CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, February 20, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

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

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

STAFF PRESENTATIONS

1. Extr-ROAR-dinary Dino Fest and Epic Central Spring Break 2024 events

   Library Director Peter Sime presented information regarding this free event to be held March 15 through March 17, 2024, at EpicCentral with the use of animated dinosaurs to promote literacy. He reviewed a map of EpicCentral activities noting where dinosaur exhibits will be placed. Creative Director at Epic Central Zane King described the live music lineup to include many local artists and the St. Patrick's Day event planned with a variety of music during the week, and he discussed plans for the water show. There was discussion on continuing with the event should rain occur and cancellation if dangerous storms ensue.

   PRESENTED

2. Council Business Expense Pay

   Deputy City Manager Cheryl DeLeon and City Manager Bill Hills reviewed comparative data regarding business expense pay for mayor and council in surrounding cities, noting only one other agency has a business expense pay allowance. Mayor Pro Tem Lopez asked to review the history of adjustments made. Mayor Jensen discussed the past increases and how the decision for a stipend was made to reimburse expenses. He noted the council pay amount may not seem fair considering the amount of work council does and advised it would take a charter amendment election to increase salary. Deputy City Manager / City Attorney Megan Mahan reviewed increases made in 2006 and 2015. Council Member Humphreys said he does not support a two thousand dollar increase but is open to an adjustment. There was discussion on holding a charter amendment election for pay and on reviewing the stipend for a slight

increase for inflation. Council Member Johnson inquired if council would be voting to place an item on the agenda. Mayor Jensen said he would prefer to do so after the current election period. There was discussion on tabling the item until July. Mayor Jensen and council asked staff to research and present at the next council meeting information regarding the inflationary rate and possibility of making an adjustment to council business expense pay. Council Member Ezeonu inquired about having a charter review board review it, and Ms. Mahan said it is a discretionary decision of council. Deputy Mayor Pro Tem Clemson asked what is not working about the way things are set currently. Mayor Jensen said it is working, but the consensus wants input on an inflationary increase and advised the item would be tabled for further review until the next council meeting.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if Council had any questions regarding the consent agenda. Mayor Jensen noted there is only one individual item on tonight's agenda. Council Member Humphreys asked to clarify item sixteen. City Manager Bill Hills discussed property at 207 W. Main Street noting staff will move in to manage adjacent incubator space. Mayor Pro Tem Lopez asked to confirm the cap for item eighteen as one item appeared to be over the cap. Deputy Mayor Pro Tem Clemson, Council Member Ezeonu and Mr. Hills discussed and noted the ten thousand dollar sponsorship was approved for the NAACP, and the twenty-five hundred dollars had been previously approved for the organization in 2023. Council Member Headen asked to clarify the amount approved for PRG Services. Deputy City Manager Cheryl De Leon reviewed the amount.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:58 p.m. 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 5:23 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor David Grice of Lighthouse Baptist Church.

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

PRESENTATIONS

3. Certificate of Recognition for Marshal Renee Construction Companies

   Mayor Jensen presented the certificate of recognition.

   PRESENTED

4. Proclamation for Career and Technical Education Month Presented to Grand Prairie ISD

   Council Member Adams read the proclamation and Mayor Jensen presented it to Grand Prairie ISD.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez reviewed item sixteen, sponsorship requests. He noted Council has worked on this for months as discussed in briefing and the best approach has been taken including capping the amount given to entities. He explained how one organization was approved in 2023 to receive funds for an event and in addition they are receiving the capped amount this year. He then moved, seconded by Deputy Mayor Pro Tem Clemson, to approve agenda items five through twenty-four. The motion carried unanimously.

5. Minutes of the February 6, 2024, City Council Meeting and the February 12, 2024, Special City Council Meeting

   Approved on Consent Agenda

6. Oak Hollow/Sheffield Village PID Contract with SPSD for landscape maintenance in the total amount of $163,059.91, including landscape maintenance $118,059.91, beautification $20,000, and irrigation system maintenance services $25,000, for a one-year term (Council District 4) (Approved by the Oak Hollow/Sheffield Village PID Advisory Board on 2/15/2024)

   Approved on Consent Agenda

7. Westchester PID Contract with Site Landscape Development for Landscape Maintenance Services in the total amount of $621,635.84, including landscape maintenance $346,635.84, beautification $200,000, and irrigation system maintenance services $75,000, for a one-year term (Council Districts 2 and 6) (Approved by the Westchester PID Advisory Board on 1/30/24)

   Approved on Consent Agenda

8. Parkview PID Contract with Site Landscape Development for landscape maintenance in the total amount of $54,324, including landscape maintenance $43,324, beautification $6,000, and irrigation system maintenance services $5,000, for a one-year term (Council District 1)

   Approved on Consent Agenda

9. Annual Contract for Laserfiche Avante Maintenance Services from MCCi, LLC in the amount of $24,635.30 through a national interlocal agreement with Buyboard. This contract will be for one year with the option to renew for two additional one-year periods totaling $73,905.90 if all extensions are exercised. (Reviewed by the Finance & Government Committee on 02/06/2024)

   Approved on Consent Agenda

10. Purchase of three (3) new Dodge Ram 2500 regular cab 4x2 service body pickups ($54,255 each) for Utility Customer Service; two (2) new Dodge Ram 2500 regular cab 4x4 service body

pickups ($56,947 each) for Facility Maintenance & Environmental Quality; and one (1) new Dodge Ram 3500 regular cab 4x4 dually pickup with crane body ($93,479) for Water Distribution from Grapevine Dodge DCJ for a total of $370,138 through a Cooperative Agreement with BuyBoard

Harold Willis, 538 Lindly, recorded his support.

Approved on Consent Agenda

11. Annual Contract for Fleet Hydraulic Equipment Maintenance and Repair from TLR Hydraulics, up to $50,000 annually. This contract will be for one year, with the option to renew for four additional one-year periods, totaling $250,000 if all extensions are exercised (Reviewed by Finance and Government Committee on 02/06/2024)

Approved on Consent Agenda

12. Contract for installation of fuel islands with an above-ground storage tank(s) (AST) at Mike Lewis Park and the Parks Maintenance Compound from Stovall Commercial Contractors, LLC for a combined total of $390,306.66 through a Cooperative Agreement with BuyBoard (Reviewed by Finance and Government Committee on 02/06/2024)

Approved on Consent Agenda

13. Annual Contract with McMillan James for maintenance of Dectron systems at The Epic, The Summit, and the Kirby Creek Natatorium through a national cooperative agreement with BuyBoard. This contract will be for one year not to exceed $51,414 with the option to renew for two additional one-year periods. Total will not exceed $154,242 over three years if all extensions are exercised (Reviewed by the Finance and Government Committee on 02/06/2024)

Approved on Consent Agenda

14. Contract with Brandt Companies, LLC for repair and replacement of the filtration water return line at the McFalls Pool in the amount of $84,064.59 and include contingency of $5,935.41 for a total of $90,000 through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 02/06/2024)

Approved on Consent Agenda

15. Contract with PVS DX Inc. in the amount of $120,000 for pool re-plastering at Tyre and McFalls outdoor pools through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 02/06/2024)

Approved on Consent Agenda

16. Lease agreement with Salcado Group Inc to lease the office building at 110 SW Dolores Huerta for use as the Downtown Services Office for a term of 36 months to begin March 1st, 2024, for a total amount of $95,227.00 for the entire term (Reviewed by the City Council Development Committee on 02/20/2024)

Harold Willis, 538 Lindly, recorded his support.

Approved on Consent Agenda

17. Second Amended and Restated Lease Agreement with Anschutz Texas, L.P. for Operation of the Texas Trust CU Theater for a 10-Year Term with Two 5-Year Options to Extend; Second Amended and Restated Luxury Suite Agreement

    Harold Willis, 538 Lindly, recorded his opposition.

    Approved on Consent Agenda

18. 2024 Sponsorship Requests

    Harold Willis, 538 Lindly, recorded his support.

    Approved on Consent Agenda

19. Reject all Proposals for RFP 24017 for a Library Mobile App (Reviewed by the Public Safety, Health, and Environment Committee on 02/12/2024)

    Approved on Consent Agenda

20. Reject the bid from RFB #24035 for Cross Connection Control Device Testing & Repairs (Reviewed by the Public Safety, Health, and Environment Committee on 02/12/2024)

    Approved on Consent Agenda

21. Ordinance Amending Various Sections of Chapter 13, Article XII "Mobile Food Vendors" of the Grand Prairie Code of Ordinances; Providing a Penalty, a Savings Clause, a Severability Clause, and an Effective Date Upon Publication (Reviewed by the Public Safety, Health & Environment Committee on 02/12/2024)

    ADOPTED

    ORD 11511-2024

22. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 02/20/2024)

    Harold Willis, 538 Lindly, recorded his opposition.

    ADOPTED

    ORD 11512-2024

23. Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC to Authorize Reimbursement of Public Infrastructure Costs from Tax Increment Financing Zone Number 3 for a Maximum of 30 Years in an Amount Not to Exceed 60% of the Ad Valorem Taxes Collected from the Property and an Economic Development Grant of Rollback Taxes (Reviewed by the TIRZ #3 Board on 2/20/2024)

Harold Willis, 538 Lindly, recorded his opposition.

Nate Witzel, 8200 Douglas, recorded his support.

Approved on Consent Agenda

24. Resolution approving the Grand Prairie Hotel Development Corporation FY 2023-2024 Budget (Reviewed by the Grand Prairie Hotel Development Corporation on 01/29/2024)

    Harold Willis, 538 Lindly, recorded his opposition.

    ADOPTED

    RES 5394-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

25. Consider and Take Action on the Petition from Anh The Nguyen and Minh Thi Trang Le Related to the Property Located at 14020 County Road 511, Venus, Texas Pursuant to Legislative Authority as Authorized by Texas Local Government Code Section 42.023

    Ms. Mahan reviewed the petition noting staff requests council to deny this item. There were no speakers. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to deny the petition. Them motion carried unanimously.

    PETITION DENIED

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

    Harold Willis, 538 Lindly, recorded his support. Tony Shotwell, 309 NE 31st Street, recorded his opposition and requested to speak if not tabled. Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to table this item. Them motion carried unanimously.

    TABLED

PLANNING AND ZONING ITEMS TO BE TABLED

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

27. 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

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

    TABLED

29. 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

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

30. STP-23-10-0024 - Site Plan – Hamilton Commercial Headquarters (City Council District 4). Site Plan for an office/warehouse development on 6.431 acres. A portion of Tract 2.2, out of the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, zoned PD-30, within I-20 Corridor Overlay, and tentatively addressed as 2105 Bardin Rd (On January 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Chief City Planner Savannah Ware reviewed the site plan request for a new office/warehouse, noting it is zoned PD for Light Industrial and advised the concept plan was approved in 2023. She said it meets parking and landscaping requirements, then reviewed building elevations. Ms. Ware said no variances were requested and advised both the Planning and Zoning Commission and the Development Review Committee recommended approval. Jonathan Tooley, 401 E. Palace Parkway, recorded his support and was available for questions. There were no questions. Mayor Pro Tem Lopez moved, seconded by Council Member Adams, to approve this item as presented. The motion carried unanimously.

    APPROVED

CITIZEN COMMENTS

Tony Shotwell, 309 NE 31st, discussed Oncor contractors who recently replaced utility poles, street lights that were out for months, and the great assistance provided by Council Member Humphreys and City Public Works staff to get the lights turned back on.

Harold Willis, 538 Lindly, discussed the Texas Tribune v. Caldwell County lawsuit, Buyboard and vehicles that come from Caldwell County, and noted his support for vehicles to be purchased within Grand Prairie city limits.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:06 p.m.

The foregoing minutes were approved at the March 5, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary