$1,000,000



Legislation Details (With Text)

File #:	20-10042	Version:	1	Name:	HKS Settlement Agreement
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/2/2020	In control:		In control:	City Attorney
On agenda:	6/16/2020	Final action:		Final action:	
Title:	Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Mark Dempsey

Title

Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic

Presenter

Andy Henning - Senior Building and Construction Projects Manager

Recommended Action

Approve

Analysis

In November of 2014, the City entered into a professional services agreement with HKS for architectural services in connection with the The Epic and Epic Waters. The City determined there were design deficiencies associated with work performed by HKS under certain change orders it submitted under the contract. All of the change orders were paid by the City. There is one outstanding change order request filed by HKS in the amount of \$46,875. In settlement of the dispute, HKS has agreed to withdraw the \$46,875 change order request, and pay the City \$31,085.50 as compensation for the alleged deficiencies.

Financial Consideration

none



Legislation Details (With Text)

File #:	20-10046	Version:	1	Name:	EpicCentral Hotel Amendment
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/4/2020	In control:		In control:	City Attorney
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Megan Mahan

Title

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

Presenter

Tom Hart, City Manager

Recommended Action

Approve

Analysis

Provided in Executive Session

Financial Consideration

No additional funds necessary other than what is already budgeted for this project



Legislation Details (With Text)

File #:	20-10055	Version:	1	Name:	Sale of 1413 Ave B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	6/5/2020	In control:		In control:	Engineering
On agenda:	6/16/2020	Final action:		Final action:	
Title:	Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT A DEED INTO THE CITY .pdf EXHIBIT B AERIAL OF 1413 AVENUE A.pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

The City acquired this lot by Warranty Deed dated October 12, 1973, filed for record in Volume 73217, page 1511, Deed Records of Dallas County, Texas. (See Exhibit "A"). This vacant lot is no longer needed and should be considered as surplus to the City's current and future needs. The areas near this lot are currently being developed (see aerial Exhibit "B").

The City will reserve all minerals with a surface access waiver. Sale of the public right, title and interest in the property will be by Deed Without Warranty to the highest bidder and subject to any property taxes payable. The City reserves the right to reject any or all proposals and to waive formalities.

Staff has reviewed the requested sale and recommends the property as surplus and advertisement of bids.

Financial Consideration

This lot is currently off the tax roll. After this sale, the vacant lot will return to the tax roll and be developed.

EXHIBIT "A"

DEED INTO THE CITY OF GRAND PRAIRIE

250
128—WARRANTY DEED

DEED RECORD

The State of Texas,
County of DALLAS

} Know All Men by These Presents:

That MARION K. MOUNT and DORIS K. BENSON

of the County of State of Virginia for and in consideration
of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable
consideration DOLLARS

to them in hand paid by THE CITY OF GRAND PRAIRIE, TEXAS, a municipal corporation,
as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
CITY OF GRAND PRAIRIE, TEXAS

of the County of Dallas State of Texas all that certain

lot, tract, or parcel of land lying and situated in Dallas County, Texas,
and being more particularly described as Lot 3, Block J, Lake Crest No. 1
Addition to the City of Grand Prairie, Texas, as recorded on Page 300,
Vol. 4314, Deed Records of Dallas County, Texas,

TO HAVE AND TO HOLD the above described premises, together with all and singular the
rights and appurtenances thereto in anywise belonging unto the said CITY OF GRAND PRAIRIE,

TEXAS, its
heirs and assigns forever and they do hereby bind themselves, their
heirs, executors and administrators, to Warrant and Forever Defend; all and singular the said premises
unto the said CITY OF GRAND PRAIRIE, TEXAS, its

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

WITNESS our hands at Norfolk, Virginia
this 12th day of October 19 73.

Witnesses at Request of Grantor:

1 VOL PAGE
73217 1511

Marion K. Mount
MARION K. MOUNT
Doris K. Benson
DORIS K. BENSON

VIRGINIA
THE STATE OF ~~TEXAS~~
COUNTY OF Surry

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
MARION K. MOUNT and DORIS K. BENSON

known to me to be the person ~~whose name~~ are subscribed to the foregoing instrument, and acknowledged to
me that ~~he~~ they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 12th day of October, A. D. 19 73



Jean L. Stewart
Notary Public in and for Surry County, ~~XXXX~~ VIRGINIA

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person ~~whose name~~ subscribed to the foregoing instrument, and acknowledged to
me that ~~he~~ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, A. D. 19 _____

(L. S.)

Notary Public in and for _____

County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person ~~whose name~~ subscribed to the foregoing instrument, and acknowledged to
me that ~~he~~ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, A. D. 19 _____

(L. S.)

Notary Public in and for _____

County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
record in my office on the _____ day of _____, A. D. 19 _____ at _____ o'clock _____ M.,
and was duly recorded by me on the _____ day of _____, A. D. 19 _____
in Vol. _____, page _____, of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in
the day and year last above written.

STATE OF TEXAS, COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the date and time stamped hereon
by me and was duly recorded in the volume
and page of the named records of Dallas
County, Texas as stamped hereon by me.

County Clerk, _____

County, Texas

By _____, VOL. _____, PAGE _____, Deputy.

73217 1512

NOV 5 1973

126
Warranty Deed
FROM
TO
COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD
This day of _____, A. D. 19 _____
at _____ M.

By _____, County Clerk
Deputy

RECORDED
A. D. 19 _____
County Records
In _____ on Page _____
In Book _____

County Clerk
Deputy

Recording Fee \$ _____
This instrument should be filed immediately with
the County Clerk for Record.

CITY OF GRAND PRairie
P.O. Box 11
The Old Company, Publishers, Dallas

250



Grand Prairie Maps

Date: 6/2/2020 Time: 2:24:40 PM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Grand
Prairie
TEXAS

Parcels

EXHIBIT 'B'



Legislation Details (With Text)

File #:	20-10058	Version:	1	Name:	STR - Host Compliance
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/5/2020	In control:		In control:	City Council
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Bryce Davis, Purchasing Manager

Title

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

Presenter

Steve Dye, Deputy City Manager

Recommend Action

Approve

Analysis

The City is interested in purchasing Short-Term Rental Compliance, Monitoring, and Associated Services from Host Compliance. This agreement will include a monthly address identification report, ongoing monitoring of STRs operating within city limits, permit compliance, a 24/7 hot-line for neighbors to report non-emergency problems, and the ability to send out City letterhead form letters as needed.

This agreement would contain a *Termination for Convenience* provision allowing the City to issue a 30 day notice of termination at any point we no longer require these services.

State purchasing laws, Government Code, Chapter 271.102 authorize local governments to enter into joint contacts and cooperative agreements for the performance of governmental functions normally associated with the operation of government such as purchasing necessary materials and supplies.

The City approved a Master Interlocal agreement with the City of Arlington whereby the City could make use of all of that entities agreement(s). This communication is to notify the Council that staff would like to make use of this particular agreement and enter into an annual contract with Active Network, LLC for recreation management software and services for the initial three year term and any/all of the two optional one-year renewals.

The City of Arlington's began February 1, 2020 and set to expire January 31, 2022 with two additional two-year renewals remaining.

Financial Consideration

Funds are available in FY 2019/2020 General Fund Code Compliance budget, miscellaneous services (283310-61485) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



Legislation Details (With Text)

File #:	20-10059	Version:	1	Name:	Application and Letter of Agreement for construction services with AT&T at Epic Central
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	6/8/2020	In control:		In control:	Engineering
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EPICCLST.pdf				

Date	Ver.	Action By	Action	Result
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From

max

Title

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

Presenter

Andy Henning, Senior Building and Construction Projects Manager

Recommended Action

Approve

Analysis

Despite beginning discussions with AT&T nearly twelve (12) months ago regarding the relocation of AT&T infrastructure along Esplanade Drive, the EpicCentral destination project has now reached a critical milestone due to the lack of action on the part of AT&T.

The City finally received the long-awaited Application and Letter of Agreement for Construction Services from AT&T on Friday, June 5, 2020. Because AT&T requires their equipment and communication cabling be serviced only by AT&T, a bid process was not able to be undertaken and costs associated with the agreement between AT&T and the City of Grand Prairie will be applied to the relocation work to be performed.

Financial Consideration

Funding for an Application and Letter of Agreement for construction services, in the amount of \$61,400, is available in the EPIC Central Capital Projects Fund (360093) WO #EPICCLST (EPIC Central-Streets)

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 360093 / EPICCLST
Project Title: EPIC Central - Streets
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Eng/Design (68450)	\$300,000	\$300,000	\$0	\$300,000	\$300,000
Construction (68540)	\$2,700,000	\$2,700,000	\$0	\$2,700,000	\$2,700,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$3,000,000	\$3,000,000	\$0	\$3,000,000	\$3,000,000



Legislation Details (With Text)

File #: 20-10061 **Version:** 1 **Name:** Emergency Assistance Program
Type: Agenda Item **Status:** Consent Agenda
File created: 6/8/2020 **In control:** City Manager's Office
On agenda: 6/16/2020 **Final action:**
Title: 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

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Andrew Fortune

Title

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

Presenter

Andrew Fortune, Manager of Legislative Affairs/Assistant to the City Manager

Recommended Action

Approve

Analysis

The City of Grand Prairie proposes to engage the services of Grand Prairie United Charities as a third party administrator for the Grand Prairie Emergency Assistance Program to offer rental, mortgage, and utility assistance to qualifying Grand Prairie residents. The Emergency Assistance Program will be administered in adherence to the guidelines outlined in the contract with Grand Prairie United Charities, with the City of Grand Prairie retaining final decision-making authority and oversight.

Financial Consideration

Federal Funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act are available for this expenditure. Staff recommends an allocation of up to \$500,000.00 in CARES funding for the Emergency Assistance Program.



Legislation Details (With Text)

File #:	20-10057	Version:	1	Name:	Public Notice and 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
Type:	Ordinance	Status:			Consent Agenda
File created:	6/5/2020	In control:			Engineering
On agenda:	6/16/2020	Final action:			
Title:	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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT A PROPERTY DESCRIPTION SURPLUS ROW SEETON ROAD.pdf EXHIBIT B AERIAL SEETON ROAD.pdf				
Date	Ver.	Action By	Action		Result

From

max

Title

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

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

The abandonment applicant, Scanio Falls Lot Venture, Ltd., a Texas Limited Partnership, has requested the abandonment of a portion of the street right of way for Seeton Road. (See aerial Exhibit "B"). Only 5-feet of right of way is requested. This right of way was originally dedicated a by plat in 1991 with the Paris Addition Final Plat. This 5-foot area is to be used to construct a Clear Lake Subdivision screening wall to the new subdivision. City reserves to itself, its successors and assigns all the oil, gas and other minerals in and under the said right of way.

The ordinance authorizes the abandonment of an un-needed 5-foot right of way located on Seeton Road abutting the proposed Clear Lake Addition and sell to the abutting property owner. (See Exhibit "A" for the description)

Staff has reviewed the requested abandonment and recommends approval of the street abandonment with the conditions set forth in the ordinance.

Financial Consideration

\$500 application fee to City and \$500 sales price

Body

AN ABANDONMENT ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO SCANIO FALLS LOT VENTURE, LTD., A TEXAS LIMITED PARTNERSHIP FOR A SALES PRICE OF \$500 FOR ABANDONMENT OF A PORTION OF AN UN-NEEDED RIGHT OF WAY ON SEETON ROAD ABUTTING THE CLEAR LAKE ADDITION TO THE CITY OF GRAND PRAIRIE, CAROLINE M. ADAMS SURVEY, ABSTRACT NUMBER 38, TARRANT COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM THEREOF TO SCANIO FALLS LOT VENTURE, LTD., A TEXAS LIMITED PARTNERSHIP; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; PROVIDING FOR THE CONSIDERATION FOR THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of **SCANIO FALLS LOT VENTURE, LTD., A TEXAS LIMITED PARTNERSHIP** hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim right of way in the City of Grand Prairie, Tarrant County, Texas, more particularly described in **“Exhibit A”**, attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that said right of way is not needed for public use, and same should be abandoned and quitclaimed; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same, subject to the conditions and for the consideration hereinafter more fully set forth.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE:

SECTION 1. That the right of way tract described in **“Exhibit A”**, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title, easement and ownership of the public are concerned; subject, however, to the conditions hereinafter more fully set out. City reserves to itself, its successors and assigns all the oil, gas and other minerals in and under the said right of way.

SECTION 2. That for and in consideration of the sum of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS paid by Grantee with his application, the City of Grand Prairie and sales price an additional FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in **“Exhibit A”**, attached hereto and made a part hereof unto GRANTEE. TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto

the said GRANTEE.

SECTION 3. That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon GRANTEE, its successors and assigns.

SECTION 4. That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement right of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 5. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

SECTION 6. That as a condition of this abandonment and as a part of the consideration for the quitclaim to GRANTEE herein, GRANTEE, his heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in **“Exhibit A”**. GRANTEE his heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same, and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

SECTION 7. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Tarrant County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
JUNE 16, 2020.**



EXHIBIT "A"
RIGHT-OF-WAY ABANDONMENT
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

BEING A 0.0228 ACRE (993 SQUARE FEET) TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NUMBER 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT 25-FOOT RIGHT-OF-WAY DEDICATION FOR SEETON ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), DEDICATED BY PARIS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 1712, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.); SAID 0.0228 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 2.10 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO SCANIO FALLS LOT VENTURE LTD, RECORDED IN INSTRUMENT NUMBER D217174601, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAME BEING THE NORTHEAST CORNER OF A CALLED 2.060 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WELTER M. PRADO AND SARAH PRADO, RECORDED IN INSTRUMENT NUMBER D201154790, O.P.R.T.C.T., AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID SEETON ROAD;

THENCE NORTH 01°01'40" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SEETON ROAD, SAME BEING THE EAST LINE OF SAID 2.10 ACRE TRACT OF LAND, A DISTANCE OF 198.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID SEETON ROAD, SAME BEING THE NORTHEAST CORNER OF SAID 2.10 ACRE TRACT OF LAND AND BEING IN THE SOUTH LINE OF A CALLED 4.464 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO SCANIO FALLS LOT VENTURE LTD, RECORDED IN INSTRUMENT NUMBER D217174602, O.P.R.T.C.T., AND FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR THE NORTHWEST CORNER OF SAID 2.10 ACRE TRACT OF LAND, BEARS SOUTH 89°51'38" WEST, A DISTANCE OF 454.02 FEET;

THENCE NORTH 89°51'38" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SEETON ROAD AND ALONG THE SOUTH LINE OF SAID 4.464 ACRE TRACT, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, AND FROM WHICH A PK NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 4.464 ACRE TRACT OF LAND BEARS NORTH 89°51'38" EAST, A DISTANCE OF 44.94 FEET;

THENCE SOUTH 01°01'40" EAST, OVER AND ACROSS SAID SEETON ROAD, A DISTANCE OF 198.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

THENCE SOUTH 89°46'51" WEST, CONTINUING OVER AND ACROSS SAID SEETON ROAD, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 933 SQUARE FEET OR 0.0228 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999880014.



LAKEVIEW WEST ADDITION
SECTION 2, PHASE 2

INST. NO. D215274510, P.R.T.C.T. 31

BLOCK C

30

10' X 30' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 6588, PG. 689
D.R.T.C.T.

50' ROAD EASEMENT
VOL. 3, PG. 479
COMMISSIONER'S COURT
RECORDS, TARRANT COUNTY, TEXAS
CALLED 4.464 ACRES
SCANIO FALLS LOT VENTURE, LTD
INST. NO. D217174602
O.P.R.T.C.T.

DON L. MEINERS
VOL. 12568, PG. 1751
D.R.T.C.T.



0 30 60
1" = 60'

CIRF "JBI"
(CM)

**RIGHT-OF-WAY
ABANDONMENT
0.0228 ACRE
993 SQUARE FEET**

25' RIGHT-OF-WAY DEDICATION
CABINET A, SLIDE 1712
P.R.T.C.T.

LOT 1, BLOCK 1
PARIS ADDITION
CABINET A, SLIDE 1712
P.R.T.C.T.

CALLLED 2.10 ACRES
SCANIO FALLS
LOT VENTURE, LTD
INST. NO. D217174601
O.P.R.T.C.T.

CAROLINE M. ADAMS SURVEY,
ABSTRACT NO. 38

DEED LINE

POB
1/2" IRF

LOT 1, BLOCK 1
PARIS ADDITION
CABINET A, SLIDE 1712
P.R.T.C.T.

S 89°46'18" W
5.00'

25' RIGHT-OF-WAY DEDICATION
CABINET A, SLIDE 1712
P.R.T.C.T.

LEGEND

CIRF	1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JBI" FOUND
CIRS	5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "STANTEC" SET
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
VOL./PG	VOLUME
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING

CALLLED 2.060 ACRES
WELTER M. PRADO
& SARAH PRADO
INST. NO. D201154790
O.P.R.T.C.T.

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999880014.

SEETON ROAD
(VARIABLE WIDTH R.O.W.)

CENTERLINE ALIGNMENT BASED ON
TEAGUE NALL AND PERKINS ROADWAY
ALIGNMENT SEETON ROAD - PHASE 2
DATED JANUARY, 2017

LOT 1, BLOCK 1
PAGE ADDITION
INST. NO. D211095571
O.P.R.T.C.T.

35' RIGHT-OF-WAY DEDICATION
INST. NO. D211095571
O.P.R.T.C.T.

10' HOA
MAINTENANCE EASEMENT
INST. NO. D217200946
O.P.R.T.C.T.

30' RIGHT-OF-WAY DEDICATION
INST. NO. D217200946
O.P.R.T.C.T.

BLOCK A

LAKEWAY
ESTATES ADDITION
INST. NO. D217200946
O.P.R.T.C.T.

4

LOT 6X



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2463
TBPE # F-6324 TBPLS # 10194488
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EXHIBIT "A"
RIGHT-OF-WAY ABANDONMENT
0.0228 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38,
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

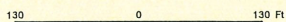
DATE: 6/3/2020

SCALE: 1" = 60'

DRAWN BY: MMN

PROJECT NO.: 222210722

SHEET NO. 2 OF 2



Date: 5/14/2020 Time: 11:42:11 AM



Grand Prairie
TEXAS

EXHIBIT 'B'



Legislation Details (With Text)

File #:	20-10047	Version:	1	Name:	GA-26 adoption
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	6/4/2020	In control:		In control:	City Attorney
On agenda:	6/16/2020	Final action:		Final action:	
Title:	Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Megan Mahan

Title

Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26

Presenter

Megan Mahan, City Attorney

Recommended Action

Approve

Analysis

This ordinance locally adopts Governor Greg Abbott's Executive Order GA-26.

Financial Considerations

None.

Body

AN ORDINANCE AMENDING ORDINANCE NO. 10846-2020 RELATIVE TO THE CONTINUATION OF THE PROCLAMATION OF A LOCAL STATE OF DISASTER; AUTHORIZING ADDITIONAL AUTHORITY RELATED TO LOCAL STATE OF DISASTER; ADOPTING AND APPROVING CERTAIN RULES TO PROTECT THE HEALTH OF PERSONS IN THE CITY; PROVIDING FOR A FINE FOR CERTAIN PROVISIONS OF UP TO \$500 FOR EACH OFFENSE IN VIOLATION OF THIS ORDINANCE; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY, GOVERNMENTAL IMMUNITY, INJUNCTIONS, PUBLICATION, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY

WHEREAS, COVID-19 has spread world-wide and has been declared a global pandemic by the World Health Organization; and

WHEREAS, confirmed cases have occurred in Dallas and Tarrant counties and community spread is continuing; and

WHEREAS, the continued worldwide spread of COVID-19 presents an imminent threat of widespread illness, which requires emergency action; and

WHEREAS, the City's emergency management plan has been activated by the declaration of local disaster signed by the Mayor of the City of Grand Prairie on March 13, 2020, which was ratified and extended by the Grand Prairie City Council on March 17, 2020 by Resolution Number 5076-2020 (hereinafter "Original Resolution"); and

WHEREAS, on March 19, 2020, pursuant to Ordinance No. 10825-2020, the Mayor and City Council amended the Original Resolution to adopt and approve additional measures to protect the health of persons in the City and extended the local disaster indefinitely until revoked; and

WHEREAS, on May 5, 2020, pursuant to Ordinance No. 10844-2020, the Mayor and City Council amended Ordinance 10825-2020 to locally adopt Executive Orders GA-18 and GA-19; and

WHEREAS, on May 19, 2020, pursuant to Ordinance No. 10846-2020, the Mayor and City Council amended Ordinance 10844-2020 to locally adopt Executive Order GA-23; and

WHEREAS, the Original Resolution and ordinances adopted by the City Council relative to continuing the proclamation of a local state of disaster and adopting and approving rules to protect the health of persons in the City as hereinabove described are hereinafter referred to as the "Previous Orders"; and

WHEREAS, a declaration of local state of disaster includes the ability to take measures to reduce the possibility of exposure to disease, mitigate the risk, and promote the health and safety of the residents of the City of Grand Prairie; and

WHEREAS, Sections 121.003 and 122.006 of the Texas Health and Safety Code provide that the City of Grand Prairie is authorized to adopt rules to protect the health of persons in the City of Grand Prairie; and

WHEREAS, unless the actions as hereby provided are immediately initiated, avoidable serious illnesses and deaths could occur; and

WHEREAS, on June 3, 2020, the Governor issued Executive Order GA-26, superseding Executive Order GA-23;

WHEREAS, in order to remain consistent with recent declarations of the Texas Department of State Health Services, the Executive Orders issued by Governor Abbott, and to harmonize, to the extent possible, with the provisions contained in the emergency orders and declarations of Dallas, Ellis and Tarrant County, and the other cities within Dallas, Ellis and Tarrant County, for the health and safety of persons within the City of Grand Prairie; and

WHEREAS, the City Council finds that it is in the public interest to authorize additional measures as described herein pursuant to the Texas Disaster Act of 1975, as amended, Vernon's Texas Government Code, and provide rules to protect the health of persons in the City pursuant to the Texas Health and Safety Code, as amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the findings and recitations set out in the preamble of this ordinance are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. That effective immediately, the Previous Orders are hereby amended by the adoption of the provisions of Executive Order GA-26 issued by Governor Greg Abbott on June 3, 2020. The provisions of GA-26 are incorporated herein by reference as if written word for word, and are effective as long as GA-26 remains in effect. Except as provided in this ordinance, all other terms and provisions of the Previous Orders shall remain unchanged and in full force and effect. In the event of conflict or inconsistency between the terms and provisions set forth in this ordinance and the Previous Orders, this ordinance shall govern and control. For clarity, nothing in the ordinance is intended to impact the provisions related to the indefinite continuation of the local state of disaster.

SECTION 3. Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance commits an offense that is considered a class C misdemeanor and each day the violation continues shall be a separate offense punishable by a fine of not more than \$500. A culpable mental state is not required for the commission of an offense under this ordinance and need not be proven. The penalty provided for in this ordinance is in addition to any other remedies that the City may have under City ordinances and state law.

SECTION 4. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety, and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of the ordinance, acting for the City of Grand Prairie in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

SECTION 5. Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Grand Prairie in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Grand Prairie.

SECTION 6. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 7. That this Ordinance shall be and become effective immediately upon and after its passage, publication, and approval.

SECTION 8. That this Ordinance shall expire upon the earlier to occur of the termination of the state of emergency declared by the President or by the affirmative vote of the City Council.

PASSED AND APPROVED this the 16th day of June, 2020.



Legislation Details (With Text)

File #: 20-10045 **Version:** 1 **Name:** CNP Lease
Type: Resolution **Status:** Consent Agenda
File created: 6/4/2020 **In control:** City Attorney
On agenda: 6/16/2020 **Final action:**
Title: 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

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Megan Mahan

Title

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

Presenter

Tom Hart, City Manager

Recommended Action

Approve

Analysis

A thirty-year Lease Agreement would be executed with CNP Operating, LLC, or related entity, as the developer and operator. The Lease would require Tenant to construct and operate a restaurant during the term of the Lease at their sole cost. Base rent is \$1 per year with \$40,000 Common Area Maintenance charge as additional rent. The restaurant has entertainment and recreation ancillary components, including pickleball and outdoor games. Tenant will also be required to offer certain special benefits to Grand Prairie residents during the term of the Lease.

The City will make the facility site "Pad Ready" and will provide access to non-exclusive parking for the facility. The Tenant would construct the facility and pay all operating costs during the term of the Lease, such as equipment maintenance, insurance, and utilities, and maintenance. The Lease could be renewed for two additional ten-year terms.

Financial Consideration

Rent will be paid into the EpicCentral Revenue Account

Body

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A GROUND LEASE AGREEMENT WITH CNP OPERATING, LLC (OR RELATED ASSIGNEE) FOR THE CONSTRUCTION AND OPERATION OF A RESTAURANT AT EPICCENTRAL

WHEREAS, the City of Grand Prairie wishes to enter into this agreement for a tenant to construct and operate a restaurant at EpicCentral and it is in the public interest to do so; and

WHEREAS, CNP Operating, LLC was selected to construct and operate a restaurant under a ground lease; and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

Section 1. THAT the granting of this Lease Agreement is approved and the City Manager is hereby authorized to execute contracts to effectuate this approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF JUNE, 2020.



Legislation Details (With Text)

File #:	20-10036	Version:	1	Name:	Milkshake Lease
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	5/27/2020	In control:		In control:	City Attorney
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Megan Mahan

Title

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

Presenter

Tom Hart, City Manager

Recommended Action

Approve

Analysis

A ten-year Lease Agreement would be executed with Milkshake, LLC, or related entity, as the tenant. The Lease would require Milkshake to operate three restaurants. Rent would be calculated as follows:

Base Rent. Years 1 through 5 \$25.00 PSF annually plus CAM
 Years 6 through 10 \$27.00 PSF annually plus CAM
 Years 11 through 15 \$29.00 PSF annually plus CAM
 Years 16 through 20 \$32.00 PSF annually plus CAM
 Years 21 through 25 \$35.00 PSF annually plus CAM

Percentage Rent. City to share in 20% of all NOI for the duration of the term and all respective extensions.

The Tenant would pay all operating costs during the term of the Lease, such as equipment maintenance, insurance, and utilities, and the City would maintain the building structure. The Tenant may not sublet the space and has no right to assign the lease without City approval. The Lease could be renewed for three additional five-year terms.

The Lease provides for \$100 per square foot for tenant finish out allowances. The 380 Agreement authorizes any payments required under the Lease to be paid as an economic development incentive.

Financial Consideration

Rent will be paid into the EpicCentral Revenue Account

Body

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH MILKSHAKE, LLC (OR RELATED ASSIGNEE) FOR THE OPERATION THREES RESTAURANT AT EPICCENTRAL

WHEREAS, the City of Grand Prairie wishes to enter into this agreement for a tenant to operate three restaurants at EpicCentral and it is in the public interest to do so; and

WHEREAS, Milkshake, LLC was selected to operate a restaurant under a lease; and

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

Section 1. THAT the granting of this Chapter 380 Economic Development Agreement and Lease Agreement is approved and the City Manager is hereby authorized to execute contracts to effectuate this approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF JUNE, 2020.



Legislation Details (With Text)

File #: 20-10009 **Version:** 1 **Name:** Tax Rate Calculation
Type: Resolution **Status:** Consent Agenda
File created: 5/20/2020 **In control:** City Council
On agenda: 6/16/2020 **Final action:**
Title: 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

Sponsors:

Indexes:

Code sections:

Attachments: [File Summary](#)

Date	Ver.	Action By	Action	Result
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From

Brady Olsen, Treasury and Debt Manager

Title

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

Presenter

Becky Brooks, CFO

Recommended Action

Approve

Analysis

As a part of SB2, any city in which a disaster occurs can calculate their tax rate as set for special districts. This would allow the City Council to use the old rollback rate as opposed to the new voter approval rate. This resolution would only direct the CFO to calculate the rate allowed. This would not set a tax rate or even intimate Council has the desire to set a tax rate at the voter approval rate. This is a step that will allow Council greater flexibility to set a tax rate that supports the desired budget.

Financial Consideration

This resolution will allow for greater flexibility in setting the FY 2020/2021 budget as we collect more information on the ongoing financial effects of COVID-19.

Body

A 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

WHEREAS, Chapter 26.04 (c-1) of the Tax Code provides an alternative property tax rate calculation

methodology for the 'voter-approval tax rate' under a declared state of disaster. And, such alternative methodology is to be available for up to three tax years following the disaster, under specific conditions; and

WHEREAS, the Governor of the State of Texas declared the state a disaster proclamation on March 13, 2020 as a result of the COVID-19 Pandemic; and the Mayor declared a similar disaster for the City; and

WHEREAS, The Property Tax Code further requires the governing body to direct a 'designated officer or employee' to calculate the rate in this alternative manner, which responsibility in the City falls to the Chief Financial Officer (CFO) in conjunction with Dallas County Tax Assessor; and

WHEREAS, Chapter 26.07(b) of the Property Tax Code, and Chapter 26.013(b)(1) further define implications to the property tax rate process in years subsequent to a disaster and for any "unused increment rate"; and

WHEREAS, The City Council desires to evaluate all possible legally allowable property tax rate alternatives during their budget hearings as they deliberate the needs of the community and the resources expected to be available to pay for those needs; and

WHEREAS, The City Council desires to retain flexibility in setting the final property tax rate for fiscal year FY 2020/2021 and each subsequent period that may be affected by this calculation; and

WHEREAS, the City Council retains the authority to set the final property tax rate at an amount it determines to be in the best interests of the community, as established through all appropriate, legal and required processes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1: THAT the CFO is the "designated officer or employee" for purposes of Texas Tax Code Chapter 26, and is directed to calculate, or have calculated, the possible property tax rate according to the methodology authorized in the event of a disaster.

SECTION 2: THAT the CFO is further directed to continue to calculate, or have calculated future possible property tax rates for subsequent years according to all methodologies allowed by state law in effect at the time.

SECTION 3: THAT as designated officer, the CFO will also update, or cause to be updated, the appraisal district web pages and any other duties of the designated officer as required in the Tax Code.

SECTION 4: THAT this resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, IN REGULAR COUNCIL SESSION, THIS 16th DAY OF JUNE, 2020.



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

File Summary

File Number	Title	Current Status
20-10009	Resolution 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 Introduced: 5/20/2020 Meeting Date: 6/16/2020 Department: Becky Brooks	Agenda Ready Controlling Body: City Council



Legislation Details (With Text)

File #:	20-10066	Version:	1	Name:	Grant Application Main Street Jefferson Roundabout
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	6/9/2020	In control:		In control:	Economic Development
On agenda:	6/16/2020	Final action:		Final action:	
Title:	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				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Marty Wieder, Economic Development Director

Title

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

Presenter

Marty Wieder, Economic Development Director

Recommended Action

Approve

Analysis

The CARES Act allocated additional funds toward the U.S. Department of Commerce Economic Development Administration grants program to assist communities with being sustainable and responsive to COVID-19 and potential future pandemics.

Grand Prairie recognizes that its existing and future economy may be enhanced with the roundabout designed for the interchange of Main Street and Jefferson, helping redirect truck traffic and foster redevelopment projects near the former Naval Base at Grand Prairie's eastern edge-and potentially leading to major new employment.

The project is located in Tax Increment Reinvestment Zone #1, Area Development Zone #3 and therefore qualifies for matching grant support. Moreover, it is adjacent to two Opportunity Zones. The roundabout improvements total \$4,275,612.47, and the City would be responsible for a 20% match of \$855,122.49.

Council approved the original resolution in support of this grant on June 2, 2020 with an incorrect amount of \$5,021,984.86.

Financial Consideration

Total Project Cost - \$4,275,612.47

Body

RESOLUTION AMENDING RESOLUTION 5084-2020 OF THE CITY OF GRAND PRAIRIE, TEXAS, IN SUPPORT OF UNITED STATES DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION GRANT APPLICATION FOR THE MAIN STREET JEFFERSON ROUNDABOUT

WHEREAS, the CARES Act allocated additional funds toward the U.S. Department of Commerce Economic Development Administration grants program to assist communities with being sustainable and responsive to COVID-19 and potential future pandemics; and

WHEREAS, the City of Grand Prairie recognizes that its existing and future economy may be enhanced with the roundabout designed for the interchange of Main Street and Jefferson, helping redirect truck traffic and foster redevelopment projects near the former Naval Base at Grand Prairie's eastern edge leading to major new employment; and

WHEREAS, the project is located in Tax Increment Reinvestment Zone #1, Area Development Zone #3 and therefore qualifies for matching grant support. Moreover, it is adjacent to two Opportunity Zones; and

WHEREAS, the roundabout improvements total \$4,275,612.47.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. That the City of Grand Prairie City Council supports and endorses this application to the United States Department of Commerce Economic Development Administration.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, June 16, 2020.



Legislation Details (With Text)

File #:	20-10031	Version:	1	Name:	SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa
Type:	Ordinance	Status:			Public Hearing on Zoning Applications
File created:	5/26/2020	In control:			Planning and Zoning Commission
On agenda:	6/16/2020	Final action:			
Title:	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 Artega, 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).				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Existing Building Elevations.pdf](#)

Date	Ver.	Action By	Action	Result
6/8/2020	1	Planning and Zoning Commission		

From

Chris Hartmann

Title

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 Artega, 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).

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

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.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	Commercial	Undeveloped
South	Single Family-Four	Single Family Residential
East	Commercial	Laser Cut Dies
West	Commercial	Non-Profit Organization

PURPOSE OF REQUEST:

The applicant intends to establish a Car Wash (Full-Service) use in the Commercial (C) district, which requires a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

SITE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a Car Wash out of an existing site. The site includes a 2,975 sq. ft. building, a drive that runs parallel along the building that connects a driveway at the north of the site and a driveway at the south of the site, and a parking area. The site includes six parking spaces. The applicant will be able to accommodate three cars inside the garage at a time.

Customers will park their car in the designated space in front of the building. After the customer has checked in, an employee will drive the car to the rear of the site and park the vehicle in a designated space or drive it inside the building to begin the car wash. The applicant will have a small waiting area in the front office for customers.

Parking

The Unified Development Code (UDC) requires that auto-related businesses provide a minimum of six parking spaces and this site provides six. Two of the parking spaces are designated for employees, four spaces are for customers, and the building has space for three cars. This means that the site can reasonably accommodate seven customer cars at a time.

Dumpster Enclosure

The UDC requires that areas reserved for refuse storage be screened by a solid non-transparent masonry wall. The applicant is proposing to use a rollaway container instead.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval with the following conditions:

1. Using City right-of-way for the parking or queuing of vehicles is prohibited.
2. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.

3. Operations must comply with the City of Grand Prairie's Auto Related Businesses ordinance.
4. Operations must comply with Environmental Services standards for commercial washing businesses, including installation of a grit trap.
5. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.
6. The applicant must obtain approval from Republic Waste Services for a rollaway garbage container.
7. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A CAR WASH IN A COMMERCIAL DISTRICT: BEING LOT 7, BLOCK 100, DALWORTH PARK ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Car Wash; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 8, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Car Wash is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 9 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Car Wash; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on June 16, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,

TEXAS:

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Car Wash on Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A - Location Map, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. That for operations of a Car Wash, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, and Exhibit C - Existing Building Elevations, of this ordinance, which are herein incorporated by reference.
2. The use of City right-of-way for parking or queuing of vehicles is prohibited.
3. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.
4. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.
5. The applicant must obtain approval from Republic Waste Services in order to use a rollaway garbage container.
6. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.
7. The applicant and operators shall continue garage service at this location and provide evidence that they have done so upon the City's request.

SECTION 4. That the operations of a Car Wash shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a Certificate of Occupancy is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. Furthermore, by this Ordinance, the City Council shall conduct a public hearing one year after City Council approval of this Specific Use Permit to confirm compliance with all applicable codes which shall include, but not be limited to, the requirements of this Ordinance, the Unified Development Code, the City of Grand Prairie Code of Ordinances, city adopted building codes, city adopted fire codes and other applicable regulatory requirements

administered and/or enforced by the state and federal government. Two or more violations of this ordinance during any one year period shall be grounds for revocation of the Certificate of Occupancy and SUP for Car Wash.

3. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
4. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
5. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
6. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
7. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

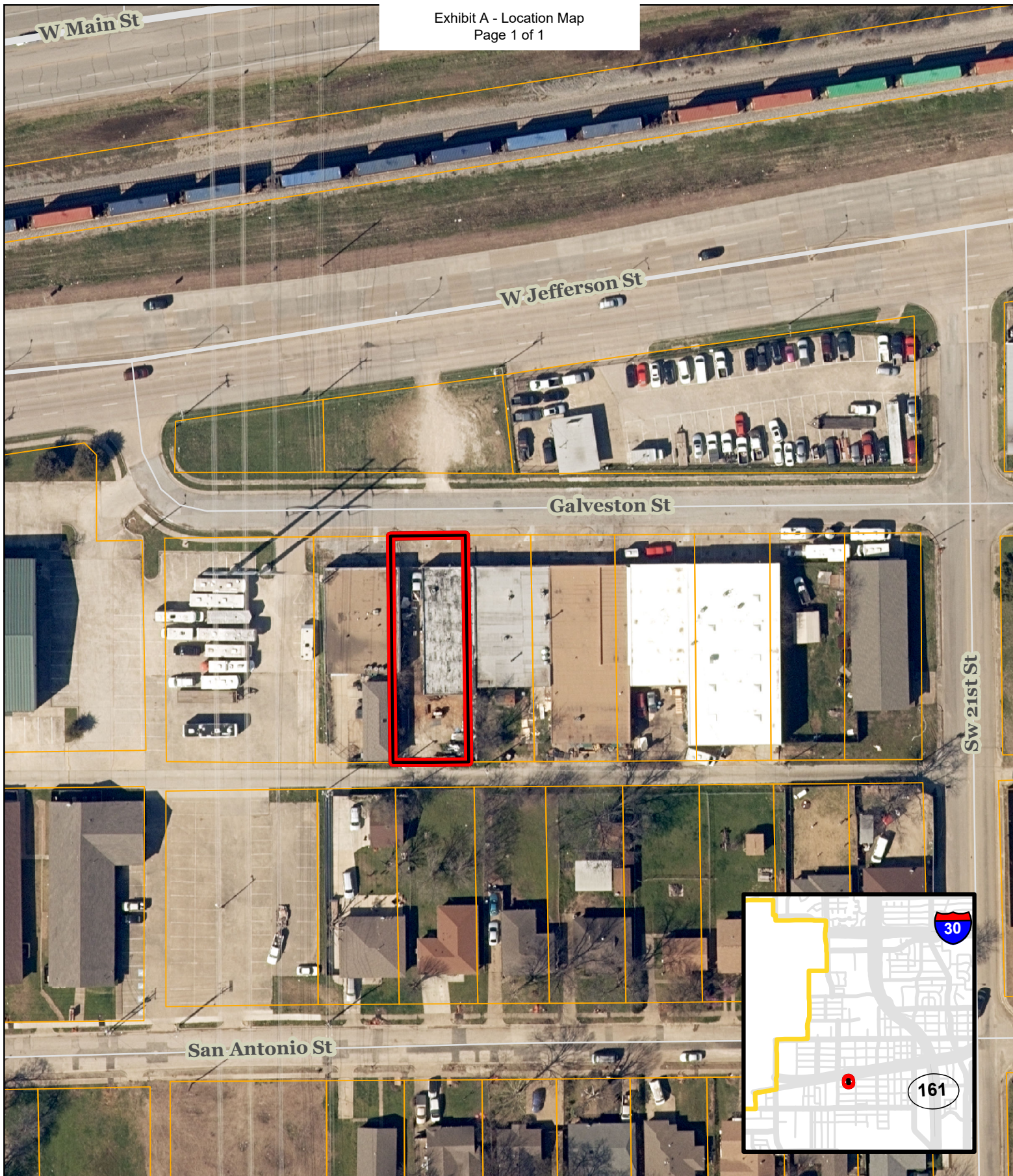
SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE 16TH OF JUNE, 2020.

**ORDINANCE NO. -2020
SPECIFIC USE PERMIT NO.
CASE NO. SU200602/S200602**



CASE LOCATION MAP

Case Number SU200602/S200602

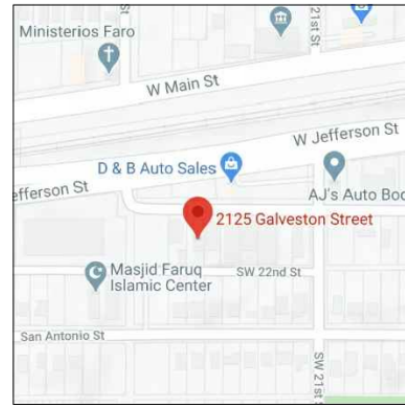
360 Car Spa



**City of Grand Prairie
Development Services**

(972) 237-8255

www.gptx.org



FOR REFERENCE ONLY

1. DALWORTH PARK
2. BLK 100 LT 7
3. -----
4. INT201900243562 DD09112019 CO-DC
5. 2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021

SCALE 1" = 20'-0"

FLANSANDPERMI@SBARRAGAN.COM

ADDRESS:

2125 GALVESTON
ST., GRAND
PRAIRIE, TX.
75021

USE:

COMMERCIAL

DRAWN BY:

P&P BARRAGAN

DATE: _____

04/13/2020

PLAN:

SITE PLAN

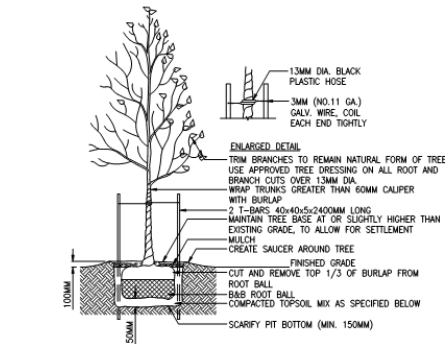
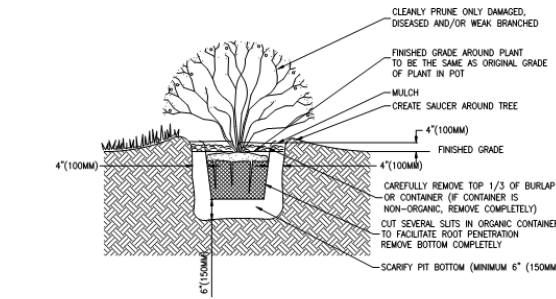
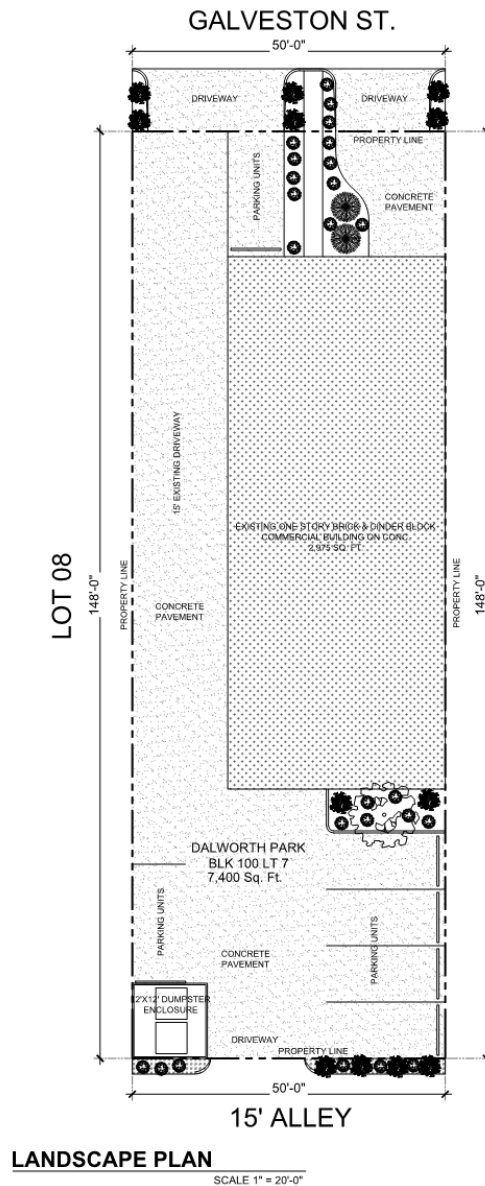
SCALE:

$$1'' = 20'-0''$$

ZONING CASE #:

SU200602

A01



- SPECIFICATIONS:**
1. TOPSOIL MIX, SEE SPEC.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLATING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL ENDING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
8. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATIONS PERMITS.

MAINTENANCE NOTES:

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

AREA DISTRIBUTION

SURFACE MATERIAL	% LOT COVERAGE	PATTERN
CONCRETE PAVEMENT	3,995 SQ. FT. (54%)	
BUILDING	2,954 SQ. FT. (40%)	
GROSS GRASS	448 SQ. FT. (6%)	

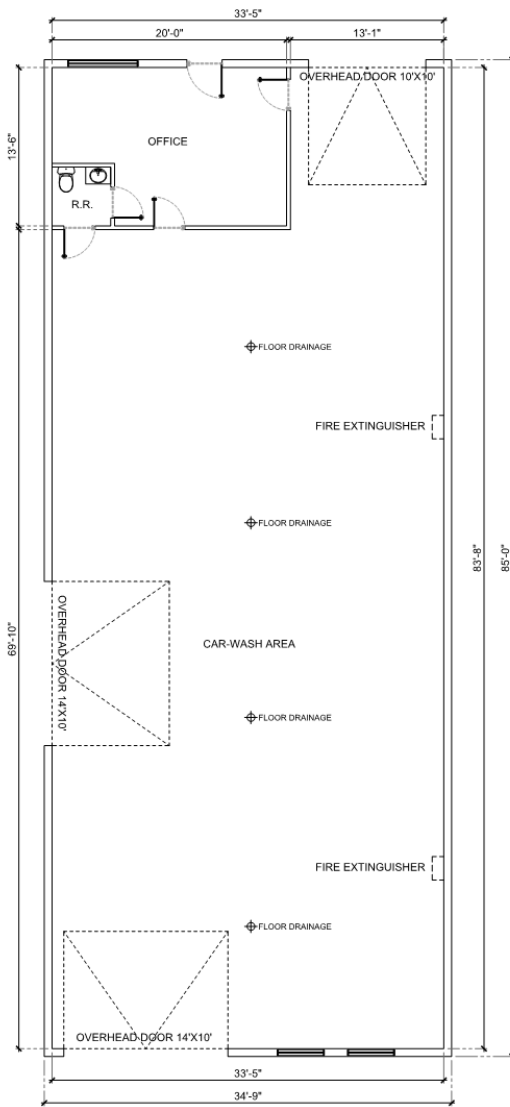
P&P BARRAGAN
PLANSANDPERMITSBARRAGAN@YAHOO.COM

ADDRESS:

2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021

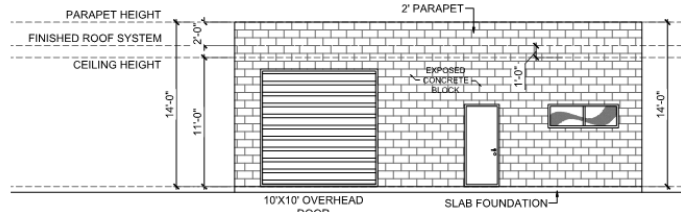
USE:
COMMERCIAL
DRAWN BY:
P&P BARRAGAN
DATE:
04/13/2020
PLAN:
LANDSCAPE PLAN
SCALE:
1" = 20'-0"
ZONING CASE #:
SU200602

A02



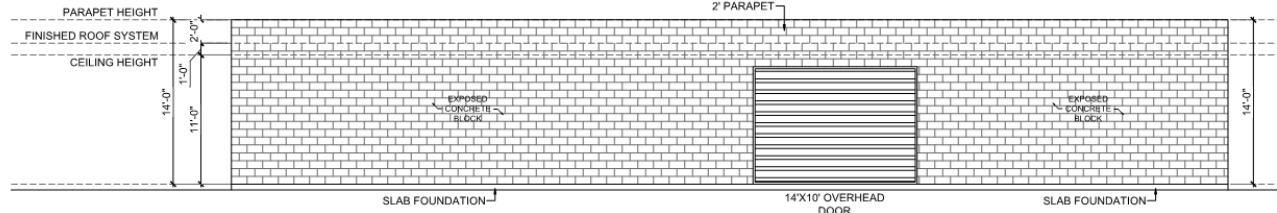
EXISTING FLOOR PLAN

SCALE 3/32" = 1'-0"



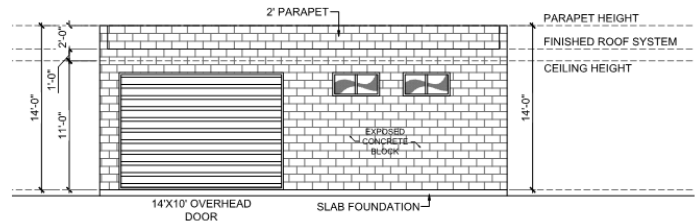
EXISTING FRONT ELEVATION

SCALE 3/32" = 1'-0"



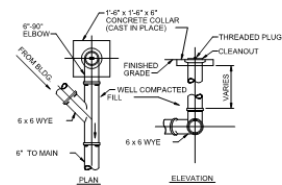
EXISTING RIGHT ELEVATION

SCALE 3/32" = 1'-0"



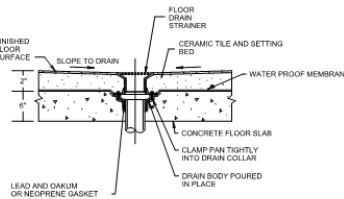
EXISTING REAR ELEVATION

SCALE 3/32" = 1'-0"



BUILDING SEWER CLEANOUT

N.T.S.

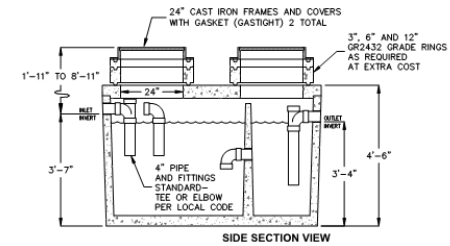


FLOOR DRAIN

N.T.S.

GRIT TRAP CALCULATION		
REQUIREMENT	DEMAND	TOTAL
1003.4.2.2 Garages and Service Stations 0.168 sq ft (6 ft) / FIRST 100 SQFT + 0.028 sq ft (1 ft) / each 100 SQFT ADDITIONAL	2,660 SQFT	26.6 ft ³ (214 gal)
MINIMUM GRIT TRAP CAPACITY REQUIRED		26.6 ft ³ (214 gal)
PROPOSED GRIT TRAP CAPACITY		43 ft ³ (320 gal)

1. FACILITY MUST MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.
2. FACILITY MUST MAINTAIN COMPLIANCE WITH CITY ORDINANCE # 7408 AUTOMOTIVE RELATED BUSINESS REGULATIONS.
3. FACILITY MUST PRACTICE ALL BEST MANAGEMENT PRACTICES LISTED IN ITS STORM WATER POLLUTION PREVENTION PLAN.



OPERATING CAPACITY: 320 GALLONS.

DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK) AND 1'-8" EARTH COVER.

BEDDING NOTE: SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

PROPOSED GRIT TRAP

N.T.S.

NOTE: SANITARY SEWER ELEMENTS SHOWN ARE FOR REZONING PURPOSE, LOCATION TO BE DETERMINED ACCORDING TO FINAL APPROVED FLOOR PLAN



ADDRESS:

2125 GALVESTON ST., GRAND PRAIRIE, TX. 75021

USE:

COMMERCIAL

DRAWN BY:

P&P BARRAGAN

DATE:

04/13/2020

PLAN:

EXISTING FLOOR PLAN

SCALE:

3/32" = 1'-0"

ZONING CASE #:

SU200602

A03



Legislation Details (With Text)

File #:	20-10038	Version:	1	Name:	PY2020 CDBG and HOME Program budgets, Five year 2020-2025 Consolidated Plan and One (1) year Action Plan.
Type:	Ordinance	Status:			Items for Individual Consideration
File created:	5/28/2020	In control:			Housing and Neighborhood Services
On agenda:	6/16/2020	Final action:			
Title:	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.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit 1 Exhibit 2				

Date	Ver.	Action By	Action	Result
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From

Katherine Garcia-Thomson

Title

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.

Presenter

William A. Hills, Director, Housing and Neighborhood Services

Recommended Action

Approve

Analysis

2020-2025 Consolidated Plan, (1) One year Action Plan and PY2020 CDBG/HOME Budgets

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG and HOME funding based on applications to the U.S. Department of Housing and Urban Development (HUD). A copy of the Consolidated Plan is available for review in the Housing and Neighborhood Services office.

The Housing and Community Development Act of 1974, as amended, combines several previous federal programs for community development into a single block grant. CDBG activities must primarily benefit low to moderate income persons and/or neighborhoods. Community development activities must meet 1 of 3 primary CDBG objectives, decent housing, suitable living environments, or expanded economic opportunity.

Total CDBG funding has increased by \$9,014, from \$1,496,990 (2019) to \$1,506,004 (2020). As in previous years, the number of CDBG proposals exceeded the amount of CDBG funds available. Attached is a summary

of the 2020 proposed programs as **Exhibit 1**. The CDBG Program Development Process included neighborhood public hearings in February, Request for Proposals (RFP) and the Housing and Community Improvement Commission (HCIC) priority rating meeting in April.

Exhibit 2 includes the proposed 2020 CDBG/HOME budget which continues funding for existing CDBG/HOME programs and funding for new projects based on the HCIC priority rating and the recommendations from staff.

CDBG Program Administration is increasing by \$5,566 and includes the continued funding of the Neighborhood Services Manager and 2 Senior Office Assistants positions. The program administration budget is below the 20% cap limitation that is required by law. This budget includes indirect cost allocation and Fair Housing Activity funding.

Rehabilitation, Code, Housing

Direct Delivery funds the salaries of 2 Rehabilitation Coordinators and a Neighborhood Services Specialist position. It also funds operational expenses. Housing Rehabilitation funds are utilized to rehabilitate and repair single family homes. Emergency Small Home Repair will provide emergency repairs to single family homeowners with a 24-48 hour response time. Buying Power provides down payment and closing cost assistance to low/moderate income first time home buyers.

As in the past, **Public Service Activities** will be capped at 15% of the total CDBG grant and will increase from last year's levels by \$1,352.

Public Facility Improvements will fund a sidewalk repair and replacement program in CDBG low/moderate areas.

PROPOSED 2020 HOME

The HOME Program was created by the National Affordable Act of 1990 (NAHA) to provide decent affordable housing to low/moderate income households and to leverage private sector participation. Eligible activities *are limited* to homeowner rehabilitation, homebuyer activities, rental housing, and tenant-based rental assistance.

Grand Prairie is receiving \$519,994, an increase of \$35,175 HOME funds from last year's \$484,819. **Exhibit 1** also identifies the HOME funding for rehabilitation, reconstruction, and Community Housing and Development Organizations (CHDO) programs.

Financial Consideration

The 2020 CDBG and HOME Programs, funded by the U.S. Department of Housing and Urban Development (HUD), will commence on October 1, 2020, and end on September 30, 2021. The total amount estimated to be available, including reallocated funds is summarized below.

2020 INCREASE DIFFERENCE FROM LAST YEAR

CDBG Entitlement, \$1,506,004, an increase of \$9,014 from 2019 total.

HOME PJ Funds, \$519,994, an increase of \$35,175 from 2019 total.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ADOPTING THE 2020-2025 CONSOLIDATED PLAN, (1) ONE YEAR ACTION PLAN AND PY2020 CDBG AND HOME BUDGETS

WHEREAS, the Consolidated Plan application provides federal funds through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the CDBG and HOME Programs are authorized by entitlement (Community Development Act of 1994) and participating jurisdiction (National Affordable Housing Act <NANA> of 1990) respectively as amended within the Federal Code of Regulations; and

WHEREAS, the CDBG and HOME Programs allow the City to provide various projects, activities, and programs benefiting low and moderate income persons and families as developed through a five year Consolidated Plan, a one year Action Plan; and

WHEREAS, the CDBG and HOME Programs application provides funding in the amount of \$1,506,004 and \$519,994 respectively through HUD; and

WHEREAS, the 2020-2025 Consolidated Plan and PY2020 budgets have been developed through public hearings and in accordance with the CDBG and HOME Program guidelines and regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That the City Council of Grand Prairie adopts the 2020-2025 Consolidated Plan, One (1) year action plan and PY2020 Community Development Block Grant (CDBG) and HOME Program budgets as contained in the attached Exhibits 1 and 2; and

SECTION 2. That this Ordinance shall become effective upon passage and approval and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF JUNE, 2020.

**CITY OF GRAND PRAIRIE
2020 CDBG PROGRAM SUMMARY**

Program Administration

CDBG Program Administration \$275,000

This includes oversight, management, monitoring and coordination of the CDBG Program. This pays the full salaries of the Neighborhood Services Manager, and Neighborhood Services Specialist.

Fair Housing \$5,000

Provision of fair housing services and counseling is available to all city residents. The budget supports part of the Fair Housing Officer's activities.

Rehabilitation, Code and Housing Related

Housing Rehabilitation, Reconstruction, Emergency, Homeownership and Program Direct Delivery Cost \$356,750

Payment of operational expenses for the Housing and Emergency Rehabilitation Program, HOME, BuyinG-Power, and public service agency administration. This program pays for the salaries of staff positions.

Housing Rehabilitation/Reconstruction \$386,354

This program provides full rehab assistance up to \$25,000 and reconstruction up to \$120,000 for citizens 60 years and older or disabled utilizing CDBG funds. Liens are filed to protect the City's investment on single family low/mod owner occupied units. Depending on income, deferred payment, 0 percent and 3 percent loans are utilized.

Emergency Small Home Repair \$70,000

This program provides emergency repairs up to \$5,000 to alleviate health, safety, and public welfare conditions. Emergencies must occur without warning and applicants must be 50% of the median area income or below.

BuyinG-Power Program \$37,000

The City of Grand Prairie BuyinG-Power Program will help pay initial costs to help qualified low and moderate income citizens purchase a home. The City will provide up to \$5,000 which can be used towards half of the down payment and/or reasonable closing costs. The home purchased must be the primary residence of the buyer and located within the city limits of Grand Prairie.

Public Service Activities

Grand Prairie United Charities \$51,000

Provide salaries for a Caseworker, Administrative Assistant, Office Coordinator, and Donation Coordinator to assist Low Income families and water bill payments for clients. Services provided are food pantry, rent/mortgage, utility assistance (electric, water, gas), etc. for Grand Prairie families in need.

Brighter Tomorrows \$51,000

Payment of salaries of Residential Specialists related to the direct operation of a battered women and children shelter. This includes food, clothing, shelter, emergency transportation, emergency medical care, 24-hour a day crisis intervention, legal assistance in civil and criminal justice systems, educational arrangements for children, support groups, parenting classes, survival skills, and domestic and sex violence counseling.

Children First Center \$51,000

Funds are used for abuse counseling at a reduced cost. It makes counseling affordable to qualified low/mod income and presumptive benefactor persons. This includes counseling and guidance services with a primary focus on child abuse prevention.

Lifeline Shelter for Families \$51,000

This program was established to address the problem of homelessness in Grand Prairie providing full services to homeless families including shelter, food, clothing, transportation along with educational and employment services. This funding will be used to offset the salary of the Case Manager and Executive Director. The focus is on families with children based on students classified as homeless in the Grand Prairie Independent School District.

GP Charlie Taylor/Shotwell/Dalworth Day Camps & The Epic \$12,900

After school and day camps are provided Monday – Friday for school age children under the supervision of the Parks and Recreation Department. This service will be provided to low and moderate income children that reside in the City of Grand Prairie.

Grand Prairie Summit \$4,000

The Summit Scholarship Program is total scholarships for Grand Prairie low-income residents above the age of 50. The Summit scholarship would have no overhead and would go completely to cover the complete cost of the membership fees of those awarded.

Grand Prairie Homeless Outreach \$5,000

Helps lift the homeless out of homelessness and into homes (could be apartments or other housing arrangements) via case management that assesses the homeless persons current situation and develops a plan to improve their situation.

Public Facilities and Improvements

Sidewalks Repair and Replacement \$150,000

This project will repair / replace concrete sidewalks along streets where children routinely walk to school in CDBG Low-Moderate census tract areas. Maintaining these sidewalks will increase the children's safety and beautify the neighborhoods.

HOME Program

Home Rehabilitations (HRP)/Home Reconstructions \$309,269

The rehabilitation and reconstruction program provides deferred payment, 0% and 3% loans up to \$85,000 for low and moderate-income homeowners 60 years and older or disabled citizens to rehab single-family homes and is used in conjunction with the CDBG Rehabilitation Program. Liens are filed to protect the City's investment on single family low/mod owner occupied units Applications are accepted on a first-come first-served basis and rehabs and/or reconstructions are conducted based on need.

***Grand Prairie Community Housing Development Organization, Inc.
(CHDO) \$78,000***

This organization provides revitalization to Grand Prairie city wide through new construction and lot development for single family units. This funding will be used primarily for lot acquisition and construction to provide affordable housing for low to moderate income qualified families.

Future Builders Program \$132,725

City of Grand Prairie partnership with Grand Prairie Independent School District construction students to build affordable housing for low to moderate income qualified families.

City of Grand Prairie Housing and Neighborhood Services PY 2020			EXHIBIT 2			
APPLICANT ORGANIZATION	PROJECT DESCRIPTION			FUNDED		
CDBG - \$1,506,004 HOME - \$519,994		2019 Budget	PY 2020 Funds Requested	PY 2020	IDIS #	HCIC Rating
Program Administration						
CDBG Program Administration	Salaries, managing CDBG program	\$269,434	\$275,000	\$275,000		1
Fair Housing	Services, counseling, and outreach	\$5,000	\$5,000	\$5,000		2
20% cap \$301,200						
SUB-TOTAL		\$274,434	\$280,000	\$280,000		
Rehabilitation,Code,Housing						
Rehab/Recon/Direct Delivery	Salaries, operation, expenses	\$351,750	\$356,750	\$356,750		1
Housing Rehabilitation/Reconstruct	Rehab & reconstruction of single family homes	\$381,258	\$386,354	\$386,354		2
Emergency Repair	Repair single family homes	\$70,000	\$70,000	\$70,000		3
Buying-Power Program (LMH)	1st time Home Buyer Program	\$45,000	\$37,000	\$37,000		4
SUB-TOTAL		\$848,008	\$850,104	\$850,104		
Public Service Activity						
GP United Charities (LMC)	Provides food rent & utility assistance	\$51,137	\$89,823	\$51,000		1
Brighter Tomorrows (LMC)	Expenses for battered women & children shelter	\$51,137	\$107,000	\$51,000		2
Children First Center (LMC)	Child abuse prevention and counseling	\$51,137	\$63,000	\$51,000		3
Life Line Shelter for Families (LMC)	Homeless Program	\$51,137	\$76,950	\$51,000		4
GP Charlie Taylor/Shotwell/Dalworth Day Camp/The Epic (LMC)	After school and summer day camp	\$20,000	\$20,000	\$12,900		6
GP Summit (LMC)	Elderly Program	New	\$10,000	\$4,000		7
Grand Prairie Homeless Outreach (LMC)	Homeless Program	New	\$10,000	\$5,000		5
Grand Prairie NAACP (ASPIRE)	Historical Education Youth Program	New	\$30,000	\$0		8
	Received RFP's over cap by			\$180,873		
15% limit of \$1,506,004=	\$225,900					
SUB-TOTAL		\$224,548	\$406,773	\$225,900		
Public Facility and Improvements and Projects						
Sidewalks improvement & installation	Repair & install sidewalks (LMA)	\$150,000	\$150,000	\$150,000		1
SUB-TOTAL				\$150,000		
CDBG TOTAL				\$1,506,004		
HOME Program (15% CHDO set aside)	is \$78,000					
HOME Rehab (HRP) HOME Reconstruct	Rehab & reconstruct of single family homes	\$291,096	\$309,269	\$309,269		1
GP CHDO / Dreambuilder	New construction / build affordable homes	\$72,723	\$78,000	\$78,000		2
Future Builders Program	New construction / build affordable homes	\$121,000	\$132,725	\$132,725		3
HOME TOTAL		\$484,819	\$519,994	\$519,994		

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HCIC
Commission
Meeting
9/2010



Legislation Details (With Text)

File #:	20-10051	Version:	1	Name:	Tax Rate 2020
Type:	Ordinance	Status:		Items for Individual Consideration	
File created:	6/4/2020	In control:		Finance	
On agenda:	6/16/2020	Final action:			
Title:	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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

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

From

Brady Olsen, Treasury and Debt Manager

Presenter

Becky Brooks, CFO

Recommended Action

Approve

Analysis

This ordinance is to increase the percentage from 7.5% to 10%, providing property tax relief for all citizens with a homestead exemption.

Financial Consideration

It is estimated that property tax revenues will be reduced by an estimated \$1.2 million if the Homestead Exemption is increased to the greater of 10% or \$5,000.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING CHAPTER 24 "TAXATION", SECTION 24-1.1 "HOMESTEAD EXEMPTION" OF THE CODE OF ORDINANCES TO INCREASE THE HOMESTEAD EXEMPTION TO THE GREATER OF TEN HALF (10) PERCENT OF THE APPRAISED VALUE OR FIVE THOUSAND DOLLARS (\$5,000) OF ALL OWNER OCCUPIED RESIDENCES; CONTAINING A SAVINGS CLAUSE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH

WHEREAS, Ordinance 7694 was adopted on November 6, 2007 granting a Homestead Exemption for

all persons owning the primary residence they are residing in.

WHEREAS, the amount of the Homestead Exemption adopted in 2007 was the greater of 1% of the appraised value or \$5,000.00.

WHEREAS, the Homestead Exemption was amended on February 7, 2017 and again on May 16, 2017 increasing the Homestead Exemption to the greater of 1% of the appraised value of \$10,000.

WHEREAS, the Homestead Exemption was amended on June 18, 2019 increasing the Homestead Exemption to the greater of 7.5% or the appraised value of \$5,000.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Chapter 24, Section 24-1.1 of the Code of Ordinances is hereby amended to read as follows:

"Section 24-1.1 Homestead Exemption - Granted for all persons owning the primary residence that are residing in under the following conditions.

That pursuant to Section 11.3 of the Texas Tax Code, the greater of 10% of the appraised value or \$5,000 of the residential homestead of all persons shall be exempt from City ad valorem taxes when taxes are levied for the year 2019 and for all subsequent levies, upon the owner's compliance with the following requirements:

1. The owner shall primarily dwell in the residence claimed as homestead for the tax year claimed. If the owner claims in the same tax year a homestead exemption on any other property, regardless of its location, the homestead exemption shall be denied.
2. The owner of the residence homestead shall submit to the County Appraisal District of the County in which they reside before May 1 that the owner of the residence homestead used it as a primary residence in the tax year. An exemption, once allowed, need not be claimed in subsequent years; the exemption applies to the property until it changes ownership or the person's qualification for the exemption changes.
3. To receive an exemption, the eligibility for which is determined by the claimant's qualifications on January 1 of the tax year, a person required to claim an exemption must file a completed exemption application form before May 1 and must furnish the information required by the form. A person who, after January 1 of a tax year, acquires a property that qualifies for an exemption covered by Section 11.42(d) of the Texas Tax Code must apply for the exemption for the applicable portion of that tax year before the first anniversary of the date the person acquires the property.

SECTION 2. That it is further provided that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF JUNE, 2020.

