CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes

City Council Meeting

Tuesday, March 05, 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 (left after Agenda Review - absent from Regular 6:30 p.m. meeting)
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. Juneteenth City Holiday

   PRESENTED

2. Infrastructure Master Plan Update (Reviewed by the City Council Development Committee on 03/05/2024)

   PRESENTED

3. Discussion of Water and Wastewater Multifamily Rates

   PRESENTED

4. City Council Expense Allowances

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked if there were questions regarding any agenda items. Council Member Del Bosque noted items ten through sixteen and item nineteen were reviewed and discussed at the City

Council Development Committee meeting. Council Member Headen asked to clarify item twenty-nine. Planning and Development Director Rashad Jackson discussed the two hotels approved at the concept plan stage. There was discussion on types of hotels proposed and council's desire to not add more similar hotels at the site. Council Member Headen asked for clarification of item twenty-five. Mr. Jackson reviewed, noting this is a site plan and the use is allowed by right. Council Member Headen inquired about item twenty-nine, asking if the applicant can return later with a request for retail. Mr. Jackson noted it depends on the use and advised apartments are allowed there, but the concept plan does not indicate apartments. There were no additional questions.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:39 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:30 p.m. Council Member Humphreys was absent.

Invocation led by Pastor Jonathan Belew of Grand Prairie 7th Day Adventist Church.

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

CONSENT AGENDA

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

City Manager Bill Hills introduced the new City Attorney Maleshia McGinnis noting she served seven and a half years with the City of North Richland Hills. Mayor Jensen recognized North Richland Hills Mayor Oscar Trevino and Council Members Tito Rodriguez and Rita Wright Oujesky. They spoke in support, affirming Ms. McGinnis's great service to their citizens, her great leadership and sound legal direction and team player character. Mayor Jensen noted item nine was discussed as item three during council briefing and advised it would likely be be tabled to the April 16th City Council meeting to gather additional information and to allow additional review by the Finance and Government Committee. Mayor Pro Tem Lopez moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items five through eight and ten through twenty-one, and table item nine to the April 16th City Council meeting. The motion carried unanimously, 8-0.

5. Minutes of the February 20, 2024, City Council Meeting

   Approved on Consent Agenda

6. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 4, 2024, Joint General Election and subsequent Runoff Election, if necessary; authorize any future contingency transfers as needed to fund the contracts, up to $130,000

   Approved on Consent Agenda

7. Lake Parks PID Contract with Cardinal Strategies for installation of a water stop barrier outside the box culvert at the pond by Matthew Road for one year in the amount of $66,194.69 in Lake Parks PID (Council Districts 4 and 6) (Approved by the Lake Parks PID Advisory Board on 11/30/2023)

   Approved on Consent Agenda

8. Westchester PID Change Order/Amendment No. 2 with Site Landscape Development for Tree Services (Pruning along East Bardin at Carrier to Powerline Field) for one year in the amount of $68,550.41 in Westchester PID (Council Districts 2 and 6) (Approved by the Westchester PID Advisory Board on 2/13/24)

   Approved on Consent Agenda

9. Consider a Change to the Water and Wastewater Rates: Removal of Wastewater Multifamily Unit Rates

   TABLED to April 16, 2024, City Council Meeting

10. Change Order 02 to the Construction Contract awarded to McMahon Contracting LP for the Davis Road Paving and Drainage Improvements project in the total amount of negative $140,165.32 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

11. Professional Contract with Freese and Nichols, Inc. for Commercial Water Meter Vault Replacements Phase 2 Design in the Amount of $259,633.00 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

12. Contract for professional design services with Kimley Horn and Associates, Inc. (KHA) for completion of design of intersection improvements at various locations for $199,300, in association with the North Central Texas Council of Governments (NCTCOG) and Dallas District of the Texas Department of Transportation (TxDOT), Highway Safety Improvement Program (HSIP) (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

13. Professional Engineering Services contract with Parkhill for wastewater system improvement services for the Grand Lakes Boulevard Sewer Line in the amount of $184,031.00 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

14. Professional Engineering Services contract with Freese and Nichols, Inc. for the design of the Lakeview 2.0 Million Gallon (MG) Elevated Storage Tank (EST) project in the amount of $884,821.00 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

15. Professional Engineering Services contract with Freese and Nichols, Inc. for a proposed On-Call Water and Wastewater Hydraulic Modeling system in the amount of $200,000.00, with the original term set to expire December 31, 2024 and the option to renew for one (1) additional one-year period for a total of $400,000.00 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

16. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water repair at Westfork Center in the total amount of $193,490.00 (Reviewed by the City Council Development Committee on 02/20/2024)

    Approved on Consent Agenda

17. Contract with HD Supply for kitchen renovations at Prairie Lakes Golf Course in the amount of $134,963 and include a $15,037 contingency for a total of $150,000 (Reviewed by the Finance and Government Committee on 03/05/2024)

    Approved on Consent Agenda

18. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Park Services to utilize $48,000 for the purchase of Brodie Eastern Red Cedars for Friendship Park pickleball courts (Reviewed by Finance and Government Committee on 3/05/2024)

    ADOPTED

19. Ordinance authorizing City Manager to execute Quitclaim deed for the abandonment of a platted Water Line Easement of 0.097 Acres for $250.00, located at 4000 Matthew Road, Dallas County, to Hamilton Commercial LLC (Reviewed by the City Council Development Committee on 02/20/2024)

    ADOPTED

20. Resolution appointing Rashad Jackson, Planning and Development Director, to the Boards of Directors for two Tax Increment Financing (TIF) Zones

    ADOPTED

21. Resolution Establishing Juneteenth as a Recognized City Holiday

    ADOPTED

ITEMS FOR INDIVIDUAL CONSIDERATION

22. Public Hearing and Ordinance to request street name change for Wildlife Parkway and Lower Tarrant Road (between Carrier Parkway and Belt Line Road) to Entertainment Way (Reviewed by the City Council Development Committee on 07/11/2023)

    ADOPTED

23. Increase Business Expense, Cell Phone, and Internet Monthly Expense Allowance to Account for Inflation to $1,273 for Mayor, $1,142 for Mayor Pro Tem, $1,010 for Deputy Mayor Pro Tem and $878 For City Council Members

    Approved

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

24. STP-23-12-0028 - Site Plan - Prose Westcliff Mult-Family (City Council District 2). Site Plan for a multi-family development with 300 dwelling units on 14.16 acres. Lots 1-4, Vickery Place Addition, a portion of Tract 4, J.W.E. Wallace Survey, Abstract No. 1517, and a portion of Tract 12, Benjamin F. Smith Survey, Abstract No. 1337, City of Grand Prairie, Dallas County, zoned PD-449, within the IH-20 Corridor Overlay District, and addressed as 901-913 E Fish Creek Road, 3971 Westcliff Rd and 1199 E IH-20 (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    APPROVED

25. STP-24-01-0001 - Site Plan - Crunch Fitness at Epic West (City Council District 2). Site Plan for a health club on 3.499 acres. Lot 1R-2B, Block C, Epic West Towne Crossing Phase 1 Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-364, within the SH 161 Corridor Overlay District and addressed as 3116 S Hwy 161 (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-1)

    APPROVED with No Variances

26. STP-23-05-0009 - Site Plan - 360 Commerce - Phase 3 (City Council District 2). Site Plan for two industrial buildings on 5.432 acres. Lots 1R-3R, and Site 1, Block B, Forum Park Addition, City of Grand Prairie, Tarrant County, Texas zoned Light Industrial (LI) and an approximate address of 2703 Arkansas Lane (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    APPROVED

PUBLIC HEARING ZONING APPLICATIONS

27. CPA-24-01-0002 - Comprehensive Plan Amendment - 1102, 1106 & 1110 Dalworth Ave (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Low Density Residential on 0.62 acres. Lots 24, 25 & 26, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106 & 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to table items twenty-seven and twenty-eight to the next City Council meeting. The motion carried unanimously.

    TABLED to March 19, 2024, City Council Meeting

28. ZON-23-12-0046 - Zoning Change – 1102, 1106 & 1110 Dalworth St (City Council District 5). Zone Change from Commercial District to Single Family-Six Residential District on 0.62 acres. Lot 24, Block 142, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay District, and addressed as 1102, 1106, and 1110 Dalworth Street (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    TABLED to March 19, 2024, City Council Meeting

29. SUP-23-10-0045 – Specific Use Permit/Site Plan – Foundry Hotels at 3511 S Hwy 161 (City Council District 2). Specific Use Permit and Site Plan for Two Hotels with approximately 230 rooms on 5.0 acres. A portion of Lot 6, Block 1, Slink Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-397, within the SH-161 & IH-20 Corridor Overlay Districts, with an approximate address of 3511 S Hwy 161 (On February 12, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-0)

    DENIED

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed an article about Tim Dunn in the Texas Monthly magazine, and a supreme court ruling passed yesterday.

Max Wood, 629 Woodacre Drive, (speaker card reflects 950 S. Carrier Pkwy) asked for a ceasefire resolution in Gaza, discussed the number of dead and injured, health impact projections and a food and security crisis.

Rod DeBaun, 3972 Westcliff Road, discussed his family's multifamily business and the effects of the water/wastewater surcharge which applies to their tenants, noting for some it has doubled and tripled their bill.

Rabbi DeLeslie, 3217 Trible, was called forward but did not present to speak.

Charles F. Allumbaugh, 2902 S. Beltline Road, Apt C-213 noted his appreciation of council and read a message regarding city development and his opposition to having combined men and women's bathrooms.

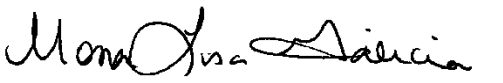
Dex Davis, 6975 Doe Ridge Road, was called forward but did not present to speak.

Hannah D. Reed, 2445 Forum Drive (speaker card reflects 2701 Grand Prairie) discussed APAC, destruction of homes of Palestinians, bombing of hospitals, and missiles in Israel, a family killed, Lockheed Martin and requested a cease fire.

Susan Bree, 4701 Chalk Court, was called forward but did not present to speak.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:33 p.m.



Mona Lisa Galicia, City Secretary

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