CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes

City Council Meeting

Tuesday, November 19, 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 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
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Introduction of Tarrant Appraisal District Executive Director & Chief Appraiser Joe Don Bobbitt

   Mr. Bobbit discussed time it takes for appeals, noted they had a ransomware attack and discussed their adoption of a reappraisal process. There was discussion on how the board gives direction to the appraisal office, sets policy and their duty to give a fair appraisal. There was discussion on how tonight is the city's last opportunity for council to vote for board members, noting in Tarrant County the city gets sixty-four votes. Council Member Shotwell noted if the city votes, it can also initiate a recall if necessary and there was discussion on voting. Mr. Bobbit said they purchased a new appraisal system which should fix a lot of issues providing for a better user experience.

   PRESENTED

2. EpicCentral Marketing Update

   Communications Director Claudia Garibay, Communications Manager Eric Alavarez and Kim Moss and John Beitter w/Animare reviewed results of television/video buy for Epic Central. They discussed parameters/platforms, maximizing reach, early morning runs, layering digital tv on streaming platforms and reviewed geography and timing. They discussed results of incremental television impact on website visits with a 100% increase, reviewed new users versus returning users, noting they touched almost three million television households in English adding they will evolve and grow to Spanish speaking stations. They advised there were nearly nine million impressions and discussed the Good Morning Texas six minute

segment and use of sponsorship billboards. There was discussion on strategy, benefits and impact including website clicks, growth in social followers and search volume increase. There was discussion on gauging return on investment, demographic data and ensuring Spanish speaking outreach happens through digital, and commercials means.

PRESENTED

3. Summit: Venue Review

Parks Arts and Recreation Director Ray Cerda presented an overview of The Summit. He discussed programs offered, noting it has forty-three percent cost recovery which is very positive. He then showed a video of The Summit, discussed the funding source (Park Venue Sales Tax and User Fees), reviewed staff and volunteer information, and advised there are six thousand seven hundred current active memberships. Mr. Cerda discussed replacement of the gym floor and lighting, the ballroom floor, and noted they provided twenty-four thousand meals through the congregate meal program and added a new ADA accessible van. Fiscal Manager Stephen Bowles discussed revenue, affordable rates which have not changed since opening, and discussed partnerships with Silver Sneakers Program and Renewed Active through health insurance which provides for cost recovery at twenty-eight percent. He also noted the center receives grant money for the meal program. Mr. Bowles discussed rentals and meal income. He then reviewed expenses which are at $2.27 million which covers mostly personnel costs and advised 100% comes from the Park Venue Fund. There was discussion on 1/8 cent sales tax used for this venue, staff wages and benefits, no seasonal employees, and numerous volunteers. Assistant Manager Michael Levy discussed the importance of their volunteer program which includes service at the café, cart driving, nutrition service and greeting area. Mr. Bowles noted members include 27.6% non-residents who pay $22.00 per month, those under 65 years of age pay $52.00/mo.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if there were any questions on Consent Agenda items and noted there would be no action taken on item twenty-two. Council Member Shotwell noted for item eleven the cost is great for the Charger vehicles.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:35 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Dr. Barry Jude of The Oaks Baptist Church.

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

PRESENTATIONS

4. Proclamation in Support of Lights Out, Texas! to Help Protect Migratory Birds

   Council Member Headen read the proclamation.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items five through twenty-one, to take no action on item twenty-two, and approve items twenty-three through twenty-seven. The motion carried unanimously.

5. Minutes of the October 24, 2024, Special City Council Meeting and the November 5, 2024, City Council Meeting

   APPROVED ON CONSENT AGENDA

6. Country Club Park PID Contract with Site Landscape Development for Landscape Maintenance and Renovations for one year in the total amount of $92,402.74 including landscape maintenance $28,099.89, beautification $54,302.85, and irrigation system maintenance services $10,000 in Country Club Park PID (Council District 2) Approved by the Country Club Park PID Advisory Board on 4/22/24, 8/19/24, and 9/30/2024

   APPROVED ON CONSENT AGENDA

7. Forum Estates PID Contract with LandWorks for landscape maintenance in the total amount of $248,512, including landscape maintenance $123,512, beautification $100,000, and irrigation system maintenance services $25,000, for a one year term (Council District 2)

   APPROVED ON CONSENT AGENDA

8. One Year Renewal of Contract with Blue Cross Blue Shield of Texas for Third Party Claims Administration and Pharmacy Benefits Management Beginning January 1, 2025, with a $22.18 per Employee per Month Reduction in Costs Compared to 2024 (Reviewed by the Finance and Government Committee on 11/05/2024)

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

   APPROVED ON CONSENT AGENDA

9. Contract with Wilson Bauhaus Interiors for the purchase of furniture, fixtures, and equipment (FF&E) for the new Emergency Operations Center in the amount of $327,374.19 through national interlocal agreements with both NCPA and OMNIA Partners Cooperative (Reviewed by the Public Safety, Health, and Environment Committee on 11/04/2024)

   APPROVED ON CONSENT AGENDA

10. Purchase of two (2) new ABI Force Z-23 groundcare machine with options for Parks, Arts, and Recreation ($44,542 each) from GLK Turf Solutions, LLC for a combined total of $89,084 through a Cooperative Purchasing Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 11/05/2024)

APPROVED ON CONSENT AGENDA

11. Purchase of ten (10) new Dodge Charger pursuit vehicles ($39,760 each) from Ed Morse Automotive, LLC dba Freedom Chrysler Dodge Jeep Ram by Ed Morse for a combined total of $397,600 through a Cooperative Purchasing Agreement with HGAC (Reviewed by the Finance and Government Committee on 11/05/2024)

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

APPROVED ON CONSENT AGENDA

12. Purchase of one (1) new FINN LF120 HydroSeeder trailer for Solid Waste ($109,141) and one (1) new LeeBoy 8515E asphalt paver for Transportation and Mobility Services ($275,663.60) from Romco, Inc. dba Romco Equipment Co., LLC for a combined total of $384,804.60 through a Cooperative Purchasing Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 11/05/2024)

Harold Willis, 538 Lindly, spoke in opposition of this item.

APPROVED ON CONSENT AGENDA

13. Annual contract for electrical services with Facility Solutions Group Inc., through a Cooperative Agreement with Buyboard. The initial term will be four and a half months (up to $187,500) with the option to renew for two additional one-year periods (up to $500,000 annually), totaling $1,187,500 if all extensions are exercised (Reviewed by the Finance and Government Committee on 11/05/2024)

APPROVED ON CONSENT AGENDA

14. Purchase of one (1) new Kenworth T380 with 2,000-gallon water tank body for Solid Waste ($174,612.59), one (1) new Kenworth T480 with roll-off body for Solid Waste ($223,731), and one (1) new Kenworth T480 with Vac Con combo flush body for Engineering/Utility Services ($608,553.20) from Texas Kenworth, Inc. dba MHC Kenworth for a combined total of $1,006,896.79 through a Cooperative Purchasing Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 11/05/2024)

APPROVED ON CONSENT AGENDA

15. Second Amendment to the on-site fleet parts distribution service contract with Genuine Parts Company dba NAPA AutoParts to increase the amount authorized for the current term year and next renewal term year by $417,000 and extend the contract for an additional one-year through a Cooperative Purchasing Agreement with Sourcewell in the amount of $2,300,000, for a total contract amount of $9,317,000

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

APPROVED ON CONSENT AGENDA

16. Contract with B.D. Holt Co dba Holt Cat for the certified machine rebuild on a 2019 Caterpillar D8T dozer ($970,527.90) and complete undercarriage replacement for a 2020 Caterpillar D7E dozer ($61,910.25) for a combined total of $1,032,438.15 through a Cooperative Purchasing Agreement with Omnia Partners (Reviewed by the Finance and Government Committee on 11/05/2024)

APPROVED ON CONSENT AGENDA

17. Purchase of one (1) new Groundsmaster 4000-D mower ($93,691.66), two (2) new Groundsmaster 3200 4WD mowers ($29,564.46 each), one (1) new Toro 74010 mower ($11,110.84) one (1) new Groundsmaster 3200 4WD with accessories ($31,156.42), one (1) new Toro 72961 ($16,206.45), one (1) new Sand Pro 5040 ($26,923.79), one (1) new Reelmaster 5010-H ($93,442.12), two (2) new Greensmaster TriFlex Hybrid 3420 Diesel with accessories ($65,906.73 each), and one (1) new Ventrac 4520N with attachments ($64,351.75) for Parks, Arts, and Recreation and General Services from Professional Turf Products, L.P. for a combined total of $527,825.41 through a Cooperative Purchasing Agreement with BuyBoard and Sourcewell (Reviewed by the Finance and Government Committee on 11/05/2024)

APPROVED ON CONSENT AGENDA

18. Agreement with Falkenberg Construction Co., Inc for the construction of a trail and parking lot at the Great Southwest Nature Park through a national cooperative agreement with Buyboard in the amount of $645,948 plus a 5% contingency in the amount of $32,297 for a total cost of $678,245 (Reviewed by the Finance and Government Committee on 11/05/2024)

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

APPROVED ON CONSENT AGENDA

19. Ratification of previous expenditures for emergency veterinary care of a Police Department canine, from the Texas A&M Veterinary Medical Teaching Hospital in the amount of $81,940.77, using Asset Forfeiture Funds (Reviewed by the Public Safety, Health, and Environment Committee on 11/04/2024)

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

APPROVED ON CONSENT AGENDA

20. Annual contract for Laboratory testing Services from Armstrong Forensic Laboratory, Inc., in the amount of up to $250,000 annually. This contract will be for one year, with the option to renew for four additional one-year periods totaling $1,250,000 if all extensions are exercised. Award a secondary award to Eurofins Environment Testing South Central, LLC, in the amount of up to $250,000 annually, to be utilized only if the primary awarded vendor is unable to fulfill the City's needs (Reviewed by the Public Safety, Health & Environment Committee on 11/04/2024)

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

APPROVED ON CONSENT AGENDA

21. Grand Prairie Local Government Corporation Director Removal/Appointment

APPROVED ON CONSENT AGENDA

22. Ordinance Amending TIF #1 IH 30 (Entertainment District) Project Plan. Reviewed by the TIF #1 Board of Directors on 11/18/2024

Harold Willis, 538 Lindly, recorded his opposition of this item.

NO ACTION TAKEN

23. Resolution Authorizing the City Manager to Negotiate and Execute an Economic Development Reimbursement Agreement with IKEA Using Tax Increment Financing Reimbursement Zone #1 (TIRZ #1) Funds for IKEA Way Roadway Expansion Improvements (Reviewed by the TIF #1 Board on 11/18/2024)

Harold Willis, 538 Lindly, spoke in opposition of this item.

ADOPTED

RES 5438-2024

24. Resolution Authorizing the City Manager to Execute Multiple Use Agreements with the Texas Department of Transportation (TXDOT) for the Installation and Operation of a License Plate Recognition Camera within TXDOT Rights of Way (Reviewed by the Public Safety, Health, and Environment Committee on 11/04/2024)

Harold Willis, 538 Lindly, spoke neutrally on this item.

ADOPTED

RES 5439-2024

25. Resolution of the City Council of the City of Grand Prairie, Texas, Adopting the October 7, 2024 City of Grand Prairie Hazard Mitigation Action Plan that Addresses Natural, Man-Made, and Technological Hazards; Providing an Effective Date (Reviewed by the Public Safety, Health & Environmental on 11/04/2024)

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

ADOPTED

RES 5440-2024

26. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2025, in an amount not to exceed $48,750,000, including the adoption of a resolution pertaining thereto (Reviewed by the Finance and Government Committee on 11/05/2024)

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

ADOPTED

RES 5441-2024

27. Resolution appointing Councilmember Bessye Adams to the Boards of Directors for two Tax Increment Financing (TIF) Reinvestment Zones

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

ADOPTED

RES 5442-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

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

Deputy City Attorney Tiffany Bull presented the first reading noting the second reading would occur on December 17th.

Harold Willis, 538 Lindly, spoke in opposition of this item.

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing and set the second reading to December 17, 2024. The motion carried unanimously.

1st Reading Approved

29. Resolution of Votes Cast to Elect Directors of the Tarrant Appraisal District Board, Dallas Central Appraisal District Board and Ellis Appraisal District Board for 2025-2026

Sayeda Syed, 6705 Sapphire Circle North, Colleyville, spoke in support of this item.

Eric Crile, 11325 Gale Ridge Ter, Fort Worth, spoke neutrally on this item.

Harold Willis, 538 Lindly, asked for information on the candidates and Mayor Jensen reviewed.

Deputy Mayor Pro Tem Ezeonu moved to approve to elect directors with fifty votes to Ms. Syed. Deputy Mayor Pro Tem Ezeonu amended his motion, seconded by Mayor Pro Tem Clemson, to allocate 14 votes to each candidate and splitting remainder of votes to Sayed and Crile in the Tarrant County Appraisal race, and for Dallas and Ellis County Appraisal races, allotting one vote for each candidate. The motion carried unanimously.

ADOPTED

RES 5443-2024

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

30. STP-24-02-0011 – Site Plan – The Grove at Grand Prairie (City Council District 1). Site Plan for a townhome development with 59 lots on 5.91 acres. Lots 1-70 and Grand Oaks Drive ROW, Green Oaks Estate Addition, City of Grand Prairie, Dallas County, Texas, zoned Multi Family-One (MF-1) District, within the SH-161 Corridor Overlay District, generally located north of W. Marshall Drive and east of Robinson Road (On October 28, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Chief City Planner Savannah Ware reviewed the site plan request noting it meets density and dimensional requirements, parking and landscaping requirements, and advised the applicant would be paying into Tree Mitigation Fund. She reviewed proposed building elevations and advised the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval with conditions: The site plan must meet all UDC and Appendix W requirements. The townhome units shall meet the required building setbacks. The site plan depicts some building footprints with a setback of 0 ft. when five ft. is required. The masonry screening wall shall be placed in a common lot to be owned and maintained by the HOA. All proposed private streets must conform to the same standards regulating the design and construction of public streets per Article 25.2.2.3. Private streets shall be maintained by the HOA. Screening fence cannot be located within the required visibility triangles and must be moved per UDC 23.10.10. The visibility triangle must meet the sufficient sight distance as required in Section 23.6.4. Parking must comply with the design criteria outlined in Section 6 of Article 10 of the UDC. Gated entry design and location must conform to the provisions listed in Article 25.2.2.4. Mayor Jensen called for speakers and there were none. There was discussion on whether it was gated, the town homes being for sale, the tress mitigation and no variances requested. Mayor Pro Tem Clemson then moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item as presented by staff with conditions. The motion carried unanimously.

APPROVED

31. STP-24-07-0033 - Site Plan - BJs Wholesale Club (City Council District 2). Site Plan for a 104,759 sq. ft. membership-only retail store with eight fuel pumps on 12.28 acres. Lot 2, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456, within the SH 161 Corridor Overlay District, and addressed as 965 Mayfield Dr (On October 28, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware reviewed the proposed site plan for a BJ's Wholesale Club, noting it would be a membership only retail store with eight fuel pumps. She reviewed building elevations and advised P&Z and DRC recommended approval. There was discussion on outside storage, but none was proposed

Harold Willis, 537 Lindly, asked for clarification of the business. Mayor Jensen reviewed noting this would be the first in the area of North Texas.

Aaron Graves, 2600 Network Blvd, Frisco, spoke in support, advised he is the civil engineer on the project and have five locations in development in North Texas. Council Member Headen asked what make them different from other similar stores. Mr. Graves discussed their bakery

goods and quality customer service, noting they are a competitor to Costco and Sams in the East Coast and Midwest. Council Member Adams asked where their other Texas locations are. Mr. Graves said there will be several in Collin County and one in Southern Dallas County. Mr. Shotwell said their membership cost is $55.00, and he has used their online store. Council Member Headen moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

APPROVED

32. STP-24-09-0037 - Site Plan - 2000 Pine St (City Council District 5). Site Plan to construct a new sanctuary for an existing church on 0.976 acres. Tracts 3 and 38, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Two Family Residential, and addressed as 2000 & 2002 Pine Street (On October 28, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented the site plan request for a new sanctuary for an existing church currently zoned residential. She said it meets density and dimensional requirements and a parking exception was granted by DRC. She reviewed building elevations, discussed street trees and requested variance relative to distance, noting staff does not object. Ms. Ware said P&Z and DRC recommended approval. Ms. Ware noted the trip generator caused it to come before Council. Council Member Shotwell recommended continued review of other similar property.

    James Myers, 2554 Slaton Dr, recorded his opposition of this item but was not present to speak.

    Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item. The motion carried unanimously.

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

33. SUP-24-09-0038 - Specific Use Permit - Zoom Performance & Body Shop (City Council District 5). Specific Use Permit for Auto Body & Paint Shop at 2100 E Main Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St (On October 28, 2024, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

    Ms. Ware presented this request to allow for an auto body and paint shop. She reviewed the site plan, requested variance for minimum parking requirements, operational plan and noted one letter in support and two in opposition were received. She said a super majority vote is required for this item. Ms. Ware reviewed P&Z recommended conditions. Council Member Shotwell said this does not meet required parking and Ms. Ware reviewed photos of current cramped parking and street view of possible additional parking.

    Raza Hussain, 1137 Holly Dr, Carrollton, recorded his support of this item and was available to speak.

Mauricio Rodriguez, 4453 Preston Circle, Dallas, recorded his support and discussed the seven available spaces. Council Member Shotwell said the neighbor does not want them to park in their parking spaces or block the road which the neighbor built to get to the back of his building. Mr. Rodriguez said he spoke to the neighbor and confirmed he would adhere to that. Council Member Shotwell advised the applicant that if Code complaints are received the Specific Use Permit (SUP) can be revoked and told the applicant to ensure the body shop conducts painting inside only. Council Member Shotwell then moved, seconded by Council Member Headen, to close the public hearing and approve this item with conditions set by staff and that the applicant get a Certificate of Occupancy (CO) with six month review after the CO is issued. The motion carried unanimously.

ADOPTED

ORD 11648-2024

34. TAM-24-09-0009 - Text Amendment - Article 8, Section 16: Tree Protection and Mitigation. An Ordinance of the City of Grand Prairie, Texas, amending Article 8, Section 16: Tree Protection and Mitigation; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and Establishing the Effective Date as the Date of Passage and Approval (On October 28, 2024, the Planning and Zoning Commission recommended approval by a vote of 9-0)

    Ms. Ware presented to this requested amendment to allow the Urban Forest Fund to be used on planting and replacing trees, irrigation and funding urban tree canopy studies. She advised the P&Z and DRC recommended approval.

    Harold Willis, 538 Lindly, spoke in support of this item and asked to clarify the fund/organization. Mayor Jensen explained from where the funds come and Deputy City Manager Megan Mahan advised this is related to the money the city collects and not to the developer's obligations. Mayor Jensen added this does not change the policy on what they pay but sets uses for the fund. Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to close the public hearing approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11649-2024

CITIZEN COMMENTS

Dr. Angela Luckey Vaughn, 4473 Harpers Ferry Drive, discussed what she is doing as an executive producer and her documentary on child trafficking and human trafficking.

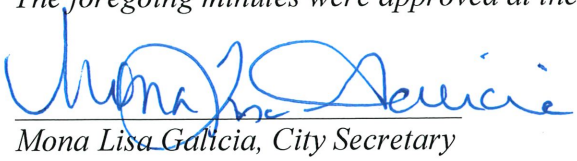
Harold Willis, 538 Lindly, discussed more lighting needed near Betty Warmack Library and near the intersection at Arkansas and Highway 161.

Deloris Phillips, P.O. Box 530236, discussed a Habitat for Humanity home that went into foreclosure.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:07 p.m.

The foregoing minutes were approved at the December 17, 2024, City Council meeting.



Mona Lisa Galicia, City Secretary