CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes
City Council Meeting

Tuesday, February 06, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem John Lopez
Deputy Mayor Pro Tem Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 5 Cole Humphreys
Council Member District 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Prairie Lights 2023 Recap

   Parks, Arts and Recreation Director Ray Cerda, Manager Kelly Eddlemon and Special Events Coordinator Emily Linares discussed VIP Media Night, Sneak a Peak Run, Sneak a Peak Walk and Cycling with the Mayor. They said the event ran for thirty nine nights, discussed TV, radio and social media coverage a partnership with iHeart Radio and discounts for attendees through coupons and offers redeemed.

   PRESENTED

2. Diversity Program Update

   Chief Financial Officer Cathy Patrick introduced Petrina Higgins, Diversity Administrator. Ms. Higgins introduced Angela Alexander from the NC Regional Certifying Agency. Ms. Higgins presented a quarterly report and discussed the disparity study project initiative. She reviewed past outreach events since November 2023 and discussed being visible and relevant to attract contractors to do business with the city. Ms. Higgins discussed organizations with which the city is currently a member. She reviewed Diversity Procurement report for 1st Q FY 2024there was discussion on number of non-M/WBE contractors and reaching more diverse vendors. Ms. Higgins said currently they are only tracking on the primary contractor level, not sub-contractors. There was discussion on going with best value for the dollar and who is benefiting from the contracts. Ms. Alexander discussed the benefits of going to a certification industry is that it is a stringent process which includes screenings, interviews. Council discussed looking forward to seeing increases in each number in diversity study. Mayor Jensen

said Arlington did this study and set goals, and he is looking forward to Grand Prairie moving forward to meet goals as well.

PRESENTED

3. Council Business Expense Pay

City Manager Bill Hills said this item was requested by Council Del Bosque. Council Member Del Bosque discussed expenses council members have noting it is time to increase the amount for fair market value and proposed an increase to $2000 for all members. Mayor Jensen said this was reviewed within two years ago and recommends tabling to have staff research and provide an updated summary of pay by charter and business expense pay for surrounding cities. Deputy City Manager Cheryl De Leon shared the pay comparison information gathered eight months ago. Mayor Jensen said looking at the eight month old chart, Grand Prairie City Council are the only ones who receive a business expense pay. There was discussion on how to make change to salary which would take a charter amendment election. There was discussion on cost of living and needing to be good stewards for fairness. Mr. Hills said staff will gather current information and bring back to Council on February 20th. Council requested to add the following cities to the report: Desoto, Cedar Hill, Mansfield, Duncanville and Midlothian.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if Council had any questions on any agenda items. Items seven and twelve were reviewed by staff (notes below).

EXECUTIVE SESSION

Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following Section 551.072 "Deliberation Regarding Real Property" , Section 551.076 "Deliberation regarding security devices or security audits; closed meeting" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed meeting, opened the regular session and called a recess at 6:12 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:30 p.m.

Invocation led by Pastor Emmanuel Kumah of Dallas-Ft. Worth Ghanaian 7th Day Adventist Church.

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

PRESENTATIONS

4. Recognition of Nimo's Training Gym and Faith Over Fear Boxing Team for 2023 USA Boxing National Championship Accomplishments

   Mayor Jensen presented the recognition.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to approve items five through nineteen, with an amendment to item seven to reflect a six month contract. The motion carried unanimously.

5. Minutes of the January 23, 2024, City Council Meeting

   Approved on Consent Agenda

6. Lake Parks PID Contract with Cardinal Strategies for drainage and erosion repairs at the pond by La Salle Trail for one year in the amount of $87,897.02 in Lake Parks PID (Council Districts 4 and 6) (Approved by the Lake Parks PID Advisory Board on 11/30/2023)

   Approved on Consent Agenda

7. Annual Contracts for Concrete Paving with Santos Construction, Inc. as primary, McMahon Contracting & Construction, LLC as secondary, and New Star Grading & Paving Company as tertiary for up to $28,000,000 each with the option to renew for four additional one-year periods totaling $140,000,000 if all extensions are exercised; approval for use of unbudgeted funds must come back to City Council for approval (Reviewed by City Council Development Committee on 01/23/2024)

   During Agenda Review Deputy City Manager Megan Mahan advised the City Council Development Committee asked staff to review agenda item seven, the annual contract for concrete paving. She provided an overview of the bid process and scoring. Council Member Headen asked if moving forward the bid evaluations can list the certifications held by the contractors, and Ms. Mahan confirmed. Council Members Johnson and Del Bosque questioned the scoring received by Santos Construction compared to other contractors' scoring and a typo on the form indicating ten is the highest score available. Council Members Johnson and Del Bosque indicated they have received complaints regarding Santos Construction. There was discussion on approving the one year agreement to move forward with current projects and reviewing again next year so that current work can be completed. There was discussion on the rate Santos Construction currently charges. Mr. Hills proposed a six month extension to the contract to allow for completion of current work and allow staff to re-bid. Council agreed.

   Approved Agreement for Six Months

8. Change Order #1 with Holt Cat, Ltd. in the amount of $617,820.16 for phase 2 installation and connection of the generator for the Dorchester Levee Pump Station, bringing the total project cost plus contingency to $1,411,494.99 (Reviewed by the City Council Development Committee on 01/23/2024)

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

Approved on Consent Agenda

9. Contract for the rehabilitation of three (3) manholes, which includes materials from Southern Trenchless Solutions, LLC., in the total amount of $77,335 through a cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 01/23/2024)

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

   Approved on Consent Agenda

10. Professional Engineering Services contract with Criado and Associates for the Cottonwood Creek Floodplain Management Study Project, in the total amount of $106,540.00 (Reviewed by the City Council Development Committee on 01/23/2024)

    Approved on Consent Agenda

11. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water repair on Robinson Rd, north of Fish Creek south of Interstate 20 in the total amount of $171,314.00 (Reviewed by the City Council Development Committee on 01/23/2024)

    Approved on Consent Agenda

12. Development Agreement Amendment with PRA Prairie Ridge, L.P., Ellis County Fresh Water Supply District No. 1, Johnson County Fresh Water Supply District No 2., Soapbox Partners L.P., Prairie Ridge Capital Corp, Prairie Ridge North L.P., and Prairie Ridge Mountain Creek L.P. to amend certain design and dimensional standards for Phases 8 and 9 of the Prairie Ridge Development (Reviewed by the City Council Development Committee on 1/23/2024)

    During Agenda Review Planning Director Rashad Jackson discussed item twelve a request received from Provident regarding their development agreement. He discussed their request to allow for smaller lots for building Highland and David Weekly homes with rear entry garages. He noted this would allow consistency of lots with the adjacent neighborhood in Johnson County, increasing the number of these lots to sixteen total, and noted these homes focus on those homeowners who may be downsizing. There was discussion on traffic concerns due to added lots. There were no further questions.

    Approved on Consent Agenda

13. Authorize Payment of $118,623.25 to McGriff Insurance Services, Inc. for Renewal of the City's Cyber Liability Policy With Underwriters at Lloyd's of London for the Period of February 4, 2024, Through February 4, 2025 (Reviewed by the Finance and Government Committee on 02/06/2024)

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

    Approved on Consent Agenda

14. Contract amendment 01 for Main Street Fest vendor sourcing and management from B-Weiss Entertainment Group LLC for an amount not to exceed $250,000 through a Master Interlocal Agreement with City of Lewisville, Texas (Reviewed by Finance & Government Committee on 02/06/2024)

Harold Willis, 538 Lindly, recorded and spoke in opposition of this item.

Approved on Consent Agenda

15. Ordinance allocating the bid to Z Constructors in the amount of $1,515,268.00 for the completion of the Densman Health Clinic Interior Renovations as part of the CBDG-CV Program (Reviewed by the City Council on 11/01/2022)

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

    ADOPTED

    ORD 11501-2024

16. Ordinance Calling a General Election to Elect City Council Member District Five, City Council Member District Six and City Council Member Place 8 At Large

    ADOPTED

    ORD 11502-2024

17. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Drainage and Utility Easement of 1.045 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

    ADOPTED

    ORD 11503-2024

18. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Water Line Easement of 0.275 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

    ADOPTED

    ORD 11504-2024

19. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Sewer Line Easement of 0.787 Acres for $250.00, located at 2404 W Interstate Highway 20/2300 S. Forum Drive, Tarrant County, to D.R. Horton-Texas Ltd (Reviewed by the City Council Development Committee on 01/23/2024)

    ADOPTED

    ORD 11505-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

20. Increase City Council Business Expense to $2,000 per month per Councilmember

Harold Willis, 538 Lindly, recorded his opposition of this item.

No Action

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to table items twenty-one through twenty-four. The motion carried unanimously.

21. CPA-23-10-0019 - Comprehensive Plan Amendment - Mayfield & Robinson (City Council District 2). A Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to High Density Residential on 10 acres. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

    TABLED

22. ZON-23-09-0033 - Zoning Change/Concept Plan - Mayfield & Robinson (City Council District 2). Zoning Change from PD-294 for General Retail to a Planned Development District for General Retail and Multi-Family Three and a Concept Plan depicting a 120,000 sq. ft. membership-only retail store with six fuel pumps, a 64,000 sq. ft. sporting goods store, a three-story hotel with 115 rooms, and a multi-family development with 350 units. A portion of Tract 2.2, William Reed Survey, Abstract No. 1193, Lot 2, Block 1, Mayfield Road Retail 1, and a portion of Lot 1, Block 1, Mayfield Road Retail 1, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd and 1015 Ikea Place (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-2)

    TABLED

23. VCC-23-10-0006 - Unified Signage Plan - Robinson and Mayfield (City Council District 2). Unified Signage Plan for a commercial and multi-family development within the SH 161 Corridor. Lots 1 and 2, Block 1, Mayfield Road Retail 1 Addition and Tract 2.2, William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Rd, 1000 Ikea Way, and 3600 Robinson Rd (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-1)

    TABLED

24. SUP-23-06-0020 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with a total of 229 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161

TABLED

PUBLIC HEARING ZONING APPLICATIONS

25. CPA-23-11-0027 - Comprehensive Plan Amendment - 321 NW 15th St (City Council District 5). Amendment to the Future Land Use Map to change the designation from Commercial/Retail/Office to Low Density Residential on 0.14 acres. Lots 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 321 NW 15th St (On January 08, 2024, the Planning and Zoning Commission recommended approved by a vote of 9-0)

    Chief City Planner Savannah Ware presented items twenty-five and twenty-six together. She noted this request is to amend the Future Land Use Map (FLUM) to change the designation from Commercial/Retail/Office to Low Density Residential and change zoning from General Retail (GR) District to Single Family-Six Residential District. She said the Planning and Zoning Commission (P&Z) recommended but staff is unable to recommend approval of this request since the single-family use is inconsistent with the FLUM, however, it matches the predominant zoning of the area. Mayor Jensen noted there were no speakers. Council Member Humphreys moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve items twenty-five and twenty-six as presented by staff. The motion carried unanimously.

    ADOPTED

    ORD 11506-2024

26. ZON-23-11-0040 - Zoning Change – 321 NW 15th St (City Council District 5). Zone Change from General Retail (GR) District to Single Family-Six (SF-6) Residential District on 0.14 acres. Lots 1 & 2, Block 14, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned General Retail (GR) District, and addressed as 321 NW 15th Street (On January 08, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    ADOPTED

    ORD 11507-2024

27. ZON-23-11-0043 - Zoning Change – 2033 Galveston St (City Council District 1). Zoning Change from Planned Development-146 (PD-146) to Single Family-Six (SF-6) on 0.25 acres. A portion of Lot 9 and Lot 10, Block 101, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-146 (PD-146) District, within the SH 161 Corridor Overlay District, and addressed as 2033 Galveston Street (On January 8, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented this zoning change request noting P&Z and the Development Review Committee (DRC) recommend approval. There were no speakers. Deputy Mayor Pro Tem Clemson noted since it is consistent to surrounding uses. She then moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11508-2024

28. SUP-23-12-0049 - Specific Use Permit - Aqua Special Event Center (City Council District 1). Specific Use Permit request for a Special Event Center in an existing commercial lease space in Asia Times Square on 12.47 acres. Lot 2A, Sam's Properties Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2625 W Pioneer Parkway (On January 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed this request for use as special event center. She discussed the proposed event types, reviewed the floor plan and operations/security details, said there were no requested variances and noted the P&Z and DRC recommend approval. Applicant William Nguyen discussed the concept to be in line with the city being a music friendly city and said they have received support which would connect cultures and community. There was discussion by Council on allowing the extension of their hours until one or two in the morning, but Mr. Nguyen said the restaurants currently close earlier. Council Member Johnson asked to review to understand how this effects other special event centers and to remain consistent. Council Member Humphreys said there is not a policy but an SUP for this reason. Planning Director Rashad Jackson discussed the stipulations of the ordinance. Deputy Mayor Pro Tem Clemson said he appreciates the Lo family and what they have done with Asia Times Square, she then moved, seconded by Council Member Ezeonu, to close the public hearing and approve as presented. The motion carried unanimously.

ADOPTED

ORD 11509-2024

29. ZON-23-11-0044 - Zoning Change/Concept Plan - Lakesong Development (City Council District 6). Zone Change from Agricultural (A) to Planned Development (PD) for detached single-family dwellings, townhomes, and mixed-use development on 155 acres. The property is generally south of Seeton Road, East of FM 661, North of 287, and North of Kimble Road, Ellis County, Texas (Parcel IDs 190594, 190594 & 294666) (On January 22, 2024, The Planning and Zoning Commission recommend approval by a vote of 8-0)

Ms. Ware discussed the zoning change request for a planned development with medium density and mixed use. She advised the proposal is consistent with the development agreement as presented. Ms. Ware noted the P&Z and DRC recommended approval. Council Member Johnson moved, seconded by Council Member Del Bosque, to close the public hearing and approve as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11510-2024

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed gas measuring station, pipeline markers and his communication with the Railroad Commission.

Sara Jalandoon, 2308 Avenue H E., advised she is a resident of Grand Prairie and discussed the death toll in Palestine and aide to Gaza.

Justin Mitchell, 807 Sanders Street, said he is a resident of Grand Prairie, discussed destruction and deaths in Gaza, and asked Council to pass a resolution for a cease fire in Gaza.

Hannah Reed, 2045 Forum Drive, said she has lived in Grand Prairie for nine months, and her father worked for Poly America, discussed missiles made in Grand Prairie, Lockheed Martin receiving funding, children killed in Gaza in the last four months and weapons manufacturing.

Stephen Bronder, 659 Campolina Drive, said he advocates for a more equitable transit system and requested for VIA Rideshare to be free for trips to grocery stores.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:22 p.m.

The foregoing minutes were approved at the February 20, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary