CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 01, 2023 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order 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 (left the meeting at 7:32 p.m. due to illness)
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. City Sponsorship Request – Isaiah 117 House request for title sponsorship of $5000.00 for golf tournament and discussion on procedures for new requests under $500

   City Manager Steve Dye reviewed the application received. Council Member Del Bosque noted this appeared to be in his district and said he would like to approve a donation but maybe not title sponsorship because there are usually not enough golf players to fill spots. Deputy Mayor Pro Tem Clemson believes they are good stewards of funds and supports their request for five thousand dollars to utilize however they choose. Council Member Johnson noted his concern with a new organization asking for a large increase from the previous year and supports a one-thousand-dollar donation. Mayor Jensen supports the will of council. Deputy City Manager / City Attorney Megan Mahan noted a sponsorship is better to legally approve than a monetary donation. There was discussion on how much to donate. Mayor Jensen supported a three-thousand-dollar donation. Council Members Ezeonu, Headen and Adams supported either a three- or five-thousand-dollar donation. A majority of council confirmed a five-thousand-dollar donation. Mr. Dye asked Council to authorize the City Manager to approve new sponsorship requests of five hundred dollars or under. Council agreed. Mayor Pro Tem Lopez asked for tracking for the budget process and to clear up aggregate effects, and Mr. Dye confirmed the City Manager's Office and City Secretary's Office will track.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked Council if they had questions on consent agenda items. Council Member Del Bosque asked if item ten is to amend or going forward. City Manager Steve Dye said it would be to move forward with it because the streets are in need. Mayor Jensen said it does not tie into the proposed hospital which is having issues. Council Member Clemson reminded Council the veterans' clinic is in that area. Mr. Dye said Tax Increment Reinvestment Zone (TIRZ) dollars are being used. Deputy City Manager / City Attorney Megan Mahan advised the Tax Increment Finance Board (TIF) approved the additional amount and noted for item sixteen TIF #1 Board reviewed the allocation but not the relative documents. Deputy Mayor Pro Tem Clemson inquired about the traffic signal cost of one million dollars as noted in item eight. Transportation Director Walter Shumac confirmed it is the current cost. He also advised the Texas Department of Transportation is looking at additional lighting in that area. Mayor Jensen advised Council they need to agree on a name for the convention center tonight relative to item seventeen. Deputy City Manager Cheryl De Leon reviewed naming options and noted the word "Events" in the name is important. There was discussion on the proposed names. Grand Prairie Events and Convention Center was discussed, and most members of Council agreed.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:50 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney"
(2) Section 551.072 "Deliberation Regarding Real Property"
(3) Section 551.074 "Personnel Matters" - City Manager's Contract
(4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called recess at 6:27 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular session to order at 6:31 p.m.

Invocation led by Rev. Arthur J. James of The Transparent Church.

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

PRESENTATIONS

2. Certificate of Recognition for Joaquin Soto

Mayor Jensen read and presented the certificate to Mr. Soto who said he is currently working on a commission piece in Epic Central West. Mr. Soto expressed appreciation for the

recognition especially as a representative of Hispanic welders of scrap metal and said he was grateful for scrap metal he obtained from the city's Landfill.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez advised Council reviewed the Consent Agenda during briefing with no revisions. He then moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items three through fourteen. The motion carried unanimously.

3. Minutes of the July 11, 2023, City Council Meeting

   Approved on Consent Agenda

4. Grand Prairie Crime Control and Prevention District Board of Directors Appointments

   Approved on Consent Agenda

5. Reject all Bids from RFB #23155 for Embroidery and Screen-Printing Services

   Approved on Consent Agenda

6. Annual Contract with Envisionware for maintenance of existing hardware and software. This contract will be for one year not to exceed $33,150.00 with the option to renew for two additional one-year periods. Total will not exceed $94,800.00 over three years if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/11/2023)

   Approved on Consent Agenda

7. Purchase two Ram 3500 Tradesman Crew Cabs from Safeware, Westminster, Colorado, utilizing the Omnia Contract #4400008468 for the purchase price of $292,275.40 to include all make-ready and equipment mounting

   Harold Willis, 538 Lindly, recorded his opposition asked why the purchase is not done in Texas. Fire Chief Robert Fite advised they would be buying four-wheel drive trucks through a coop contract.

   Approved on Consent Agenda

8. Construction contract with Texas Standard Construction, Ltd., to furnish and install a traffic signal at the intersection of SH 161 and Lower Tarrant Road in the amount of $871,355.75

   Approved on Consent Agenda

9. Construction contract with McMahon Contracting LP for the Davis Road Paving and Drainage Improvements in the contract amount of $4,177,589.00 for the base bid, a 5% construction contract contingency in the amount of $208,880.00, materials testing with Team Consultants for $58,630.00, and in-house engineering in the amount of $208,880.00 for a total construction

project cost of $4,653,979.00 (Reviewed by the Finance and Government Committee on 08/01/2023)

Approved on Consent Agenda

10. Ordinance amending the FY2023 unobligated Street CIP Fund to allocate $1,422,881 of Tax Increment Reinvestment Zone #3 Funds to the Street Assessment Fund for the renovation of the streets around the Grand Prairie Hospital District (Stewart Drive, Osler Drive, Hospital Boulevard and Mid-Cities Boulevard) (Reviewed by the Tax Increment Financing Board on 08/01/2023)

    Mr. Willis recorded his opposition, noting the hospital will not be opening there. Mayor Jensen noted the streets need to be repaired and said it was discussed earlier during briefing. Mayor Jensen advised citizens live in the area and said there is a veteran's clinic there.

    ADOPTED

    ORD 11398-2023

11. Resolution to Deny the Application Filed by Oncor Electric Delivery Company, LLC to Amend its Distribution Cost Recovery Factor and Update its Mobile Generation Riders, and Authorize the City to Join With the Steering Committee Of Cities Served By Oncor to Evaluate the Filing, Determine Whether the Filing Complies With Law, and to Determine What Further Strategy to Pursue

    Mr. Willis noted his support of this item and asked to clarify what mobile generation writers are. Ms. Mahan noted she did not have that definition but discussed the item is one of the rates the electric company charges, and the City is disputing it.

    ADOPTED

    RES 5354-2023

12. Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the Department of Public Safety of the State of Texas (DPS) for commercial motor vehicle, driver, and cargo inspection resources. Authorize the City Manager to execute future renewals and extensions with substantially similar terms

    ADOPTED

    RES 5355-2023

13. Resolution to accept eligibility and participation in the National Fitness Campaign Grant Committee's 2023 Blue Cross Blue Shield of Texas State Campaign (Reviewed by the Finance & Government Committee on 08/01/2023)

    ADOPTED

    RES 5356-2023

14. Resolution to expand Public Improvement District No. 1, Westchester through annexation of the Dechman Multifamily Addition (Reviewed by the Westchester PID Advisory Board on 07/18/2023)

Mr. Willis recorded his support and asked when the apartment complex would pay into the system and asked to clarify which area is included. Ms. Lee Harriss, City Special Districts Administrator, noted the first assessment would be in October 2023 and should be paid in January 2024 totaling nineteen hundred dollars, and the next year it would be fifty-seven thousand dollars. Ms. Harriss said the entire property is included.

ADOPTED

RES 5357-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

15. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2023

City Secretary Mona Lisa Galicia read the nominations. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to approve as presented. The motion carried unanimously.

APPROVED

16. Resolution Authorizing City Manager to Execute a Development Agreement and the related Development Documents with Palace Parkway, LLC (or affiliated entity) for the development of an entertainment project within the Gateway Corridor (Reviewed by the Tax Increment Fund #1 Board on 6/6/2023)

Ms. Mahan reviewed the agenda item. Mayor Pro Tem Lopez noted the amendment discussed at briefing that TIF #1 board reviewed the allocation only for this item on June 6, 2023. Mayor Jensen moved, seconded by Deputy Mayor Pro Tem Clemson to approve this item. The motion carried unanimously.

ADOPTED

RES 5358-2023

17. Epic Central Convention Center Name

Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to approve the name Grand Prairie Events and Convention Center. The motion carried unanimously.

APPROVED

18. Public Hearing Concerning a Proposed Strategic Partnership Agreement between the City and the Ellis County Fresh Water Supply District No. 1

First of Two Public Hearings

Ms. Mahan provided an overview of the agreement. Mayor Jensen asked if there were any speakers for this item. There were no speakers present.

19. Public Hearing and Ordinance Amending TIRZ #3 to Extend the Term and Expand the Boundaries to Create and Include Area Development Zones #9, #10, and #11 (Reviewed by the Tax Increment Financing Board on 08/01/2023)

Mr. Dye discussed the two developers working on the south side of town, Provident and Huffines and noted this would allow the developers to fund infrastructure. He discussed Extra Territorial Jurisdiction study, discussed annexation of Huffines property and recognized consultants of the project. Economic Development Director Marty Wieder provided a background of Tax Increment Financing (TIF) #3, the 2023 TIF amendment, projected revenue, project costs and next steps. He discussed the creation of the TIF zone in 1999, the amendment adding seven development area zones. Mr. Wieder said they are looking to extend the term for three new zones to December 31, 2063 – Area Development Zone (ADZ) 9 Ellis County, ADZ 10 Johnson County and ADZ 11 in Ellis County. He then reviewed the map of the three new ADZ's. Mr. Wieder described the TIF amendment process – Sec. 311-007 Changing Boundaries and Amending Zones. He reviewed "Prairie Ridge" and "Lakesong" proposed taxes generated. Mr. Wieder discussed estimated project costs including water facilities and improvements, sanity sewer facilities and improvements, storm water facilities and improvements, transit, and parking. He discussed next steps with the creation of an ordinance amending the TIF project and financing plan. Mr. Wieder said TIF #3 Board would meet again to review, and Council would then review and approve the final amended ordinance. Ms. Mahan noted Nate Witzel, 8200 Douglas Avenue, Dallas, recorded support and is available for questions. She also said the Huffines group is present for questions. Mayor Jensen noted Mayor Williams called and expressed excitement for the project. There were no speakers for this item. Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Clemson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11399-2023

PUBLIC HEARING ZONING APPLICATIONS

20. ZON-23-05-0019 – PD Amendment/Concept Plan – Hamilton-Matthew Business Center Phase 2 (City Council District 4). Application for Amendment to PD-30 to adopt a Concept 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 addressed as 4200 Matthew Rd (On June 26, 2023, the Planning and Zoning Commission recommended approval by a vote of 5-0)

Chief City Planner Savannah Ware noted this item was previously tabled. She reviewed the application noting there were no requested variances. Ms. Ware said the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) approved. Hamilton Peck, 2449 Mountain View Court, Cedar Hill, recorded his support and noted this location would house their headquarters. He said rotating the docks would make the property smaller. He

noted there would be no 18-wheeler traffic, only small deliver trucks such as Fedex and UPS who deliver their material. Mr. Peck reviewed the buffer and said he does not support a wall, noting there is a creek, and he would like to add tables for employees to go out and enjoy the nature. Mayor Pro Tem Lopez noted there may be flood mitigation if the building is rotated, and asked what the dock hours would be. Mr. Peck said they would operate 8:00 a.m. – 5:00 p.m., Monday through Friday. He also said they have a twenty-four foot box truck and reiterated that they would have no 18-wheeler trucks. Mayor Pro Tem Lopez noted we are tree city and asked if they are open to discussing how those trees can be replaced. Mr. Peck confirmed. There was discussion on adding trees to the median or in the right-of-way (ROW). Jonathan Tooley, 401 E. Palace Pkwy, supports recorded his support. Deborah Johnston, 1651 Ernie Lane, thanked Mayor Pro Tem Lopez and Council, then asked how destroying those trees could be fixed. Ms. Ware noted the site plan was approved prior to adopting the tree preservation ordinance. Planning Director Rashad Jackson discussed the existing median cut. Michael DaCosta, 2316 Abbington Lane, recorded his opposition and provided a survey of 4200 Matthew Road, noting it is not light industrial, and before 1980 it was light industrial. He provided a copy of city Ordinance No. 3123 with boundary description noting present zoning for tract two is General Retail. Mr. Jackson confirmed specific areas are General Retail, but this area is not. Council Member Ezeonu asked for clarification why it was worded that way. Mr. Jackson explained the original concept plan has a bubble plan for that, and this item is adopting a concept plan. Ms. Mahan reminded Council this gives them the ability to look at Concept Plans as they come forward. Mr. Jackson reviewed the original Planned Development (PD) bubble plan map, noting what Mr. DaCosta presented is the legal tract description not the Concept Plan. Ms. Mahan noted it is zoned industrial, but if there is something wrong with the Concept Plan, Council can ask them to make changes. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to close the public hearing and approve as presented with addition that the developer work with staff to make sure trees along median will be mitigated. The motion carried unanimously.

ADOPTED

ORD 11400-2023

21. SUP-23-05-0019 - Specific Use Permit/Site Plan - Outside Storage on Sandy Ln (City Council District 1). Specific Use Permit for Outside Storage on 4.849 acres. A portion of Tract 8, James McLaughlin Survey, Abstract No. 848, City of Grand Prairie, Dallas County, Texas, zoned PD-39, within the SH-161 Corridor Overlay District, and addressed as 2730 Sandy Ln (On July 10, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware noted the purpose of the request is to obtain approval of a Specific Use Permit authorizing outside storage on the subject property. The Unified Development Code requires approval of a Specific Use Permit for outside storage as a primary use in the Light Industrial zoning district. She noted the access from Sandy Lane via a mutual access easement. Ms. Ware said they proposed a chain link fence and requested a variance to allow the applicant to construct the chain link fence. Ms. Ware said the P&Z recommend approval and DRC approval with condition the applicant obtain a mutual access easement from the adjacent property prior to the City issuing any building permits. She advised use of the site would be to

store materials and equipment to support the day-to-day oil and gas operations for GHA Barnett. Sara Pearson, 3819 Maple Ave, Dallas, recorded her support. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Johnson, to close the public hearing and approve this item with conditions set out by the DRC. The motion carried, 8-0 (Council Member Humphreys left ill at 7:32 p.m.)

ADOPTED

ORD 11401-2023

22. ZON-23-04-0016 - Zoning Change/Concept Plan - Copeland Apartments (City Council District 2). Amendment to PD-377 to amend the required front yard setback. Lot 2, Block A, Forum at Sara Jane, City of Grand Prairie, Dallas County, Texas, zoned PD-377, and addressed as 2045 S Forum Dr (On July 10, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware reviewed the request to amend PD-377 to change the required front yard setback along Forum Drive and Sara Jane Parkway from thirty feet to feet ft. She said the P&Z and DRC recommended approval. Steven Darling, 2500 Dallas Parkway, Suite 600, recorded his support and noted there is no sale nor construction at this time but is trying to button things up for the future. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried Unanimously, 8-0.

ADOPTED

ORD 11402-2023

23. SUP-23-06-0020 – SUP/Site Plan – Bojangles at 3162 S Hwy 161 (City Council District 2). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 0.955 acres. Lot 10, Block A, Epic East Towne Crossing Phase II, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH-161 and IH-20 Corridor Overlay Districts, and addressed as 3162 S Hwy 161 Road (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented the Specific Use Permit and Site Plan for a restaurant with a drive-through, reviewed proposed site plan, noting it meets density, dimensional, landscaping & screening requirements. She reviewed the requested variance to the requirement that windows account for fifty percent of the area of all facades to allow the building to be constructed with windows that account for eighteen percent of all facades. Ms. Ware advised the P&Z and DRC recommended approval. Michael Clark, Winkelman & Associates, 6750 Hillcrest Plaza #215, Dallas recorded his support. Council Member Johnson asked why the restaurant in Euless has only a three star rating and noted there are two other chicken strip restaurants in this same area. He said he has concerns and questions of the type of chicken to be sold there. Mayor Jensen reminded Council Lucy's Hot Chicken is coming into this location as well. Mayor Pro Tem Lopez said he has concerns with the number of drive throughs on Highway 161, and asked Mr. Clark why they chose this location for this business. Mr. Clark noted there is complete development around it and said there is no room to expand, it is shy of an acre. There was

discussion on what other type businesses can go there. Mr. Jackson confirmed it is General Retail. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and deny this item. The motion carried unanimously, 8-0.

DENIED

24. SUP-23-06-0021 - Specific Use Permit/Site Plan - The Learning Experience at 1802 S Forum Drive (City Council District 2). Specific Use Permit and Site Plan for a Child Day Care Facility on 1.14 acres. A portion of Lot 1, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 and IH-20 Corridor Overlay Districts, and addressed as 1802 S Forum Drive (On July 24, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware presented SUP/Site Plan for child day care facility of 10,000 square feet which will be able to accommodate up to one hundred eighty-four students and twenty teachers/staff. She said it meets density, dimensional and landscaping requirements and discussed the trail connection. Ms. Ware reviewed proposed building elevations and noted requested variances include live screening, overall windows, and awnings and canopies. She said the P&Z and DRC recommended approval. Mayor Pro Tem Lopez asked to clarify if playground is enclosed. Ms. Ware confirmed and noted where fence would be and that it would possibly be rod iron. Council Member Headen asked if the trail can be used by the daycare. Ms. Ware confirmed it is for the community. Colleen Thelen, 5117 Byers Avenue, Fort Worth, recorded her support and said they provide care for ages six weeks old through kindergarten and are similar to the Montessori system. She said in the summer they care for children up to twelve-years old. Ms. Thelen reviewed the trail area and nearby apartments and townhomes under construction. She discussed the proposed elevations and the proposed rod iron fence. Council Member Headen asked what makes this style of learning unique. Ms. Thelen said she represents the developer and not operator, but said they encourage exploring and learning on their own with teacher assistance. Council Member Ezeonu asked to clarify elevations. Ms. Thelen reviewed the elevations. There was discussion on required fencing. Mayor Pro Tem Lopez expressed concern with a lot of traffic behind the property due to nearby medical facility behind. Ms. Thelen confirmed there are townhomes behind the property. Ms. Ware noted the fence height would be six feet with protective bollards to provide additional safety. Russell Martin, 102 Smallwood Drive, recorded his support as developer and was present to answer questions. Council Member Headen asked if this the type of fence is used at other locations. Mr. Martin noted it is standard at their locations. Council Member Headen moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously, 8-0.

ADOPTED

ORD 11403-2023

CITIZEN COMMENTS

Ms. Mahan called Debra Johnston, but she was no longer present.

Harold Willis, 538 Lindly, spoke about the last budget meeting attended by late Council Member Jim Swafford and the discussion he had with late Police Chief David Kunkle.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:04 p.m.

The foregoing minutes were approved at the August 15, 2023, City Council meeting.

Mona Lisa Galicia
City Secretary