CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, February 18, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:31 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Junior Ezeonu
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
City Council Member District 4 John Lopez (arrived at 5:05 p.m. due to traffic from Dallas)
Council Member District 5 Tony Shotwell
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Third Year Via Update

Transit Coordinator Shayla Law introduced Via representatives VIP of Operations Lea Poquerusse, General Manager Or Amir, Territory Lead Nicole Crim, Operations Manager Maria Estropia and Community Engagement Lead Gina. Ms. Poquerusse reviewed service growth numbers of thirty thousand plus riders noting fifteen percent of riders are residents, and three hundred eighty thousand completed rides over the contract years. She said they are on track to one hundred fifty thousand rides this year. Ms. Poquerusse reviewed key rider demographics and feedback themes, sixty-two percent of riders annual household income being less than fifty thousand. She confirmed UTA and Walmart are the top commuting purposes, reviewed areas of service improvement including driver safety, training and community engagement. There was discussion on ride requests per supply available, complaints received from a citizen requesting to be hired as a driver, complaints that kids going to school are receiving priority over senior citizens. Ms. Poquerusse said rider services is based on first come first service and confirmed for seniors or the disabled they provide door to door service. There was discussion on costs for riders, noting riders in the report are considered as those who took a ride in the last three months. Mr. Amir said there is only one priority rider which are riders in wheelchair priority vehicles. Mayor Jensen discussed some cities wanting legislative relief from transit authorities and cautioned on expansion of services too quickly. Mr. Amir said on rare occasion there are vehicle breakdown issues. Ms. Poquerusse said currently there is a healthy pool of drivers totaling 45, but she said they will do better in responding to employment applications. She said drivers make appromixately nineteen dollars per hour and presented information on driver professionalism, AI enabled dash cams, driver

safety training and coaching and driver quality push. Mr. Amir reviewed data regarding professionalism investments which are yielding a strong positive impact, reviewed Via Grand Prairie relative to other comparable services noting Grand Prairie has lowest rate of accidents per one hundred thousand miles driven compared to other micro transit services comparable in size or larger than Via Grand Prairie. Mayor Jensen said he is very proud this service is here to assist citizens in need. Ms. Poquerusse said there are twenty-two vehicles in Grand Prairie and at max they run sixteen vehicles. Mr. Amir said they are looking to increase the vehicle count to twenty. He said wait time is approximately twenty minutes, noting during rush hour there are more vehicles on the road, but during non-rush hour they have appx twelve vehicles on the road. There was discussion on removing some out of city drops offs and have shifts run up to twelve hours. Mr. Amir said they are reviewing supply and demand in preparation for having the right amount of vehicles on the road. (Council Member Lopez arrived during this discussion at 5:05 p.m.) Mr. Amir noted operating hours are currently 6:00 a.m. to 9:00 p.m. and Sundays 6:00 a.m. to 2:00 p.m. He discussed several planned community engagement initiatives in 2025. Council Member Shotwell asked them to reach out to some Hispanic organizations in the city, and Mayor Pro Tem Clemson asked them to coordinate some events with the Grand Prairie YMCA. Council Member Del Bosque discussed driver safety issues due to lack of training. Mr. Amir said he takes full accountability and said there is improvement. He said if riders are crossing the street, the algorithms do not allow drivers to park across the street and advised they take videos and discuss issues with the drivers. Council Member Del Bosque noted issues are with different vans, different drivers over the past six months, noting the drivers are not understanding and are creating a high risk. Mr. Amir said since cameras have been installed in the vans, accidents have decreased based on data. Ms. Poquerusse discussed the timeline and having an opportunity to improve as they have learned from the videos they received. There was discussion regarding major streets where the drivers should not stop, the use of virtual bus stops and removing stops them from at risk roads, rider education, and the suggestion for Via staff to take secret rides to experience the rides for first-hand knowledge.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda items. Transportation Director Caryl Devries advised for Item 18 the City Council Development Committee (CCDC) supports the initial contract to allow for two renewals instead of four. Council Member Del Bosque asked if the same can be done with Item 5. Solid Waste Director Dr. Patricia Redfearn advised they received very good pricing and if the city changes it to two years the price will go up. Council Member Shotwell asked her to clarify the service. Dr. Redfearn advised the contractor crushes the material and the city we keeps it. Council Member Del Bosque advised he would like to have a process in place moving forward to allow for only two years extensions. City Attorney Maleshia McGinnis advised there is no requirement to increase but there is a twenty-five percent limit on an increase and they are not automatic renewals. Council Member Shotwell advised he is in favor for some contracts to be limited but not all. Council Member Johnson suggested if there are price increases, there should to be consideration on contingency percentages. Council Member Del Bosque noted items twenty-four and twenty-five were approved at today's CCDC meeting. Council Member Shotwell asked to clarify work to be done concerning Items 7 and 9. Public Health Director Cindy Mendez discussed workload which includes remodels, and noted if there is a water leak mold remediation services would be required. For Item 9 Construction and Design Director Andy Henning advised wage fraud is becoming more prevalent, and this helps ensure

subcontractors will be paid properly. He noted it tracks demographics for each worker who comes on site and helps assure workers are getting paid for every hour they worked. It also tracks sub-contractors who stay on the project as sometimes contractors will bid and identify their subs but then not use them. He noted this was tried on three city projects as it does come with a cost. Deputy City Manager Megan Mahan confirmed we used three projects for the pilot but can bring it back to Council for consideration moving forward on others. Council Member Adams asked whether enforcement can take place after review of data, and Mr. Henning confirmed. Council Member Shotwell asked to clarify items fourteen through sixteen. Management Service Director Thao Vo said it gives departments more options and it is used citywide. Mr. Shotwell asked to clarify items twenty-one and twenty-two. Managing Director Lisa Norris said Item 21 authorizes final payment and Item 22 is a new contract for services for one year on assessments for downtown redevelopment and paid as needed if they provide services. Council Member Lopez commented on items twenty-four and twenty-five as staff applies for grants, there may be a lot of claw backs and cities are advised to monitor transportation grants and advocate for them. Ms. Norris said she and Legislative Affairs Officer Vanna Ngo have a tracking sheet and are monitoring on behalf of council.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:45 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.074 "Personnel Matters" - City Manager's Contract.

RECESS MEETING

Mayor Jensen adjourned the closed session at 6:57 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 7:02 p.m.

Invocation led by Pastor Bill Skaar of First Baptist Church Grand Prairie.

Pledge of Allegiance to the US Flag and Texas Flag led by Deputy Mayor Pro Tem Ezeonu.

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items two through twenty-five. The motion carried unanimously.

2. Minutes of the February 4, 2025, City Council Meeting

   Approved on Consent Agenda

3. Annual contract with Sunbelt Pools Inc., for swimming pool parts, equipment, repairs and maintenance for the Aquatics Division through a cooperative with BuyBoard. The initial contract term is for one year with an expenditure of up to $100,000.00, with the option to renew for four additional one-year terms, each estimated at up to $100,000.00 annually, totaling up to $500,000.00 if all renewal options are exercised (Reviewed by the Finance and Government Committee on 02/04/2025)

Approved on Consent Agenda

4. Commercial Lease with Tunica Helicopters, LLC doing business as Leading-Edge Helicopters. The monthly rent will be $490.00. This lease will be for a period of three years beginning March 1, 2025, and ending February 29, 2028, with option to renew two additional one-year term, and authorize City Manager to execute renewal options under the same term

Approved on Consent Agenda

5. Award a price agreement for concrete recycling to Big City Crushed Concrete of Dallas, Texas in an amount not to exceed $112,500 per year with the possibility of four one-year renewals, for a total amount not to exceed $562,500 if all extensions are executed (Reviewed by the Public Safety, Health & Environment Committee on 02/10/2025)

Approved on Consent Agenda

6. Approve the Purchase of Mobile Litter Fences for the Grand Prairie Landfill in the amount of $70,990 from Hawaii Drillers, Inc. dba Coastal Netting Systems of Bakersfield, California (Reviewed by the Public Health, Safety and Environment Committee on 02/10/2025)

Approved on Consent Agenda

7. Ordinance Amending FY 2024-2025 CIP Budget and Annual Contract for Asbestos and Mold Remediation Services from HP Ecological Services, LLC dba HP EnviroVision. This contract will be for one year in an amount not to exceed $200,000 annually with the option to renew for four additional one-year periods totaling an amount not to exceed $1,000,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 02/10/2025)

Approved on Consent Agenda

8. Construction Contract Amendment No. 4 with Modern Contractors, Inc. in the amount of $63,598.00 for additional work at the Public Safety Storage Facility, including interior wall additions, added power/data outlets, exterior landscaping/fencing enhancements, final equipment coordination and project upgrades (Reviewed by the Finance & Government Committee on 02/04/2025)

Approved on Consent Agenda

9. Construction Contract Amendment No. 3 with Key Construction Texas, LLC in the amount of $181,760.16 for Emergency Operations Center and Fire Station 6 work, including signage additions, landscape enhancements, added millwork scope, wage fraud software usage, mechanical engineering additions, lighting/technology changes, code requirement requests and added/revised door hardware provisions (Reviewed by the Public Safety, Health and Environment Committee on 02/10/2025)

Harold Willis, 538 Lindly, spoke in support of this item.

Approved on Consent Agenda

10. Professional Design Services Contract with Magee Architects of Texas, L.P. for the design of the Public Safety Building Evidence Storage Facility in the amount of $479,851.50 with additional project allowances of $33,993 for a total funding request of $513,844.50 (Reviewed by Public Safety, Health & Environment Committee on 02/10/2025)

    Approved on Consent Agenda

11. Contract with Comcate Software, Inc., for Code Compliance Case Management Software, in an Amount not to Exceed $93,391 for an Initial One-Year Term, Including Implementation and Training Services, with Four Annual Renewal Options at an Initial Renewal Rate of $33,346 and an Annual Renewal Rate increase of Approximately Five Percent (5%) Per Year Totaling an Amount Not to Exceed $237,116 if all renewals and optional services are utilized (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

    Approved on Consent Agenda

12. Appoint Elaina Williamson to the Tarrant County 9-1-1 Emergency Assistance District Board of Managers to Replace Aubry Insco for the Remainder of the Term (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    Approved on Consent Agenda

13. Annual contract with Ricoh USA, Inc. for the lease of copiers through a cooperative with the Texas Department of Information Resources (DIR). The initial contract term is for one year with an expenditure of $120,000.00, with the option to renew for one additional one-year term, estimated at $120,000.00 annually, totaling $240,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

    Approved on Consent Agenda

14. Annual contract with Ferguson US Holdings, Inc. for the purchase of custodial supplies and equipment through a cooperative agreement with BuyBoard. The initial contract term is set for nine months with an expenditure of $93,750.00, with the option to renew for two additional one-year terms, each estimated at $125,000.00 annually, totaling $343,750.00, if all renewals are exercised; Ratification of prior expenditures that total $14,560.91 under previous contract with Matera Paper Company, Inc., ensuring compliance with fiscal policies (Reviewed by the Finance and Government Committee on 02/04/2025)

    Approved on Consent Agenda

15. Annual contract with Pollock Investments, Inc. for the purchase of custodial supplies through a cooperative with BuyBoard. The initial contract term is for nine months with an expenditure of $125,000.00, with the option to renew for two additional one-year terms, each estimated at $125,000.00 annually, totaling $375,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

    Approved on Consent Agenda

16. Annual contract with ODP Business Solutions, LLC for the purchase of office supplies and furniture through a cooperative with OMNIA Partners. The initial contract term is for one year with an expenditure of $300,000.00, with the option to renew for four additional one-year terms, each estimated at $300,000.00 annually, totaling $1,500,000.00 if all renewal options are exercised (Reviewed by the Finance & Government Committee on 02/04/2025)

    Approved on Consent Agenda

17. Annual contract with W.W. Grainger, Inc. to purchase maintenance, repair, and operations (MRO) supplies, parts, equipment, materials, and related services through a cooperative agreement with OMNIA Partners. The initial contract term ends on December 31, 2025, with an expenditure of up to $220,000.00, with the option to renew for two additional one-year terms estimated at $220,000.00 annually, totalling $660,000.00 if all renewal options are exercised Ratification of prior expenditures that total $88,704.16 under the previous contract, ensuring compliance with fiscal policies (Reviewed by the Finance and Government Committee on 02/04/2025)

    Approved on Consent Agenda

18. Annual contract for precast concrete walls from Future Outdoors, LLC in an amount up to $1,000,000.00 annually. This contract will be for an initial one year term with the option to renew for four additional one-year terms totaling up to $5,000,000.00 (Reviewed by the City Council Development Committee on 02/18/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    Approved on Consent Agenda

19. Annual contract for the restoration of pavement and sidewalks disturbed through the execution of utility cuts to Palmer Hall Construction up to $1,497,970.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $7,489,850.00 if all extensions are exercised. Award secondary to New Star Paving & Grading Co. (up to $2,216,990.00 annually) and a tertiary to Straight Line Sawing & Sealing, Inc. (up to $2,629,725.00 annually). Secondary and tertiary awardee will be used if primary is unable to fulfill the needs of the city (Reviewed by the City Council Development Committee on 02/18/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    Approved on Consent Agenda

20. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) in an amount not to exceed $550,000 for the purchase of electronic signs and construction of a parking lot at EpicCentral (Reviewed by the TIF #1 Board on 02/10/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    ADOPTED

    RES 5453-2025

21. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in the amount of $42,227 for work completed by Catalyst Commercial for the Downtown redevelopment project (Reviewed by the TIF #1 Board on 02/10/2025)

    Harold Willis, 538 Lindly, spoke on this item but did not record support or opposition.

    ADOPTED

    RES 5454-2025

22. Resolution authorizing the use of unobligated Tax Increment Reinvestment Zone #1 (TIRZ #1) funds in an amount not to exceed $49,000 for a professional services agreement with Catalyst Commercial for the Downtown redevelopment project (Reviewed by the TIF #1 Board on 02/10/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    ADOPTED

    RES 5455-2025

23. Resolution Ratifying the Application for and Authorizing the Acceptance of the Keep America Beautiful 2025 Great to Greatest American Cleanup Cash Grant in the Amount of $2,500 for "The Big Event" (Reviewed by the Public Safety, Health, and Environment Committee on 02/10/2025)

    ADOPTED

    RES 5456-2025

24. Resolution ratifying and approving the City's application to the United States Department of Transportation (DOT) for Connecting Communities FY2025 RAISE Grant Program funding for the City's International Corridor Project in the amount of $21,765,480; and Authorizing the City Manager, or his designee, to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the City Council Development Committee on 02/18/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    ADOPTED

    RES 5457-2025

25. Resolution ratifying and approving the City's application to the United States Department of Transportation (DOT) for Connecting Communities FY2025 RAISE Grant Program funding for the Joe Pool Lake Pedestrian Bridge Project in the amount of $19,623,000; and authorizing the City Manager, or his designee, to accept, reject, alter, or terminate the grant, if awarded (Reviewed by the City Council Development Committee on 02/18/2025)

    Harold Willis, 538 Lindly, spoke in support of this item.

    ADOPTED

RES 5458-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

26. City Manager's Contract

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Junior Ezeonu, to amend the City Manager's contract to increase the base salary to $331,495 annually, effective as of October 1, 2024.

APPROVED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-24-12-0046 - Site Plan - Metro Custom Plastics (City Council District 1). Site Plan for a 99,530 sq. ft. Fabrication/Assembly Plastic Product facility on 10.323 acres. Tract 5E out of Tapley Holland Survey, Abstract No. 750, and Lot 80A, GSID South Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-458 (LI), and approximately addressed as 870 S Great Southwest Pkwy (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Chief City Planner Savannah Ware reviewed the site plan to construct a Fabrication/Assembly Plastic Product facility and advised the Planning and Zoning (P&Z) and Development Review Committee (DRC) recommended approval with the condition the Warehouse/Distribution use shall not exceed 50% of the operational sq. ft. She noted it meets density, dimensional and parking requirements and no variances were requested. Council Member Lopez asked to review the overall site plan.

Ben Hangartner, 222 W. Walnut St., Celina, Texas, recorded his support and was available for questions.

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item as presented by staff. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

28. ZON-24-12-0030 - Zoning Change/Concept Plan - Constellation Rock Island Data Center (City Council District 1). Zoning Change from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use and Concept Plans depicting a 286,800 sq. ft. industrial building and a 401,244 sq. ft., two-story data center on 16.832 acres. Multiple tracts out of the John C Read Survey, abstract No. 1183, including Tracts 1, 4, 5, 7, 8, 9, 10, 12, 13, S7A, S-7-A, City of Grand Prairie, Dallas County, Texas, zoned PD-450, within the SH 161 Corridor Overlay District, and addressed as 3514-3560 Hardrock Rd and 4701 Rock Island Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

Ms. Ware reviewed this zoning change request from PD-450 for Light Industrial to a Planned Development District for Light Industrial and Data Center Use, and the Concept Plans. She said it includes a two-story data center with associated parking, generators, a guard shack and possible future substation. She reviewed the arial map, conceptual building elevations, reviewed Planned Development standards, an alternative open space and landscape requirements. Ms. Ware noted P&Z and DRC recommended approval with conditions: Cryptocurrency mining shall be considered a separate use from Data Center and shall not be allowed within the proposed Planned Development District. The generator yard shall be enclosed and screened by a 25 ft. concrete wall as depicted on the Concept Plan. Development of an office/warehouse shall follow Appendix X and the UDC. Exhibit E – Planned Development Standards shall only apply to the development of a Data Center. A minimum of eight ft. masonry screening wall shall be constructed along the southern property line, adjacent to the residential use. A minimum 35 ft. landscape buffer shall be provided along the southern property line as depicted in the Concept Plan. The landscape buffer shall be planted with a double row of trees and shrubs, offset, so as to achieve opaque screening in addition to the screening wall. Base landscaping calculations shall follow Appendix X.

Council Member Shotwell asked to review/revise the Unified Development Code to place walls around generators and asked to review the map to review what is surrounding. Deputy Mayor Pro Tem Clemson asked to review the DRC recommendations and asked to clarify cryptocurrency mining. Ms. Ware said staff wanted to outline that this center would not include that. Council Member Headen asked to clarify any potential power and electricity issues, and if testing of this type of center was this done. Mayor Jensen noted it would be a discussion between them and Oncor. Council Member Shotwell reminded Council Oncor does not generate electricity as it comes from ERCOT. Council Member Headen supports a wall. Ms. Ware advised a noise study was submitted.

Scott Ellerman, 2021 McKinney, Ste 300 and 4701 Rock Island Rd., with Constellation Real Estate Partners noted this is their third project in Dallas/Fort Worth and their second in Grand Prairie. He advised 901 E. Ave K is other Grand Prairie project. He reviewed the site map and advised they purchased property for a warehouse. Mr. Ellerman said they reviewed the feasibility study and came up with a test fit. He said they are waiting on power commitment from Oncor and discussed the advantages of having this center in a prime location in Grand Prairie with transportation access. Deputy Mayor Pro Tem Ezeonu asked what their plans are and whether AI would be involved. Mr. Ellerman said there would be a variety of uses, they do have intentions to use it for crypto but could be AI and it could be a government entity.

Mayor Pro Tem Clemson moved, seconded by Council Member Adams, to close the public hearing and approve this item with DRC conditions. The motion carried unanimously.

ADOPTED

ORD 11669-2025

29. SUP-24-09-0040 - Specific Use Permit Amendment - Inoperable Vehicle Holding Yard at 4226 E Main (City Council District 5). SUP Amendment (SUP-618) to amend the boundary of an existing Inoperable Vehicle Holding Yard and Flea Market on 27.30 acres. A portion of Lot 1,

Block 1, Dallas Auto Auction Addition, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) and Heavy Industrial (HI), with an approximate address of 4226 E Main St (On February 10, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented this Specific Use Permit (SUP) amendment request to adjust the boundary of SUP-618 for a vehicle holding yard. She said it is an existing vehicle holding yard and noted P&Z and DRC recommended approval. Council Member Shotwell moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11670-2025

CITIZEN COMMENTS

Jackie Adams, 523 Breton Drive, thanked council for participating in recent Black History Month events noting it has been a great experience.

Harold Willis, 538 Lindly, inquired about a recent power outage near Highway 161 and discussed a letter he received from the Public Utility Commission regarding a street light outage on Carrier Parkway.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:39 p.m.

The foregoing minutes were approved at the March 4, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary