# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

## MINUTES

## City Council Meeting

**Tuesday, February 04, 2025** **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 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*
*Council Member District 5 Tony Shotwell*
*Council Member District 6 Kurt Johnson (Left at 6:50 due to illness.)*

*ABSENT*
*Council Member At Large Place 7 Bessye Adams*

### STAFF PRESENTATIONS

1. Introduction of Grand Prairie Chamber of Commerce

   *President and CEO of the Grand Prairie Chamber Brian Bondy introduced himself and discussed his experience, noting the Chamber currently has six hundred fifty-four members and discussed their upcoming events including a banquet at Asia Times Square and the State of the City. He introduced Membership Director Kevin Locks, Director of Special Events and Marketing Haley Mattson, Director of Minority Outreach Claudia Herrmann, previous Board Chair Sara Dedeluk and current Board Chair Mark Ford Farmer Agent. Mr. Bondy discussed the Chamber's goals, roles and responsibilities. He said they are a member driven organization. Mayor Pro Tem Clemson inquired about the next luncheon and Mr. Bondy confirmed it would be held on February 19th at the Ruthe Jackson Center. Mayor Jensen acknowledged Former Chamber President Lynn McGinley also in the audience.*

   **PRESENTED**

2. Prairie Lights Recap

   *Parks Arts and Recreation Director Ray Cerda presented a recap of the 2024 Prairie Lights event with one hundred forty-eight thousand visitors from more than eight hundred ninety-three cities and forty-six states. He noted sponsorship and use of resident coupons increased and reviewed a video of the event. Mr. Cerda said this year's event was the most profitable ever and advised this year would be the twentieth season of Prairie Lights. He introduced the team*

*Parks Administration and Community Engagement Manager Kelly Eddlemon, Special Events Manager Emily Linares, Parks Fiscal Manager Stephen Bowles, Marketing and Communications Manager Jonathan Thompson, Parks Assistant Director Chris Michalski, Parks Superintendent Paul Brown and Parks Superintendent Joey Gomez*
*Ms. Linares provided a recap of pre-event activities, media events and influencers, noted four lost days of sales. She discussed highlights including drive thru upgrades, changes to the holiday village and themed nights. Mr. Thompson discussed media highlights and partnerships including iHeart Radio and Spanish radio spots. Ms. Linares provided gate revenue & car count totaling $1.42 M and 26.9 thousand cars, discussed over eight hundred surveys collected indicated they met or exceeded expectations at 99.6%. She reviewed new concessions vendor information with revenue being the best of all time. Ms. Linares discussed continuing to increase sponsorships, merchandise opportunities and theme nights. Mr. Bowles said ticket revenue was down with inclement weather and fewer days, but total gross revenues was $1.7M revenues with the biggest net profit of all time and expenses were below $1M.*

**PRESENTED**

**AGENDA REVIEW**

*Mayor Pro Tem Clemson asked if there were questions regarding any Consent Agenda items. Council Member Shotwell asked for clarification of items fifteen and sixteen. Engineering and Utilities Services Director Noreen Housewright provided information regarding the SCADA system and what it controls noting it sends signals so staff can maintain the system. She advised it is an upgrade to the current system.*

**EXECUTIVE SESSION**

*Mayor Jensen called a closed session at 4:51 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**

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**6:30 PM Council Chambers**

**RECONVENE MEETING**

**Invocation led by Managing Director Walter Shumac.**

**Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Del Bosque.**

**PRESENTATIONS**

3. Certificate of Recognition for Career and Technical Education Month Presented to Grand Prairie ISD

**PRESENTED**

**CONSENT AGENDA**

*Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Ezeonu to approve items four through twenty-two. The motion carried unanimously, 8-0.*

4. Minutes of the January 21, 2025, City Council Meeting

   **Approved on Consent Agenda**

5. Boards and Commissions - Appointment to fill a vacancy on Library Board

   **Approved on Consent Agenda**

6. Parkview PID Contract with Site Landscape Development for landscape maintenance in the total amount of $61,297, including landscape maintenance $47,297, beautification $6,000, and irrigation system maintenance services $8,000, for a one year term (Council District 1)

   **Approved on Consent Agenda**

7. Lake Parks PID Contract with Site Landscape Development for Landscape Renovations for the Lake Ridge Living Wall in the total amount of $124,375.24 for a one-year term (Council Districts 4 and 6) Reviewed by the Lake Parks PID Board on January 8, 2025

   **Approved on Consent Agenda**

8. Oak Hollow/Sheffield Village PID Contract with Future Outdoors, LLC for installation of an 8' tall RhinoRock Precast Concrete Fence on Magna Carta Boulevard in the amount of $290,522.50 for a one year term (Council District 4) Approved by the Oak Hollow/Sheffield Village PID Advisory Board on 1/16/2025

   **Approved on Consent Agenda**

9. Construction Manager at Risk (CMAR) Contract with CMC Development & Construction Corporation LLC for Initial Pre-Construction Services regarding Water Utility Facilities Renovations in the amount of $2,000; Approval of a Construction Manager's Fee of 2.0% of the Cost of Work (Reviewed by the City Council Development Committee on 01/21/2025)

   **Approved on Consent Agenda**

10. Annual contract for Reinforced Concrete Cylinder Pipe (RCCP) welding services from Rangeline Pipeline Services, LLC in an amount not to exceed $100,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $500,000.00, if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

    **Approved on Consent Agenda**

11. Purchase Fire Hydrant Repair and Replacement Services from Southern Trenchless Solutions, LLC in the amount of $514,160.55 for the Repair and/or Replacement of 29 Fire Hydrants through a national cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 01/21/2025)

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

**Approved on Consent Agenda**

12. Annual contract for the purchase of water meter boxes and lids from Bass & Hays Foundry, Inc. in an amount of up to $150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

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

    **Approved on Consent Agenda**

13. Amendment #1 to Professional Services Contract with Garver, LLC for additional engineering design services for the Shady Grove Road Phase 1 from State Highway 161 Northbound Freeway to Belt Line Road reconstruction project in the amount of $1,734,578.86, for a total contract amount of $2,607,340.86 (Reviewed by the City Council Development Committee on 01/21/2025)

    **Approved on Consent Agenda**

14. Construction contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P. for West Tarrant Road at Arbor Creek Paving, Drainage, Water and Wastewater Improvements in the total amount of $ 9,001,285.14 for Base Bid; materials testing with Alliance Geotechnical Group for $44,887.00; in-house engineering in the amount of $450,064.26; and a 5% construction contract contingency in the amount of $450,064.26 for a total project cost of $9,946,300.66 (Reviewed by the City Council Development Committee on 01/21/2025)

    **Approved on Consent Agenda**

15. Purchase of VT Supervisory Control and Data (SCADA) Upgrade Services from Prime Controls, L.P. in the amount of $324,306.00 (Reviewed by the City Council Development Committee on 01/21/2025)

    **Approved on Consent Agenda**

16. Annual contract for maintenance and repair services of the Supervisory Control and Data (SCADA) system with Prime Controls, L.P. as primary and Super Tech Automation, LLC dba Supertech Automation as secondary in an amount not to exceed $150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $750,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 01/21/2025)

    **Approved on Consent Agenda**

17. Professional Services Contract with Dunaway Associates, LLC for Architecture Design Services for the Lynn Creek West Park Project, including a wayfinding design package for the Lake Parks system in the amount of $265,450 plus a 5% contingency in the amount of $13,272.50 for a total project cost of $278,722.50 (Presented to the City Council Development Committee on 12/17/2024)

    **Approved on Consent Agenda**

18. Ratify purchase and installation of audio video system at the Ruthe Jackson Center from Digital Resource, Inc. in the amount of $161,700.00 through national purchasing cooperative The Interlocal Purchasing System (TIPS) (Reviewed by the Finance and Government Committee on 02/04/2025)

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

    **Approved on Consent Agenda**

19. Authorize Payment of $92,040.98 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, 2025 through February 4, 2026 (Reviewed by Finance and Government Committee on 2/4/25)

    **Approved on Consent Agenda**

20. Ordinance Calling a General Election on May 3, 2025 to Elect City Council Member District Two, City Council Member District Four and Mayor At Large, and Ordinance Calling a Special Election to Reauthorize the Local Sales and Use Tax at the Rate of One-fourth of One Percent for Maintenance and Repair of Municipal Streets

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

    **ADOPTED**

    **ORD 11663-2025**

21. Resolution approving the 2025 Grand Connection Public Transportation Agency Safety Plan (PTASP) and authorizing the City Manager to submit the 2025 Grand Prairie PTASP and related documentation to the Texas Department of Transportation (TXDOT) and the Federal Transit Administration (FTA) for compliance with federal safety requirements (Reviewed by City Council Development Committee on 01/21/2025)

    **ADOPTED**

    **RES 5451-2025**

22. Discussion and consideration of all matters related to the early payment of $8.4M of the "City of Grand Prairie, Texas, Tax Note, Series 2024", including the adoption of a resolution authorizing the execution of an agreement for the deposit of funds sufficient to defease and redeem the obligation in full (Reviewed by the Finance and Government Committee on 02/04/2025)

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

    **ADOPTED**

    **RES 5452-2025**

## ITEMS FOR INDIVIDUAL CONSIDERATION

23. Ordinance Calling a Special Election on May 3, 2025, for the Purpose of Submitting Proposed Amendments to the Grand Prairie City Charter to the Qualified Voters of the City of Grand Prairie

*Mayor Jensen asked if there were any requested changes. Hearing none, he then moved, seconded by Mayor Pro Tem Clemson, to approve the ordinance calling a special election to amend charter to modify Article IV Section 11 of the Charter to create the Deputy Mayor Pro Tem position and authorize removal of any redundancies or inconsistencies, correct any typographical errors, make necessary language gender neutral and remove any language that conflicts with or is preempted by state or federal law. The motion carried unanimously.*

**ADOPTED**

**ORD 11664-2025**

24. City Manager's Contract

**NO ACTION**

## PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

25. STP-24-11-0045 - Site Plan - Oncor Tyre Substation (City Council District 1). Site Plan for an Electric Substation on 9.98 acres. A portion of Tracts 1D & 2E, out of W.G. May Survey, Abstract No. 1028, Tarrant County, Texas, Zoned Light Industrial, and generally located east of Tapley St, and south of Tyre St, and tentatively addressed as 2350 W Marshall Dr (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Chief City Planner Savannah Ware presented the proposed site plan for an electric substation on approximately ten acres. She reviewed the aerial view map. Ms. Ware noted there are no street frontages and no landscaping proposed. She discussed requested variances which include minimum landscape requirement – to allow no landscaping, and pavement to allow gravel as a base material for the electrical equipment. Ms. Ware noted the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval. Mayor Jensen called for speakers.*

*Travis Yanker, 3803 Parkwood Blvd, Suite 800, Frisco, recorded his support and as the project engineer was available to answer questions. Patsy Ray, 2217 El Paso, recorded her support and asked to clarify location. Mr. Hills discussed location, and Planning and Development Director Rashad Jackson indicated on the map. Harold Willis, 538 Lindly, spoke in opposition, and asked to clarify who would benefit from the substation. The applicant was not present. There was discussion on the applicant's right per zoning. Mr. Jackson confirmed access is only via the PolyAmerica property.*

*There was discussion on visibility from Tyer Park and having a masonry fence, having a natural screening around masonry wall and having no outside storage. Mr. Yanker discussed issues having trees and animals around power station. Mayor Pro Tem Clemson said under the circumstances she moved, seconded by Mayor Jensen, to approve this item with staff recommendations. The motion carried 7-0.*

**APPROVED**

26. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval as presented by a vote of 8-0)

    *Ms. Ware presented the proposed site plan for hotel which is allowed by right. She noted it meets density and dimensional requirements and discussed two requested variances. Ms. Ware reviewed renderings and elevations and said this does not exceed limitations of the hotel concentration and is allowed by Unified Development Code (UDC). She reviewed amenities and requested variances for required landscape buffer, screening wall and number of Tier 1 amenities. She advised it provides two common areas. Ms. Ware said P&Z and DRC recommended approval. Mayor Pro Tem Clemson asked if a Specific Use Permit (SUP) is required, and Ms. Ware confirmed it does not. There was discussion on required lighting and concerns with parking next to the apartments. Mayor Jensen discussed the option to table this item to allow for them to consider no deviations or requested variances.*

    *Amish Patel, 904 Winchester Drive, recorded his support of this item.*

    *Mayor Pro Tem Clemson moved, seconded by Mayor Jensen to table this to the March 4th City Council meeting. (Council Member Headen stepped out of the room before the vote). The motion carried, 6-0.*

    **TABLED**

**PUBLIC HEARING ZONING APPLICATIONS**

*Item 27 was considered before 25-26 prior to Council Member Johnson's departure. He was ill and left for the evening at 6:50 p.m.*

27. SUP-24-04-0018 - Specific Use Permit/Site Plan - 2625 England Parkway (City Council District 6). SUP/Site Plan for a two-story multi-tenant building with a drive thru on 1.00 acre. Lot 33, Block D, Mira Lagos East Retail Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lake Ridge Corridor Overlay District, and addressed as 2625 England Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    *Ms. Ware reviewed the SUP and Site Plan for a two story building on one acre with optional drive through. She reviewed, noting it meets Appendix F requirements and advised seventeen letters in support and forty-six in opposition were received. Ms. Ware advised P&Z and DRD recommended approval. Mayor Jensen called for speakers and there were none. Council Member Johnson moved, seconded by Council Member Ezeonu, to close the public hearing and to deny this item. The motion carried unanimously, 8-0.*

    **DENIED**

28. ZON-24-11-0029 - Zoning Change – 2335 & 2339 SE 4th St. (City Council District 3). Zoning Change from Single Family-Two (SF-2) to Single Family-Six (SF-6) on 0.438 acres. Lots 1A &1B, Block H, Grand Prairie Prize Acres Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, and addressed as 2335 & 2339 SE 4th St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Ware presented Zoning Change request to allow for the construction of three homes instead of two, noting P&Z and DRC recommended approval. Mayor Jensen called for speakers, and there were none. Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item per staff recommendations. Council Member Shotwell withdrew his motion. Council Member Del Bosque moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried, 6-0.*

**ADOPTED**

**ORD 11665-2025**

29. CPA-24-09-0013 - Comprehensive Plan Amendment - 509 Austin St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Low Density Residential on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

*Ms. Ware presented this item proposing for single family 6 housing. (Council Member Headen returned to the dais.) She advised two letters opposition were received and none in support. Ms. Ware reviewed the map of opposition letters received and advised P&Z recommended approval, but staff was unable to recommend approval due to it does not align with the Future Land Use Map (FLUM).*

*Mike Arnegun, 509 Austin Street, recorded support. Council Member Del Bosque, moved to approve this item. He then withdrew his motion. Council Member Shotwell asked staff to keep an eye on building plans as it faces Austin Street, but the access area is small. He then moved, seconded by Council Member Del Bosque, to close the public hearing and approve items twenty-nine and thirty. The motion carried unanimously, 7-0.*

**ADOPTED**

**ORD 11666-2025**

30. ZON-24-09-0024 - Zoning Change - 509 Austin St (City Council District 5). Zone Change from Central Area District and Two Family Residential District to Single Family-Six Residential District on 0.17 acres. A portion of Lot 3, Block B, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area District and Two Family Residential District, and addressed as 509 Austin St (On January 13, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**ADOPTED**

**ORD 11667-2025**

31. SUP-25-01-0001 - Specific Use Permit - Rapido Lavanderia (City Council District 5). Specific Use Permit for a Laundry (Self-Serve) facility in an existing commercial lease space on 2.18 acres. Tract 10, M. L. Swing Survey, Abstract No. 1446, City of Grand Prairie, Dallas County, Texas, zoned General Retail, and tentatively addressed as 425 S Belt Line Rd (On January 27, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    *Ms. Ware presented this SUP request noting it would have forty to fifty washers/dryers, vending machines and arcade games. She reviewed their proposed operation hours and days. Ms. Ware noted two letters of opposition and one in support were received. She said the P&Z and DRC recommended approval.*

    *Naser Nayeb, 5119 Radbrook Place, Dallas, said he applied a little over a year ago to build and discussed permitting issued and it as built before they were told they needed a Certificate of Occupancy. Mr. Shotwell moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously, 7-0.*

    **ADOPTED**

    **ORD 11668-2025**

**CITIZEN COMMENTS**

*Steve Rankin, 2450 Harrison Street, advised Council he is still having problems with an application.*

*Charlie Garza, 2611 Naples Lane, expressed concern with decorum, professionalism and proper language during the last City Council meeting and the speakers wearing shirts with derogatory verbiage especially when children are present and provided a history about himself and his desire to serve on a board or commission.*

*Harold Willis, 538 Lindly, discussed Grand Prairie Independent School District politics and reporting a street light outage.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 7:41 p.m.*

*The foregoing minutes were approved at the February 18, 2025, City Council meeting.*

*Mona Lisa Galicia, City Secretary*