CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, September 19, 2023 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:31 p.m. noting Council Member Humphreys is out due to illness.

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 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

ABSENT
Council Member District 5 Cole Humphreys

STAFF PRESENTATIONS

1. Fire Station 6 closure and communication plan

   Fire Chief Robert Fite discussed plans for communicating the temporary closure of Fire Station 6 via website, social media, print and signs in English and Spanish. He reviewed plans to keep neighborhoods safe in response to the temporary closure of Fire Station 6.

   PRESENTED

2. Prairie Lights Fees

   Parks, Arts and Recreation Director Ray Cerda discussed Prairie Lights car pricing. He introduced Marketing Supervisor Kelly Eddlemon and Fiscal Manager Stephen Bowles. Mr. Cerda reviewed general admission car pricing history, charges from 2017 through 2019 and noted modifications in pricing due to COVID. He discussed promotional codes and coupons provided and reviewed anticipated attendance for 2023. Mr. Cerda discussed proposed pricing, fast pass options, and a special offer for Grand Prairie residents. He noted VIP/Media Night would be on November 16th at 7:00 p.m. There was discussion on revenue from concessions. Mr. Bowles advised indoor and outdoor tent concessions revenue is at about eighteen percent. Council Member Johnson suggested a five dollar coupon for the gift shop for residents. Council Member Ezeonu suggested entry for prime nights at forty-five dollars and thirty-five dollars for non- prime nights for residents. Mayor Jensen advised a steeper coupon for

residents may be preferred. There was discussion on utilizing a paper coupon. Council confirmed they would like the fee to be fifty dollars with ten dollars off for Grand Prairie residents. Mr. Cerda noted food vendors have a five year agreement and this is year five. There was discussion on food truck options for future years. Deputy City Manager Megan Mahan advised the first week of Prairie Lights, citizens would receive a fifteen dollar off coupon which has already gone to print through the Pipeline Newsletter.

PRESENTED

3. Proposal for Epic Central from Unbroken

Ms. Mahan introduced Galen Brueggen & Janee Hill with Unbroken. Ms. Hill discussed their program highlighting women in community who take action and create change. She reviewed their business history including projects with Victory Park Dallas, CEO camps and their work with Southwest Airlines. Ms. Hill advised Unbroken is in on television with WFAA. She noted through media they can incorporate Grand Prairie into their content, through seamless integration they would bring perceived credibility. Ms. Hill reviewed their 2024 calendar of events which would be held in Grand Prairie, reviewed video productions noting she sees a number of opportunities to bring families to Grand Prairie. Council Member Del Bosque asked for a list of other cities with which they work. Ms. Hill noted they have worked with Fort Worth, Dallas and Nokona. Council Member Headen discussed drawing corporate people to Grand Prairie to have experiences for large scale events, in turn sharing those experiences with others. Ms. Hill discussed specific target marketing and being intentional on how they show the facilities and fill the area. There was discussion on how the promotion would happen this year and next year as well as the cost. Ms. Hill discussed their podcast, other promotional opportunities and producing a commercial for Grand Prairie. Mayor Jensen noted the convention center is not yet open, so quarter four may not happen until January and said the city has a marketing team who would need to review how something like this would fit and be funded. Mayor Jensen advised the Finance and Government Committee and staff should review it since there are current marketing efforts in place. Council Member Del Bosque advised he would like the City Council Development Committee to review as well. Mayor Pro Tem Lopez suggested staff review and research. Council Member Adams said she is interested to see how this would blend with current efforts.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if there were questions regarding any agenda items. Council Member Del Bosque said the City Council Development Committee (CCDC) reviewed items twenty through twenty-two and recommend approval. He noted the vendor from item twenty-two was a connection made at the Texas Municipal League Conference and has brought forth a big savings opportunity for the city. Mayor Jensen asked if the CCDC recommended approval of item forty-one. Council Member Del Bosque confirmed.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:26 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 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:16 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Monty Brinkley of The Crossing Church.

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

PRESENTATIONS

4. GPPD Youth Boxing Program Recognition

   Chief Daniel Scesney introduced and Freddie Sanchez with Grand Prairie Police Youth Boxing. Mr. Sanchez introduced National Golden Gloves Champion, Angela Perez, noting she dominated the top contenders.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez noted there was a correction for agenda item twenty-eight. Engineering Services Director Noreen Housewright advised there was a typo, and the item should read "over thirty thousand gallons." Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items five through thirty-nine with the typo correction of item twenty-eight. The motion carried unanimously, 7-0. Council Member Headen stepped out of Chambers before the vote was taken.

5. Minutes of the August 8, 2023, Special City Council Meeting and September 5, 2023, City Council Meeting

   Approved on Consent Agenda

6. Nomination of Patty Harris to the Animal Shelter Advisory Committee

   Approved on Consent Agenda

7. Greenway Trails PID Contract with Site Landscape Development for landscape maintenance in the total amount of $186,152.23, including landscape maintenance $174,152.23, beautification $10,000, and irrigation system maintenance services $2,000, for a one-year term (Council District 6) (Reviewed by the Greenway Trails PID Advisory Board on 08/23/2023)

   Approved on Consent Agenda

8. Purchase of Anti-Ram Vehicle Barriers from Advanced Security Technologies, LLC, in the amount of $73,724 (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

   Approved on Consent Agenda

9. Purchase of Bullet Resistant Shields from BodyArmorOutlet.com in the amount of $179,987.50 (Reviewed by the Public Safety, Health, and Environment Committee on 09/11/2023)

Approved on Consent Agenda

10. Contingency transfer in the amount of $595,295 for part-time pay increases and City Hall security upgrades

Harold Willis, 538 Lindly, noted his support of this item and asked to clarify what is being upgraded. Audit/Budget Director Thao Vo discussed the upgrades to City Hall.

Approved on Consent Agenda

11. Annual Contract for document destruction service from WorkQuest Inc. in an estimated annual cost of $30,000 through a Master Cooperative Agreement with TXMAS. This contract will be for one year with the option to renew for two additional one-year periods totaling $90,000 if all extensions are exercised (Reviewed by the Finance & Government Committee on 09/05/2023)

Approved on Consent Agenda

12. Annual Contract for Portable Toilet Rentals and Services from United Site Services in the amount of $59,253.50. This contract will be for one year with the option to renew for four additional one-year periods totaling $296,267.50 if all extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

Approved on Consent Agenda

13. Annual Contract for Investment Advisory Services from Valley View Consulting, LLC up to $75,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $375,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

Mr. Willis noted his opposition and asked for clarification of this item. Chief Financial Officer Cathy Patrick advised this contractor will assist the city in investing money safely.

Approved on Consent Agenda

14. Contract for Arbitrage Rebate Compliance Services from Hilltop Securities Asset Management in the amount of up to $ 22,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $110,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

Mr. Willis noted his opposition of this item and asked for information on contractor, Hilltop Securities. Ms. Patrick confirmed they are large firm in Dallas, she discussed tax exempt bonds and noted the city contracts with experts to assist.

Approved on Consent Agenda

15. Annual contract renewal #3 with an annual increase for publications, audiovisual materials, books, textbooks, and ancillary services with Ingram Library Services in the amount of

$85,000.00 annually for a total project cost increase of $170,000.00 if the remaining one-year extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

Approved on Consent Agenda

16. Annual contract renewal #1 with an annual increase for HOOPLA Streaming Services with Midwest Tape in the amount of $50,000 annually for a total project cost increase of $200,000 if the remaining one-year extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

    Mr. Willis noted his opposition of this item and asked for clarification of HOOPLA. Library Director Peter Sime explained it is a service offered to citizens at the Library and discussed their wide range of titles of more than fifty thousand.

    Approved on Consent Agenda

17. Annual Contract for Arctic Wolf Networks Inc. Cybersecurity Operations Center Services and Software from FreeiT Data Solutions, in the estimated amount of $173,749.76 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 four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of $1,171.487.08 if all extensions are exercised (Reviewed by the Finance and Government on 09/05/2023)

    Approved on Consent Agenda

18. Annual Maintenance Contract for Maintenance and Software Support Dell VxRail Units from Unique Digital Technologies, Inc. in the estimated amount of $42,304.65 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 four additional one-year periods, allowing an increase not to exceed 15% annually with an estimated total of $285,234.08 if all extensions are exercised (Reviewed by the Finance and Government Committee on 09/05/2023)

    Approved on Consent Agenda

19. Price agreement for Fiber Restoration Services from Future Infrastructure in the annual amount of up to $476,190.00 with the option of four renewals for a total of $2,380,950.00 if all renewals are exercised (Reviewed by the Finance & Government Committee on 09/05/2023)

    Mr. Willis noted his opposition of this item and asked who owns the fiber lines. Transportation and Mobility Directo Walter Shumac advised the city owns these fiber lines and the issues are with construction businesses cutting city fiber lines.

    Approved on Consent Agenda

20. Change Order No. 4 with Dallas County for the widening and extension of Wildlife Pkwy between Belt Line Rd and SH 161 in the amount of $2,719,383 with the City's contribution for Change Order No. 4 being $1,614,601 (Reviewed by the City Council Development Committee 09/19/2023)

Approved on Consent Agenda

21. Annual Contract for Easement and Alley Clearing to Bronco Land Clearing up to $850,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling $2,749,000 if all extensions are exercised (Reviewed by the City Council Development Committee on 09/19/2023)

Approved on Consent Agenda

22. Construction contract with Andale Construction, Inc. to furnish and install OxCon resurfacing material on the 100 to 300 block of West Main Street behind business parking lots in the amount not to exceed $717,973.40 (Reviewed by the City Council Development on 09/19/2023)

Approved on Consent Agenda

23. Authorize and approve a $500 six-month license for DFW Midstream Partners, LLC to build a temporary workspace on a common area of High Hawk at Martin's Meadow Block X-1, Lots 1 and 9 located at Lake Ridge Parkway and north of Palmer Trail (west of Golden Hawk Drive), Tarrant County

Approved on Consent Agenda

24. Change Order 01 with Landmark Structures in the amount of $969,004 for redesigned graphics and additional lighting features for the Robinson Road Elevated Storage Tank

Approved on Consent Agenda

25. Ordinance to appropriate $800,000 from the unobligated fund balance in the Capital Reserve Fund and Award a Construction Contract with Impact Environmental Services for Asbestos Abatement at 658 SW 3rd Street in the amount of $217,575.00, plus a contingency amount of $10,878.75 for a total project cost of $228,453.75 (Public Safety, Health & Environment Committee 09/11/23)

ADOPTED

ORD 11413-2023

26. Contract for FY 24 Laboratory Services with Trinity River Authority in an amount not to exceed $273,000 for analysis of water, wastewater, and stream samples

APPROVED

27. Purchase of a Landfill Truck Scale from Fairbanks Scales in the amount of $121,732.00 (Reviewed by the Public Safety, Health & Environment Committee on 09/11/2023)

APPROVED

28. Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water and wastewater

ADOPTED *with correction of typo - the item should read "over thirty thousand gallons."*

ORD 11414-2023

29. Ordinance Amending the FY 2022/2023 Capital Improvement Projects Budget; Grant Recipient Contract with National Fitness Campaign for the 6 outdoor Fitness Studio/Courts in the amount of $890,000 and an estimated amount not to exceed $450,000 for engineering design services, geotechnical investigation, site work, and site furnishings, for a total project cost of $1,340,000 (Reviewed by the Finance & Government Committee on 09/05/2023)

    ADOPTED

    ORD 11415-2023

30. An Ordinance amending Ordinance 11200-2022 and defining 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

    ADOPTED

    ORD 11416-2023

31. An Ordinance Amending the Step Plan Pay Scale for Civil Service Police and Fire Employees

    ADOPTED

    ORD 11417-2023

32. Resolution authorizing the City Manager to negotiate and acquire rights-of-way for the FY 2023/2024 Capital Improvement Projects

    ADOPTED

    RES 5365-2023

33. Resolution accepting the FY 2024-2028 Capital Improvements Plan

    ADOPTED

    RES 5366-2023

34. Resolution Approving Assignment of Private Activity Bond Authority to Texas Department of Housing and Community Affairs; and Containing Other Provisions Relating to the Subject

    ADOPTED

    RES 5367-2023

35. Resolution Authorizing the Execution of a Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, L.P for the Lakesong Planned Development (City Council Development Committee on 09/19/2023)

Mr. Willis noted his opposition of this item and asked to clarify items thirty-five to thirty-seven. Deputy City Manager Megan Mahan discussed the development agreement for development south of town in the city's extraterritorial jurisdiction. Mr. Willis asked when annexation would take place. Ms. Mahan noted this area will be annexed in about a year. Mr. Willis said he wants to ensure Police & Fire services are provided in that area.

Casey Stevenson and Nate Witzel, 8200 Douglas Blvd, Dallas, noted their support of the item.

ADOPTED

RES 5368-2023

36. Resolution Consenting to the Creation of Lakesong Municipal Management District Number 1, an In-City Municipal Management District (Reviewed by the City Council Development Committee on 09/19/2023)

ADOPTED

RES 5369-2023

37. Resolution Giving Consent to the Annexation of Land into the Lakesong Municipal Management District No. 1, an In-City Municipal Management District, with said Consent Being Effective Upon Annexation of the Land into the City of Grand Prairie (Reviewed by the City Council Development Committee on 09/19/2023)

ADOPTED

RES 5370-2023

38. Ratify the application for the FY2023 Urban Area Security Initiative (UASI) Grant; and authorize the City Manager to Accept funding by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor – Homeland Security Grants Division (Reviewed by the Public Safety, Health, and Environmental Committee on 9/11/2023)

Mr. Willis noted his support of this item asked if grant money will used for Police. Fire Chief Robert Fite indicated this is for an emergency management position and this has been received for over twenty years.

ADOPTED

RES 5371-2023

39. Ratify the application for the FY2023 State Homeland Security Program (SHSP) Grant; and authorize the City Manager to Accept funding by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor – Homeland Security Grants Division (Reviewed by the Public Safety, Health, and Environmental Committee on 9/11/2023)

Mr. Willis noted his support of this item asked to clarify use of funds. Chief Fite indicated this is to fund a sheltering trailer.

ADOPTED

RES 5372-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

40. Action Items Resulting from Staff Presentations:

Prairie Lights Fees - Mayor Pro Tem Lopez moved, seconded by Council Member Ezeonu to approve the fee schedule as discussed in council briefing which will include a ten dollar coupon for citizens of Grand Prairie. The motion carried, 7-0. Council Member Headen was not present for the vote.

Proposal from Unbroken for Epic Central was tabled.

41. Public Hearing on SNC-23-07-0001– Street Name Change – Lower Tarrant Road to Lyndon F King Drive (City Council District 1). Street Name Change request to change a segment of Lower Tarrant Road to Lyndon F King Drive

Mr. Shumac noted this is a public hearing for a street name change from Lower Tarrant Road to Lyndon F. King Drive in honor of a fallen officer and reviewed the location map. He noted there was one letter of opposition. Chief Daniel Scesney provided information on fallen Officer King. Widow Carolyn King spoke present, child was 18 mos. Chief Scesney: encouraged passing this honor to show how much we value police ultimate sacrifice. Officer King's widow, Carolyn Keen, 1525 Arkansas, recorded her support, thanked Council, and noted she worked for the city's Police Department for many years and then worked at the Municipal Court. Those recording their support: Officers James Wallis, E. Rahman, K. Bruner, Myers, Speer, Zach Hopkins, Jon Granberry, Lt. Clark, Sgt. Calvin Brown; and Jennifer Thompson, Amanda Page, Charnae Kearney, Robert Pollard, Greg New, Lily Yap, Lori Ehly, Brittany Crayton, Aleecia Yesh, Francis Obudo, Mark Atkins, Hunter Dell, Kenneth Zacharias, Evan Keefer, Jim West, Barron Fraker, Marc Taddonio, William Walden, Michael Angel, Tim Sliva, Justin Krywalski, David Blair, Anthony Hogan, Jaxon Wright, Eric Burt, Jesse Ross, and Colin Dwyer, 1525 Arkansas.

Harold Willis recorded his support, discussed a public safety bond committee on which he previously served and discussed the accident and noted his desire for other fallen officers to be considered for street naming.

Mayor Jensen noted staff chose this location because it is near the gun range and Highway 161.

Randy Walhood, 2330 Lower Tarrant Road, former Director of Grand Prairie Public Works, reviewed the land they own noting they are not against honoring fallen Officer King. He said they would like to retain their address of Lower Tarrant and suggested naming a more southern portion of that road, closer to the front of the police range so they can keep their address. Mr. Shumac noted this is a preferred choice. Chief Scesney said there is value to seeing Mr. King's name further up the road. Mayor Jensen noted this is a public hearing and called for any other speakers. There were none. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to close public hearing a approve this item. The motion carried unanimously, 8-0.

ADOPTED

ORD 11418-2023

42. Second of two readings of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to provide for a rate increase on residential, commercial, and industrial services (Reviewed at Budget Workshop on 08/17/2023)

    Dr. Redfearn presented items forty-two and forty-three together. She noted this is the second of two hearings and was deemed appropriate by staff. She discussed the ordinance to modify rates, effective October 1st. There were no speakers. Mayor Pro Tem Lopez moved, seconded by Council Member Ezeonu, to approve items forty-two and forty-three as presented. The motion carried unanimously, 8-0.

ADOPTED

ORD 11419-2023

43. Second reading of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services, of the Code of Ordinance of the City of Grand Prairie, Texas by amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, 26-115 Commercial Fees, and 26-119 Rates for Disposal; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective date, after publication, of October 1, 2023 (Reviewed at the Budget Workshop on 08/17/2023)

ADOPTED

ORD 11420-2023

44. Ordinance amending the FY 2022/2023 Operating Budgets

    Mr. Vo presented the ordinance amending the FY 2022-2023 budget noting it is an administrative cleanup. Council Member Johnson moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11421-2023

45. Second Public Hearing on the FY 2023/2024 Capital Improvement Projects (CIP) Budgets (Reviewed by the City Council on 09/05/2023)

    Mr. Vo noted this is the second public hearing to review the CIP budgets. Mayor Jensen took roll call vote:

    Motion to close the public hearing and approve made by Council Member District 6 Johnson, Seconded by Council Member At Large Place 8 Ezeonu.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu

Council Member Humphreys absent. Motion carried, 8-0.

ADOPTED

ORD 11422-2023

46. Second Public Hearing and Ordinance Adopting the FY 2023/2024 Operating Budgets (Reviewed by the City Council on 09/05/2023)

Mr. Vo noted this is the second public hearing to adopt the city's operating budget.

Harold Willis recorded his support and asked what contingency funding the city has for gas and diesel. Mr. Vo said the projected amount to be about four dollars per gallon and was budgeted to cover that amount.

Motion to close the public hearing and approve made by Council Member District 6 Johnson, Seconded by Council Member At Large Place 8 Ezeonu.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu

Council Member Humphreys absent. Motion carried, 8-0.

ADOPTED

ORD 11423-2023

47. Public Hearing and Ordinance adopting and levying the ad valorem tax for the FY 2023/2024 at a rate of $0.66 per $100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2023, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date

Mr. Vo discussed the ad valorem tax. Mayor Jensen noted although property values have gone up, the tax rate is the same as last year at $0.66 and advised the homestead exemption was increased this year.

Council Member District 6 Johnson moved that the property tax rate be increased by the adoption of a tax rate of 0.66, which is effectively a 12.66 percent increase in the tax rate and to close the public hearing, Seconded by Council Member At Large Place 8 Ezeonu.

Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu

Council Member Humphreys absent. Motion carried, 8-0.

ADOPTED

ORD 11424-2023

48. Ordinance approving the 2023 tax roll resulting in a tax levy in the amount of $158,257,123

Mr. Vo reviewed the ordinance approving the tax roll. Council Member Johnson moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11425-2023

49. Westchester PID (City Council Districts 2 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Westchester PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Special Districts Administrator Lee Harriss presented nineteen PID items which meet legal requirements. Mr. Willis recorded his support of item forty-nine and discussed the continual waste of water and upkeep of irrigation system in the area. Ms. Harriss said the PIDs are informed when complaints are received, and they respond advising when adjustments are made. She asked Mr. Willis to contact her to report any irrigation related issues.

Philip Varghese, 549 Parkcrest Drive, was told last year the apartment property would be added to the PID and wanted to confirm. Ms. Harriss confirmed they were added. He also said he has concerns of how board members are elected. Ms. Harriss discussed the process, but proof of address is not verified.

Mayor Pro Tem Lopez moved, seconded by Council Member Adams, to approve items forty nine through sixty-seven. The motion carried unanimously.

ADOPTED

ORD 11426-2023

50. Whispering Oaks PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Whispering Oaks PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11427-2023

51. Fairway Bend PID (City Council District 1)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Fairway Bend PID 5-year Service Plan;

    c. Ordinance approving the assessment roll and rate;

    d. PID Advisory Board Membership

    ADOPTED

    ORD 11428-2023

52. Brookfield PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate

    b. Adoption of the Brookfield PID 5-year Service Plan;

    c. Ordinance approving the assessment roll and rate

    d. PID Advisory Board Membership

    ADOPTED

    ORD 11429-2023

53. Forum Estates PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Forum Estates PID 5-year Service Plan;

    c. Ordinance approving the assessment roll and rate;

    d. PID Advisory Board Membership

    ADOPTED

    ORD 11430-2023

54. Walingford Village PID (City Council District 3)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Walingford Village PID 5-year Service Plan;

    c. Ordinance approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11431-2023

55. Lake Parks PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Lake Parks PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11432-2023

56. Peninsula PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Peninsula PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11433-2023

57. High Hawk PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the High Hawk PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11434-2023

58. Silverado Springs PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Silverado Springs PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11435-2023

59. Monterrey Park PID (City Council District 3)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Monterrey Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11436-2023

60. Parkview PID (City Council District 1)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Parkview PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11437-2023

61. Country Club Park PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Country Club Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11438-2023

62. Southwest Village PID (City Council District 1).

a. Public Hearing - Service Plan - Assessment Roll and Rate

b. Adoption of the Southwest Village PID 5-year Service Plan

c. Ordinance approving the assessment roll and rate

d. PID Advisory Board Membership

ADOPTED

ORD 11439-2023

63. Oak Hollow/Sheffield Village PID (City Council District 4)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Board Membership

ADOPTED

ORD 11440-2023

64. Lone Star Meadows PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Lone Star Meadows PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11441-2023

65. Berkshire Park PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Berkshire Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

ADOPTED

ORD 11442-2023

66. Crescent Heights PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Crescent Heights PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Board Membership

ADOPTED

ORD 11443-2023

67. Greenway Trails PID (City Council District 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Greenway Trails PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Board Membership

Modoy Sowe, 3520 Walnut Ridge Drive, recorded oppositions to this item. And expressed concern regarding two hundred eight-five apartment units in his area and the closest fire station being ten minutes away and discussed opposition to zoning to build another apartment complex nearby.

ADOPTED

ORD 11444-2023

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

68. STP-23-07-0017 - Site Plan - Constellation Avenue K Industrial Development (City Council District 1). Site Plan for two distribution warehouse buildings on 10.01 acres. Site 1A and a portion of Site 1, Block 5, GSID Community No. 5 Addition, Second Installment, City of Grand Prairie, Tarrant County, Texas, and addressed as 901 Avenue K East (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Chief City Planner Savannah Ware presented the site plan for two office / warehouse buildings. She noted it meets density, dimensional, landscaping and parking requirements. She reviewed building elevations and advised no variances were requested. Ms. Ware said the Planning and Zoning Commission (P&Z) recommended approval and the Development Review Committee (DRC) approved with the condition the applicant shall provide directional signs as reviewed and approved by the Transportation and Mobility Department, prohibiting trucks exiting on Avenue K East, from making a left turn toward the single-family subdivisions to the east.

Scott Ellerman, 2021 McKinney Avenue, recorded his support.

Deputy Mayor Pro Tem Clemson noted there are apartments right next door, and asked if hours of operation are available. Ms. Ware advised that information is not yet available and added they are meeting the tree planting requirements. Planning Director Rashad Jackson advised they are allowed here by right. There was discussion on concerns for 24 hours/7 days a

week hours of operation, noise regulations, zoning by right and a specific use permit. Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Lopez, to approve this item. The motion carried unanimously.

APPROVED

69. STP-23-07-0015 - Site Plan Amendment - GSW Phase II (City Council District 1). Site Plan for five industrial/warehouse buildings on 109.87 acres. Multiple tracts from the John C. Read Survey, Abstract No. 1183, Elizabeth Gray Survey, Abstract No. 1680, and John Hardin Survey, Abstract No. 540, City of Grand Prairie, Dallas County, Texas, Zoned Light Industrial, within SH-161 Corridor Overlay, and generally located east of Bear Creek, north of W Shady Grove Rd, and south of W Rock Island Rd, with an approximate location between 400 W Shady Grove Rd and 200 W Rock Island Rd (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Ms. Ware presented this request to amend the site plan to include additional property. She reviewed the history of the site plan for five industrial warehouses, the overall site plan map and building elevations. Ms. Ware said the applicant has acquired additional properties and rezoned them to match the surrounding light industrial land use; this request is to amend the Site Plan to reflect these changes in the overall development. She said it meets density, dimensional and landscaping requirements. Ms. Ware noted the requested variance is to exceed one hundred fifteen percent of required parking spaces - the applicant is requesting to exceed the maximum allowable number of parking spaces. She noted the P&Z recommended approval and DRC recommended approval. There were no speakers for this item. Deputy Mayor Pro Tem Clemson noted they have the legal right and therefore moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

70. ZON-23-07-0023 – PD Amendment/Concept Plan – The Square at Mountain View (City Council District 2). Application for Amendment to PD-16 to adopt a Concept Plan for a retail development on 14.33 acres. Being 14.33 acres out of the Stephen C. O'Gwinn Survey, Abstract No. 1103, J.W.E. Wallace Survey, Abstract No. 1517, and Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, zoned PD-16, and addressed as 3940, 3948, 3950 and 3956 S. Beltline Rd (On September 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented reviewed current zoning noting the purpose of the Concept Plan is to review the overall development and intended locations of driveway access. She discussed allowed use for retail and reviewed proposed concept plan to include grocery store, fitness center, retail and drive thru restaurants. Council Member Headen advised she welcomes a grocery store. There was discussion regarding the fitness center safety of residents walking or crossing over Belt Line Roard. Mr. Jackson noted this is the same property which was brought forth before for multifamily, but they have returned with this concept. Council Member Headen

moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11445-2023

71. CPA-23-07-0015 - Comprehensive Plan Amendment - 225 NW 16th St (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.072 acres. Lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented items seventy-one and seventy-two together noting the applicant is proposing to rezone the property to be able to construct a single-family home and this request is to amend the Future Land Use Map (FLUM) to align with a proposed zoning. Ms. Ware reviewed the FLUM which designates this location as Mixed Use, however the zoning change request is consistent with surrounding land uses. She noted the abutting properties are zoned single family residential or occupied by residential uses. Ms. Ware said the P&Z recommended approval, but staff was unable to recommend since the single-family use is inconsistent with the FLUM, though it matches the predominant zoning of the area . Mayor Pro Tem Lopez asked if a wall would need to be built should there be a commercial build, and Ms. Ware confirmed.

Luke Keaton, 2037 Dalworth (225 NW 16th) recorded his support and was available for questions. Bob Brugenyeiz, 225 NW 16th, recorded his supports of this item.

Mayor Jensen moved, seconded by Council Member Headen, to close the public hearing and approve items seventy-one and seventy-two. The motion carried unanimously.

ADOPTED

ORD 11446-2023

72. ZON-23-07-0024 - Zoning Change - 225 NW 16th St (City Council District 5). Zoning Change from Commercial (C) to Single-Family Six (SF-6) on 0.072 acres. Lot 1, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, zoned Commercial (C) District, within SH 161 Corridor Overlay, and addressed as 225 NW 16th Street (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11447-2023

CITIZEN COMMENTS

Patsy Ray, 2217 El Paso, thanked Council Member Ezeonu, city management and Council for the townhall meeting at Dalworth Recreation. She expressed appreciation for Transportation and Mobility

Director Walter Shumac and his team who filled potholes near her home.

Dietra Gardner, 2619 Cove Drive, said she built a home in Peninsula PID in 2005 and expressed concern with traffic on the bridge over Joe Pool Lake and maintenance inspection of the bridges.

Harold Willis, 528 Lindly, thanked council for street naming in honor of Lyndon King and noted he would like to see other fallen officers honored and discussed rolling blackouts and the use of a backup generator similar to the one used at Walmart.

Phillip Varghese, 549 Parkcrest, signed up to speak but was no longer present.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:57 p.m.

The forgoing minutes were approved at the October 10, 2023, City Council meeting.

Mona Lisa Galicia