CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, December 12, 2023 | **4:30 PM** | **City Hall - Council 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 At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

ABSENT
Council Member District 6 Kurt Johnson

STAFF PRESENTATIONS

1. Lake Ridge Community Center

   Deputy City Manager / City Attorney Megan Mahan provided an update on progress including a focus group and survey conducted, noting there were good results from the survey which included two hundred fifty-eight respondents south of Interstate 20 including the Mira Lagos Homeowners Association (HOA), and indicated she would like to do a more in-depth analysis to see what residents there want. Mayor Jensen confirmed he would like staff to dig a little deeper to find out what residents desire. Mayor Pro Tem Lopez expressed interest in including additional HOA's in the survey for more data. City Manager Bill Hills said they would go through neighborhood by neighborhood to confirm their requests. Council Members Adams and Ezeonu agreed with the need to go to the different communities to receive input. There was discussion on use fees of the planned facility and its location with respect to the nearby YMCA.

   PRESENTED

2. Council Travel Policy

   Mr. Hills advised Council Member Del Bosque requested review of the current policies agenda items two and three. Deputy City Manager Cheryl De Leon presented information concerning current mayor and council pay. Mayor Jensen discussed why the decision was made years ago to extend a business expense pay and the complexity of keeping track of and submitting

receipts. There was discussion on taking an advance per diem pay which is allowed in the current policy. Mr. Hills advised procurement cards will be issued to each council member. Mr. Hills and Ms. De Leon discussed the difference between receiving per diem for travel and submitting receipts for business meals. Council Member Ezeonu noted he does not want to keep a procurement card but will pick one up when needed for travel. Council Member Adams asked if per diem follows General Services Administration (GSA) standards and noted she wants to ensure the use of dollars are for city business. Mayor Jensen confirmed, and Ms. De Leo noted receipts would need to accompany the credit card statement. Mayor Pro Tem Lopez asked if a detailed receipt be required. Ms. De Leon said yes, for business meals. There was discussion on information needed on business meal receipts and whether travel companions should be included in receiving travel benefits and per diem. Ms. De Leon advised council would research and provide an update.

PRESENTED

3. Council Compensation

PRESENTED (See notes in item two)

3. City Sponsorship Requests:

Mr. Hills said each request was vetted and provided an overview of how the new application policy would work and a new program for grants. There was discussion on amounts requested. Deputy Mayor Pro Tem Clemson asked if staff would review grant items like Community Development Block Grant funding and review how the money is spent. Ms. De Leon discussed the proposed Sponsorship Policy components which would require submittal of a sponsorship request application from Grand Prairie organizations serving a public purpose and benefitting Grand Prairie residents. She advised their 501c3 or c4 will need to be active for at least three years with a board of directors in compliance with IRS rules, or they would need to be directly affiliated with a city sponsored event such as the MLK Parade and Festivities, Cinco de Mayo Parade and Festival and the Juneteenth Parade and Park Party. There was discussion to clarify 501c-3, c4 and c-6 organizations and money requested by Political Action Committees. Mayor Jensen asked for list of the organizations and noted council wants to give to organizations assisting the community. Ms. De Leon discussed the proposed ticket policy, noting the event must serve a public purpose and benefit the Grand Prairie Community. Ms. De Leon discussed the proposed grant policy which is pertinent when giving money to a person or organization that provides a service for a public purpose which benefits Grand Prairie residents. She noted a specific amount for sponsorship and grants would be set annually in the budget process, and the open application period will be between December 1 through December 31st annually. Ms. De Leon said staff would bring a summary of the requests to the city council in January for consideration. For approved grants, those applicants will enter into an agreement with the city. Ms. De Leon confirmed the organization must be a nonprofit grand prairie organization serving a public purpose and benefitting Grand Prairie residents; their 501(c)3, 501(c)4 should be active for at least three years with a board of directors in compliance with IRS rule and the Grand Prairie organization does not receive CDBG funding. Ms. De Leon advised the first request listed on the agenda is for an event. The was discussion on the evaluation of applications and amounts requested. Council Member Headen discussed and recommended approval of PRG Services.

1)One Hundred Men Enterprises - $1500.00 for October 5, 2024 event providing resource and education services for men, veterans, youth
2)Expanded Horizons, dba PRG Services - $1500.00 for ongoing project providing mobile educational and creative arts services to children
3)Community Step IN - $15,000.00 for ongoing mental health education

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked there were any questions on Consent agenda items. Transportation Director Caryl Devries advised item nineteen does not need action as it was already considered during the November 21, 2023, City Council meeting. Deputy Mayor Pro Tem Clemson asked for clarification of item fifty. Housing and Neighborhood Services Director Esther Coleman reviewed the policy and enforcement thereof noting this would only clean up the language with no big changes to the policy itself. Planning Director Rashad Jackson advised item seventy-three has been withdrawn. There was review and discussion to clarify the motion regarding item sixty Sponsorship Requests.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:27 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," Section 551.074 "Personnel Matters" - City Attorney and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 5:52 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Luis Morales of Christian Community of Faith International.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Adams.

PRESENTATIONS

4. Spring Classic Police Motorcycle Competition check presentation to the Special Olympics of Texas organization

   Police Chief Daniel Scesney presented the ten thousand dollar check to the Special Olympics of Texas organization noting the next event would take place April 10-13, 2024 in The Epic parking lot.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items six through eighteen, take no action on item nineteen, and approve items twenty through fifty-nine. The motion carried unanimously.

6. Minutes of the November 21, 2023, City Council Meeting

   Approved on Consent Agenda

7. Amendment to the Existing Price Agreement with Genuine Parts CO dba NAPA Auto Parts to Increase the Total Authorized Expenditure from August 2021 through December 21, 2024 to $6,600,000 (Reviewed by the Finance & Government Committee on 12/05/2023)

   Approved on Consent Agenda

8. Purchase of a generator for the Public Safety Storage & Facility Services Warehouse from Holt Cat through a Master Cooperative agreement with Sourcewell. This is a one-time purchase in the amount of $1,126,000 with a contingency of $224,000 totaling $1,350,000.00 (Reviewed by the Finance and Government Committee on 12/05/2023)

   Harold Willis, 538 Lindly, asked if this would be diesel or natural gas and asked to clarify the cost. General Services Director Jayson Ramirez advised it is a diesel generator and noted the city has diesel in stock in its fuel islands, and the 100KW generator would power the entire facility.

   Approved on Consent Agenda

9. Annual contract for Original Equipment Manufacturer (OEM) Maintenance, Service, and Repair from Longhorn Harley Davidson (up to $50,000.00 annually) through a Master Cooperative Agreement with BuyBoard. This contract will be for one year with the option to renew for two additional one-year periods totaling $150,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 12/05/2023)

   Approved on Consent Agenda

10. Annual Contract for heavy duty and medium duty truck and trailer parts and services from Industrial Power Truck and Equipment through a Cooperative Agreement with TIPS. This contract will be for one year (up to $50,000.00 annually) ending October 31, 2024, with the option to renew for two additional one-year period (up to $50,000.00 annually), totaling $150,000.00 if all extensions are exercised (Reviewed by the Finance and Government on 12/05/2023)

    Approved on Consent Agenda

11. Annual contract for Original Equipment Manufacturer (OEM) Maintenance, Service, and Repair from Holt Texas, Ltd (up to $250,000.00 annually) through a Master Cooperative Agreement with BuyBoard. This contract will be for one year with the option to renew for an additional one-year period totaling $500,000.00 if all extensions are exercised (Reviewed by the Finance & Government Committee on 12/05/2023)

Approved on Consent Agenda

12. Purchase two (2) new Harley Davidson FLHP motorcycles ($32,552.71 each) for Police from Longhorn Harley Davidson for a combined total of $65,105.42 through a Cooperative Agreement with BuyBoard

Approved on Consent Agenda

13. Annual contract for HVAC Equipment, Supplies and Installation from Enviromatic Systems Inc. through a national inter-local agreement with Buyboard at an annual cost of $300,000 with the option to renew for two additional one-year periods totaling $900,000 if the renewal option is exercised (Reviewed by the Finance and Government Committee on 12/05/2023)

Approved on Consent Agenda

14. Purchase of Audio and Video equipment for the Council Briefing Room from AVI-SPL LLC in the amount of $73,952.49 (Reviewed by the Finance and Government Committee on 12/05/2023)

Approved on Consent Agenda

15. Purchase of Avaya CM 10 phone system upgrade from Lantana Communications in the amount of $74,860.00 (Reviewed by the Finance and Government Committee on 12/05/2023)

Approved on Consent Agenda

16. Annual Contract for Diversity Management Software from AskReply, Inc. dba B2GNow in the amount of $36,172 annually through a Master Cooperative agreement with the Department of Information Resources (DIR). This contract will be for one year with the option to renew for five additional one-year periods totaling $217,032 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/05/2023)

Approved on Consent Agenda

17. Annual contract for traffic signal systems and safety barrier products from Iteris for an initial 4-month period (up to $75,000) with the option to renew for two additional one-year periods (up to $200,000 annually) totaling $475,000 if all extensions are exercised (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

18. Purchase of an electronic locking system from Abloy Global Solutions, Inc. in the amount of $127,526.00 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

19. Change Order #1 with Capko Concrete Structures, LLC in the amount of $94,713.00 for additional concrete paving work on the Lake Ridge Parkway Guardrail Replacement Project (Reviewed by City Council Development Committee on 11/21/2023)

No Action

20. Annual Contract for Drainage Ditch Maintenance from Straight Line Sawing & Sealing, Inc. up to $1,136,750.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $5,683,750.00 if all extensions are exercised. Award secondary to McMahon Contracting LP up to $1,385,385.64 annually to be used only if the primary is unable to fulfill the needs of the city (Reviewed by the City Council Development Committee on 11/21/2023)

    Approved on Consent Agenda

21. Annual Contract with Texas Materials Group, Inc. for Asphalt, a road surfacing product, through Master Interlocal agreement with the City of Fort Worth, Texas for one year not to exceed $209,000.00 with the option to renew for four additional one-year periods totaling $1,045,000.00 if all extensions are exercised (Reviewed by City Council Development Committee on 11/21/2023)

    Approved on Consent Agenda

22. Professional Design Services Contract in the amount of $79,000 with Bennett Partners for full design and construction administration services for Water Utility interior facility renovations along with a city-controlled design contingency of $7,900 for a total funding request of $86,900 (Reviewed by the City Council Development Committee on 12/12/2023)

    Approved on Consent Agenda

23. Contract Amendment 03 with 720 Design, Inc. in the amount of $132,400 for inclusion of the exterior design renovations associated with the Memorial Library entry lobby into the overall Phase 2 work (Reviewed by the Public Safety, Health & Environment Committee on 12/04/2023)

    Approved on Consent Agenda

24. Professional Engineering Services Contract in the amount of $112,458.50 with CMJ Engineering, Inc. for owner construction materials testing services for the Fire Station 6 Renovations and New Emergency Operations Center construction projects (Reviewed by the Public Safety, Health and Environment Committee on 12/04/2023)

    Approved on Consent Agenda

25. Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors for initial pre-construction services regarding City Hall East Level 2 Office Renovations in the amount of $3,000 along with approval of a construction management services fee of 6.95% (Reviewed by the Finance and Government Committee on 12/05/2023)

    Approved on Consent Agenda

26. Purchase of Flygt submersible pump from Xylem Water Solutions USA, Inc., in the total amount of $87,241.00 for replacement at Lake Ridge Lift Station (Reviewed by the City Council Development Committee on 11/21/2023)

    Approved on Consent Agenda

27. Professional engineering services contract with Plummer Associates, Inc. in the maximum amount of $110,000 for the 2024 Annual Study for Storm Drain Outfall Rehabilitation project (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

28. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water repair at 1600 S Great Southwest Parkway in the total amount of $155,742.00 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

29. Professional Services Contract with Peloton Land Solutions for Phase 2 Engineering Design Services for the Briar Hill Erosion Improvements in the amount of $298,545.00 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

30. Construction contract with Iron T Construction, Inc. for Country Club Park P.I.D. Kaylie Slope Erosion Repairs in the total amount of $635,382.00 for Base Bid; materials testing with Alliance Geotechnical Group for $14,870.60; in-house engineering in the amount of $31,769.10; and a 5% construction contract contingency in the amount of $31,769.10 for a total project cost of $713,790.80 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

31. Professional Engineering Contract with Freese and Nichols, Inc. for State Highway 360 Phase 3 water line extension and Fire Station No. 11 water/wastewater line design in the amount of $576,122.00 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

32. Contract amendment with EJES, Inc. for additional engineering services related to the Old Davis Road Reconstruction project for the design of a sanitary sewer from Davis Road to Soap Creek in the amount of $467,738.00 (Reviewed by the City Council Development Committee on 11/21/2023)

Approved on Consent Agenda

33. Authorize and confirm the purchase of a temporary construction easement with Saleem Hassan, for $130,596.00 plus anticipated closing costs of up to $10,000 for a total cost of $140,596.00. The construction of the Dry Branch Channel Slope Reconstruction Project requires this construction easement (Reviewed by the City Council Development Committee on 12/12/2023)

Approved on Consent Agenda

34. Annual contract for Bank Depository Services from Wells Fargo Bank, N.A. (fees up to $100,000.00 annually). This contract will be for two years with the option to renew for three

additional one-year periods fees totaling $500,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/05/2023)

Mr. Willis asked if there were other options. Chief Financial Officer Cathy Patrick said Wells Fargo was the lowest bidder and has good customer service.

Approved on Consent Agenda

35. Purchase of Consulting Services to conduct a Disparity Study Analysis from MGT Consulting, LLC for $400,107.42 (Reviewed by the Finance and Government Committee on 12/05/2023)

    Mr. Willis asked to clarify the disparity study. Ms. Patrick said this will provide more accurate information for choosing Historically Underutilized Businesses (HUBs) and minority owned and women owned businesses.

    Approved on Consent Agenda

36. Annual Contract for Grounds Maintenance Equipment, Parts and Supplies from Longhorn, Inc. in the amount of $75,000 annually through a Master Cooperative Agreement with BuyBoard. This contract will be for seven (7) months with the option to renew for two additional one-year periods totaling $225,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 12/05/2023)

    Approved on Consent Agenda

37. Annual Contract for a PoliceOne Academy subscription for online training from Lexipol, LLC, through a Master Cooperative Agreement with Sourcewell, in the amount of $17,414.40 for the first year, with an option to renew for two additional one-year periods up to the amount of $20,000 each, totaling $57,414.40, if all extensions are exercised (Reviewed by the Public Safety, Health and Environment Committee on 12/04/2023)

    Approved on Consent Agenda

38. Westchester PID Contract with Site Landscape Development for Tree Care Services for one year in the amount of $102,621.81 in Westchester PID (Council Districts 2 and 6) (Approved by the Westchester PID Advisory Board on 11/14/2023)

    Mr. Willis asked why this item was being brought forth now and not in September when Public Improvement District (PID) budgets are discussed. Ms. Patrick said this is the PID board's contract and the board selects the vendors. The city is ratifying what their board has decided to do.

    Approved on Consent Agenda

39. Peninsula PID Contract with Bright Star Construction and Designs for Remove and Replace all of the Wood Fencing on the East side of Arlington Webb-Britton from Grandway to Grand Peninsula Drive for one year in the amount of $124,135.25 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 11/9/2023)

    Approved on Consent Agenda

40. Peninsula PID Contract with Bright Star Construction and Designs for Final Phase Screen Wall Repairs to Mow Strips and Brick Skirting along Coastal, England Parkway, Grand Peninsula Drive, Arlington Webb-Britton, Grandway, and Seeton for one year in the amount of $96,453.63 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 11/9/2023)

Approved on Consent Agenda

41. Peninsula PID Contract with LandCare for Property Tree Trimming at the locations of Grand Peninsula, England, Savannah, Seeton, Lakeshore, Coastal, Arlington Webb-Britton, Day Miar, and Grandway for one year in the amount of $188,500 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 11/9/2023)

Approved on Consent Agenda

42. Peninsula PID Contract with LandCare for Installation of 32 Rainbird LXME2 "Smart" Controllers with IQ4 Central Control System and Rain and Freeze Sensors along England and Grand Peninsula for one year in the amount of $160,263.16 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 11/9/2023)

Approved on Consent Agenda

43. Peninsula PID Contract with LandCare for Erosion Repairs along the screen walls between the streets of Bandera to Barco, Barco to Lavanda, Lavanda to Benissa, and Arlington Webb-Britton to Frontera (north side) for one year in the amount of $197,690.50 in Peninsula PID (Council Districts 4 and 6) (Approved by the Peninsula PID Advisory Board on 11/9/2023)

Approved on Consent Agenda

44. Purchase of one truck chassis with a Traffic Management Attenuator from Bruckner Truck Sales via Gulf Highway Equipment in the amount of $199,636.90 through a national cooperative agreement with Houston Galveston Area Council (HGAC) (Reviewed by the Public Safety, Health, and Environment Committee on 12/04/2023)

Approved on Consent Agenda

45. Annual Contract for cleaning and chemical supplies for the Police Department's Detention Center from State Industrial Products through a Master Cooperative Agreement with The Interlocal Purchasing System (TIPS). This contract will be for one fifteen-month term up to $31,250, with the option to renew for one additional one-year period to align with the cooperative agreement's expiration date, totaling $62,500 (Reviewed by the Public Safety, Health, and Environment Committee on 12/04/2023)

Approved on Consent Agenda

46. Annual contract of Police Department scheduling software from InTime Solutions. This agreement will be for one year, with the option to renew for four additional one-year periods, at a cost of $32,714 annually, totaling $163,570 (Reviewed by the Public Safety, Health, and Environment Committee on 12/04/2023)

Approved on Consent Agenda

47. Resolution authorizing the City Manager to enter into an Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas for assistance in the reconstruction of North Great Southwest Parkway starting from Fountain Parkway to Avenue K. Tarrant County, Texas agrees to provide reimbursement in an amount not to exceed $500,000 (Reviewed by the City Council Development Committee on 11/21/2023)

    ADOPTED

    RES 5382-2023

48. Resolution renewing and amending the Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas for assistance in the reconstruction of Jefferson Street from SW 23rd Street to Great Southwest Parkway. This agreement will provide financial support of up to $5,748,450 (Reviewed by the City Council Development Committee on 11/21/2023)

    ADOPTED

    RES 5383-2023

49. Resolution Approving Tax Increment Reinvestment Zone Planning Services Contract for $47,500 with David Pettit Economic Development (TIRZ #1 and TIRZ # 3 Board reviewed on December 7, 2023)

    Mr. Willis asked to clarify who David Pettit is and if this includes 380 plans. Ms. De Leon said he is a consultant with expertise on Tax Increment Reinvestment Zones who will work with different developments that come forward and it could include 380 plans.

    ADOPTED

    RES 5384-2023

50. Resolution Amending the Housing Choice Voucher Administrative Plan to Revise the Policies and Procedures of the Homeownership Program and HCV Emergency Voucher Program

    Mr. Willis asked how this works and what amount of money is set aside. Housing and Neighborhood Services Director Esther Coleman said the administrative plan is used to guide the program and funding is in the annual contribution contract with Housing and Urban Development (HUD). She noted they are correcting the language in the policy.

    ADOPTED

    RES 5385-2023

51. Resolution ratifying the application and acceptance of a grant from the Texas State Energy Conservation Office (SECO) in the amount of $12,500 for the purpose of converting existing lighting to LED lighting at Jennifer McFalls Park East and authorizing the City Manager to accept, reject, alter, or terminate the award (Reviewed by the Finance and Government Committee 12/05/2023)

    ADOPTED

RES 5386-2023

52. Resolution Approving the City's Investment Policy (Reviewed by the Finance and Government Committee on 12/05/2023)

    Mr. Willis asked what the city investment policy is. Ms. Patrick said it gives the city the plan on how it is going to invest. She noted it is a policy update and is required to have council review and a vote.

    ADOPTED

    RES 5387-2023

53. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for Economic Development incentives with Matco Investments pursuant to the City of Grand Prairie Retail Redevelopment Program for a total reimbursement of $100,000.00 (Reviewed by Council Development Committee on 11/21/2023

    Mr. Willis asked to clarify items fifty-three and fifty-four. He asked who Matco Investments is and where the $100,000 is kept. Ms. De Leon said a local retailer applied for the city's redevelopment program and this is for them to participate. She said they are redeveloping their current site, and noted the funds are from Economic Development. Deputy City Manager / City Attorney Megan said one item is to fund, the other item is to approve.

    ADOPTED

    RES 5388-2023

54. Ordinance for funding the Retail Redevelopment Program Chapter 380 Agreement with Matco Investment for total funding request of $100,000.00 (Approved by Council Development Committee on 11/21/2023)

    ADOPTED

    ORD 11472-2023

55. Ordinance amending Section 7-67 "National Electrical Code—Adopted by reference" of the Grand Prairie Code of Ordinances for adoption of the 2023 National Electrical Code (Reviewed by the City Council Development Committee on 11/21/2023 and presented to Building Advisory and Appeals Board on 11/06/2023)

    ADOPTED

    ORD 11473-2023

56. Ordinance of the City of Grand Prairie, Texas, amending Ordinance 11374-2023 to define the number of authorized positions within the Fire Department in each classification beginning 01/01/2024

Mr. Willis asked if items fifty-six and fifty-nine are to add positions and add funding? Chief Scesney said the Polic item is to correct their positions. Fire Chief Robert Fite said it is to add positions.

ADOPTED

ORD 11474-2023

57. Ordinance amending the Fiscal Year 2023-2024 IT CIP Fund and Pooled Investment Fund budgets for the engineering/construction of radio tower site, applicable equipment, and licensing for Public Safety Infrastructure from Motorola Solutions in the amount of $4,700,569.00 (Reviewed by the Public Safety, Health, and Environment on 12/04/2023)

ADOPTED

ORD 11475-2023

58. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Construction contract with RLM EarthCo, Inc. for Tyre Park Phase II construction in the amount of $1,735,828 plus a 7.5% contingency in the amount of $130,187.10 for a total construction cost of $1,866,015.10 (Reviewed by Finance and Government Committee on 12/05/2023)

ADOPTED

ORD 11476-2023

59. An Ordinance Amending Ordinance 11416-2023 to Clarify the Number of Authorized Positions in Each Civil Service Classification of the Grand Prairie Police Department, Repealing All Conflicting Ordinances, and Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 12/04/2023)

ADOPTED

ORD 11477-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

60. Action Items Resulting from Staff Presentations:

1) Lake Ridge Community Center
2) Council Travel Policy
3) Council Business Expense Pay
4) Sponsorship Requests:
   One Hundred Men Enterprises - $1500.00 for October 5, 2024 event
   Expanded Horizons, dba PRG Services - $1500 for ongoing project

Mayor Jensen advised Council is not taking action on item one and Council Member Johnson had a death in his family, so he is absent.

Kevin Toth, 7064 Surfside Lane, noted his opposition and thanked council for considering residents' view on these requests. Anita Harriss, 2459 Beachview Drive, noted her opposition and thanked council for supporting Grand Peninsula for whom she said she was speaking. She said there are many who are for development but are oppose to a community center on Lake Ridge and England, and she advised she will provide copy of the survey. Mr. Willis noted his opposition and asked who 100 Man Enterprises and Expanded Horizons are. Council Member Headen explained what the Expanded Horizons organization does at Charley Taylor Recreation Center, noting their request is to buy new laptops after many were stolen and added it is a ten-year-old nonprofit organization located in Grand Prairie with the founder living in District 2. Marion Childs, 2658 La Jolla Boulevard, discussed the community center noting she is opposed to destruction of green space and trees and worsened traffic flow. Others who noted opposition but did not speak: Ken and Debbi Self, 2935 Almansa; James Wilhite, 7031 Flamencia.

Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to approve the sponsorship and grant policy presented at briefing. Council Member Ezeonu asked to amend the motion to include the Grand Prairie and Hispanic Chambers. Mayor Pro Tem Lopez and Council Member Headen accepted the amendment. The amended motion carried unanimously.

Sponsorship and Grant Policy - **APPROVED**

MPT moved, seconded by Council Member Adams, to approve a $1500 sponsorship for Expanded Horizons. The motion carried unanimously.

*Expanded Horizons, dba PRG Services - $1500 for ongoing project - **APPROVED***

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to table items sixty-one through sixty-three to January 9, 2024 and table items sixty-four through sixty-six to January 23, 2024. The motion carried unanimously.

61. ZON-23-10-0035 - Zoning Change/Concept Plan - Lakeview Pointe (City Council District 6). Zoning Change from Agriculture to a Planned Development for a Single-Family Six District and a Concept Plan depicting 160 single-family detached residential homes on 37.58 acres. Being a tract out of C. L. Dodson, Abstract No. 292 and J. Lawrence Surveys, Abstract No. 616, City of Grand Prairie, Ellis County, zoned Agriculture (A), generally located east of FM 661 and approximately 1,400 feet south of Gifco Road

    TABLED to January 9, 2024 City Council Meeting

62. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of

Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

TABLED to January 9, 2024 City Council Meeting

63. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

    TABLED to January 9, 2024 City Council Meeting

64. 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 to January 23, 2024 City Council Meeting

65. 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)

    Mr. Willis noted his opposition to this item.

    Michele Franklin, 3317 Cathedral Drive, noted her support for items sixty-five and sixty-six.

    TABLED to January 23, 2024 City Council Meeting

66. 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 to January 23, 2024 City Council Meeting

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

67. STP-23-10-0025 - Site Plan - Southloft (City Council District 1). Site Plan for one light manufacturing warehouse building and one office building on 2.17 acres. Being 2.17 acres out of J.R. Parker Survey, Abstract 1227, City of Grand Prairie, Tarrant County, Texas and addressed as 1101 Avenue J East (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Chief City Planner Savannah Ware reviewed the site plan noting it meets density, dimensional parking and landscaping requirements and discussed mitigation for trees. She reviewed the building elevations and noted there were no requested variances. She said the Planning and Zoning Commission (P&Z) and the Development Review Committee (DRC) recommended approval. Deputy Mayor Pro Tem Clemson asked what the options are for action when a living screen is dead. Ms. Ware said to contact her so the owner can receive notice. Deputy Mayor Pro Tem Clemson then moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11478-2023

PUBLIC HEARING CONSENT AGENDA

PUBLIC HEARING ZONING APPLICATIONS

68. SUP-23-08-0031 – Specific Use Permit/Site Plan – Taco Bell at 5284 S Hwy 360 (City Council District 4). Specific Use Permit and Site Plan for a Restaurant with a Drive-Through on 1.09 acres. Lot 12, Block A, Lake Prairie Towne Crossing, City of Grand Prairie, Tarrant County, Texas, zoned PD-267, within the SH 360 Corridor Overlay District, and addressed as 5284 S Hwy 360 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware reviewed the site plan noting it meets parking and landscaping requirements and reviewed building elevations. She said there were requested variances, and both P&Z and DRC approved. Mayor Pro Tem Lopez said given there are other drive throughs located there he moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item as presented by staff. The motion carried unanimously.

    ADOPTED

    ORD 11479-2023

69. CPA-23-08-0017 - Comprehensive Plan Amendment – 4610 S Great Southwest Pkwy (City Council District 4). Comprehensive Plan Amendment to change the Future Land Use Map from

Open Space/Drainage to High Density Residential on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented items sixty-nine and seventy together. She reviewed comp plan and zoning request, noting the purpose is to attach a concept plan to development of a proposed four hundred fifty units. Ms. Ware reviewed building elevations, noting there were no letters in support and fifty-two opposition letters received. She noted P&Z approved, but staff is unable to support due to not aligning with the Future Land Use Map (FLUM) and reviewed staff recommended conditions. Mayor Jensen discussed the owner's right for them to build the apartments and Planning Director Rashad Jackson confirmed they have a right to build there. Council Member Ezeonu asked why the concept plan is before them. Ms. Ware discussed the requirement before moving to the site plan stage. Ms. Mahan advised it is a concept plan and council cannot deny it. Mr. Jackson discussed a lot of older PD's from 70-80s do not have concept plan, and this allows staff to see a concept plan before they bring forth the site plan. He said they have the right to develop; but if there is something detrimental to the design, the city does not have right to provide input. Ms. Mahan provided further information on the ability for council to deny a particular concept. There was discussion on legal consequences and rights of a property owner, property law, past litigation and case law.

Brian Grant with JPI, 600 E Las Colinas, Irving, provided an overview of Jefferson SW Parkway, discussed existing zoning and confirmed no variances were requested. He reviewed photos of other communities they built in Grapevine and Farmers Branch and their unit designs, and noted they met with High Hawk HOA to hear concerns and made changes to help with those concerns, like set back of the units and discussed working with traffic engineers to calm the traffic flow.

Mayor Pro Tem Lopez said he appreciates them working with the city, asked to them to keep as many mature trees as possible and discussed a proposed walking trail. Mr. Grant confirmed it is still part of the plan. Mayor Pro Tem Lopez asked him to keep community informed. Deputy Mayor Pro Tem Clemson said the photos do not appear to be the same style nor as nice/upscale as the one in their other locations. Mayor Pro Tem Lopez agreed and said the quality needs to look a lot closer to the appearance of their other project elevations. Council Member Ezeonu said he'd prefer to table it. Mayor Jensen said he would like a better looking product from the street. There was discussion on proposed building elevations and council's dislike of what is presented tonight. Council Member Del Bosque asked how long the typically keep property before flipping it. Mr. Grant noted four to seven years. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to table items sixty-nine and seventy to first meeting in January. The motion carried unanimously.

TABLED to January 9, 2023 City Council Meeting

70. ZON-23-08-0029 – PD Amendment/Concept Plan - JPI Great SW Parkway (City Council District 4). Amendment to PD-49 to adopt a Concept Plan for multi-family apartments with 450

units on 31.85 acres. Tract 1D, Memucan Hunt Survey, Abstract No. 758, Tract 1, Samuel T. Brown Survey, Abstract No. 84, and Tract 13, Samuel T. Brown Survey, Abstract No. 1689, City of Grand Prairie, Dallas and Tarrant Counties, zoned PD-49, within Lake Ridge Corridor Overlay, with an approximate address of 4610 S Great Southwest Pkwy (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

TABLED to January 9, 2023 City Council Meeting

71. CPA-23-10-0022 - Comprehensive Plan Amendment - Prose Westcliff Multi-Family (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to High Density Residential on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within IH-20 Corridor Overlay, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Items seventy-one and seventy-two were presented together by Ms. Ware. She reviewed the zoning change request and Planned Development amendment to adopt a concept plan for multifamily to include ten buildings and reviewed amenities including a pool, dog park and pickleball court. Ms. Ware reviewed the elevations and noted there were no requested variances. There was discussion on law regarding required building material and requesting improvements.

David Dierkes, 6947 Abbey Court, Dallas, noted his support and said this is consistent with other property in that area and is zoned. He discussed having to be more cost effective to be at an attainable, cheaper price point. Mayor Jensen said he tired of apartments that do not look good. Council Member Ezeonu asked what the price per square foot would be. Mr. Dierkes advised it is $1.70-1.85 per square foot. Council Member Headen asked to clarify if this is at new Dechman Road exit, discussed other attainable apartments already in this area, and asked if they considered mixed use. Mr. Dierkes discussed the modification of the FLUM. Ms. Ware advised the proposed development is not mixed use. CM Headen suggested a meeting with her to discuss more creativity and revisioning this for it to look less basic since this is right off the highway near great attractions. She then moved, seconded by Deputy Mayor Pro Tem Clemson, to table this item. The motion carried unanimously.

TABLED

72. ZON-23-10-0034 - PD Amendment/Concept Plan - Prose Westcliff Multi-Family (City Council District 2). Application for Amendment to PD-18 to adopt a Concept Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-18, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

TABLED

73. SUP-23-09-0040 - Specific Use Permit - Mindful Hearts Learning Center (City Council District 2). Specific Use Permit for a Child Day Care Center at 2985 S Hwy 360, Suite 140. Lot 1, Block R, Emerald Square Addition, City of Grand Prairie, Tarrant County, Texas, zoned as Planned Development (PD-137) and addressed as 2985 S Hwy 360, Suite 140 (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

WITHDRAWN

74. ZON-23-10-0038 - PD Amendment/Concept Plan - Ascend at Forum (City Council District 2). Zoning Change from PD-442 for Single Family Residential Uses to a Planned Development District for Single Family Residential and a Concept Plan depicting 165 single family units on 65.67 acres of land. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-442) for Single Family Residential and Multi-Family Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed this concept plan for single family homes to increase amount of house per lot and noted P&Z and DRC recommended approval. Council Member Headen said they worked to get percentages of homes with larger square footage and this seems reasonable. Daniel McKinnish, 1416 Cedar Bluff Lane, Flower Mound, recorded his support and was available for questions. Council Member Headen moved, seconded by Council Member Adams, to close the public hearing and approve with the home designs set in accordance with the negotiations discussed at the Zoom meeting regarding the appearance of the homes. The motion carried unanimously.

ADOPTED

ORD 11480-2023

75. TAM-23-09-0010 - Text Amendment - Article 9: Sign Standards. An Ordinance of the City of Grand Prairie, Texas, Amending Article 9: Sign Standards of the Unified Development Code by increasing the allowable area for Electronic Message Board or Message Center on a Single-Tenant Monument permitted under Section 9.8.3; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On November 13, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the text amendment regarding message board to align with district standards. She advised P&Z and staff approved. Council Member Del Bosque discussed industry standards, then he moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11481-2023

CITIZEN COMMENTS

Bob Parker, 1801 Wellington Drive, said he requested police assistance, discussed their professionalism, and thanked Grand Prairie Police who handled the situation very well especially Officer J.J. Wallis.

Robert Johnson, 2306 Carrier Parkway, spoke on behalf of Community Step In, and his support for the request for sponsorship, discussed his mental health struggles and issues in families, and the need for this program.

Carol Harrison, 1920 Seagoville, said she suffers from anxiety, said she hoped to see that they were on the agenda, discussed her rent increasing and a complaint resulting from a visit to the Housing Department

Clayton Harrison, 1920 Seagoville, discussed his experience with Housing Department which he described as traumatic and noted he is partially deaf.

Harold Willis, discussed Attorney General Ken Paxton and Texas Supreme Court and their ruling regarding what a woman can and cannot do with their body, discussed Spectrum unlocked electrical boxes and a request for them to better identify their boxes for safety.

Alexandria Dave, 2305 Sweetwater discussed trouble she is having trying to get her inheritance, discussed Dave's Legacy and wants her grandfather's name upheld.

Anita Harris, 2459 Beachview Drive, discussed the increased number of multi housing, liquor and vape stores being built.

ADJOURNMENT

Mayor Jensen discussed Mi Familia Park and the upcoming ribbon cutting at Tyre Park. Mayor Jensen wished a blessed holiday to all, he then adjourned the meeting at 8:17 p.m.

The foregoing minutes were approved at the January 9, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary