CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, September 05, 2023 **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 At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

ABSENT
Council Member District 6 Kurt Johnson

STAFF PRESENTATIONS

1. City Sponsorship Requests:
   Mayor Jensen and Council discussed both applications. Unanimously, council agreed to the following: Pregnancy Resource Center of Grand Prairie request of $5000.00 for 2023 Applauding Life banquet ***(APPROVED)***
   International Youth Fellowship – Good News Dallas First Church request of $5000.00 for Gracias Choir Christmas Cantana ***(DENIED)***

   PRESENTED

2. Broadband Funding Update

   Chief Information Officer Keshnel Penny and I.T. Project Administrator Mike Joy provided an overview of broadband. Mr. Joy reviewed legislation funding, discussed funding/grants and timeline. There was discussion on which involve affordability such as cell phone bills. Mr. Joy confirmed these do not deal with affordability and reviewed broadband mapping, availability v. affordability, and noted the initial area of focus would be due to need. Mr. Joy reviewed projects/outreach opportunities, discussed affordable connectivity program and increasing outreach efforts focusing on affordability to close the digital divide. There was discussion on working with nonprofits in the city to serve as hotspots, exploring the possibility of checking out iPads for use and the infrastructure bill in relation to broadband funding to assist low income households. There was additional discussion on partnering with the school districts

who may also qualify for certain type of funding. Mr. Joy advised the city currently has a Memorandum of Understanding with GPISD.

PRESENTED

3. Extension of Great Southwest Parkway north of Avenue K to Fountain Parkway

City Manager Bill Hills reviewed the site plan approved by Council, noting there is no tenant on the north side and former Keller mayor is on south side. He reviewed the project location, discussed meetings held among the City Manager's Office, Council Member Clemson and members of the neighborhood. Mr. Hills advised they would expedite the project to alleviate truck traffic and reviewed the city built section and development built roadway. He advised the work would be done inhouse. There was discussion on whether it would alleviate traffic on Sunnyvale and the cost of number of lanes. Mr. Hills noted the total project would cost $2.9 million and the county would pay $500,000. Deputy Mayor Pro Tem Clemson and Police Chief Daniel Scesney reviewed the area with Transportation Director Walter Shumac, and Chief Scesney said he highly recommends the project, noting the problem is with trucks traveling north on Duncan Perry violating truck route. Deputy Mayor Pro Tem Clemson asked to look at need for increased signage. Transportation Manager Caryl Devries discussed efforts regarding signage and the design of raised medians. Mayor Jensen confirmed no action will be taken as this is part of current approved Capital Improvement Projects.

PRESENTED

4. Discussion on Downtown Ice Rink

Ms. De Leon noted a decision was made previously by council to go with synthetic ice. Council Member Humphreys said the Finance and Government Committee reviewed the item and discussed the cost of the ice rink which is double the cost of a synthetic version. Council reviewed the added cost of using real ice and renting a tent. Downtown Manager Chip Nami noted the condition of ice was never a factor in having to close the rink in the previous year. Council expressed support for not using a tent and having real ice and noted construction on Main Street has not begun so that would not be a factor in use. Mayor Jensen noted all other cities in the area with this type event use real ice. There was discussion on additional marketing efforts. Mr. Nami advised they will likely not take reservations which would allow for more people to attend on first come basis and will extend hours for open skate time.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez asked Council if they had any questions on consent agenda items. Council Member Ezeonu asked if the city would be paying the property owner regarding item sixteen. Engineering Services Director Noreen Housewright indicated this item is for approval to pursue eminent domain, as the owner of this business has been nonresponsive. She added they would continue to try to work with the owner and offer payment. Ms. Adams asked for clarification of items ten through thirteen, fifteen and nineteen. Chief Financial Officer Cathy Patrick provided information on the Public Improvement District agenda items. Ms. Housewright discussed items thirteen and fourteen regarding the process of providing temporary easement access to Trinity River Authority and the 20-year license

to CHI/Wildlife 12, LP. Deputy City Manager / City Attorney Megan Mahan provided details on the sub-sublease for item fifteen. Audit Director Thao Vo clarified item nineteen, discussed the projects and money already appropriated, noting this makes those funds whole. Deputy City Manager Cheryl De Leon said this identifies the funding source. Mayor Pro Tem Lopez asked to review item twenty-seven. Planning Director Rashad Jackson advised there is no wall just fence. There was discussion on Public Hearing items. Council discussed item eight and decided to change the meeting dates in January 2024 to the second and fourth Tuesday.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:37 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Short Term Rentals, 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 6:31 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:41 p.m.

Invocation led by Pastor Denny D. Davis, PhD, of St. John Church Unleashed.

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

PRESENTATIONS

5. Introduction of City Manager William A. Hills

   Mr. Hills gave honor to God for forty-five years of service to the community and for the opportunity to be the first black Grand Prairie city manager. He expressed humility and thanked his work family, his immediate family and church family for support.

   PRESENTED

6. Resolution for Cricket Stadium – Presented to the City of Grand Prairie by Texas State Representative Salman Bhojani

   Representative Bhojani, former Euless City Council member, presented a resolution commemorating Major League Cricket in Grand Prairie, noting it is a major economic driver in this region.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez noted at briefing council discussed a change to the 2024 Council meeting schedule. The meeting dates in January will be the second and fourth Tuesdays that month. He then moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items seven through nineteen. The motion carried unanimously.

7. Minutes of the August 15, 2023, City Council Meeting

   Approved on Consent Agenda

8. 2024 City Council Meeting Schedule

   Council meeting dates in January 2024 will be the second and fourth Tuesdays that month.

   Approved on Consent Agenda

9. Purchase of three (3) new Toyota BZ4X compact crossover SUV electric vehicles (EV) ($43,445 each) for Environmental Services from Silsbee Toyota for a total of $130,335 through a Cooperative Agreement with The Interlocal Purchasing System (TIPS)

   Harold Willis, 538 Lindly, noted his opposition and asked where the dealership is located. General Services Director Jayson Ramirez said it is near Houston and the city is purchasing at a negotiated price through cooperative agreements.

   Approved on Consent Agenda

10. Peninsula PID Contract with The Perfect Light for holiday decorations in the amount of $89,004.79 (Council Districts 4 and 6) (Reviewed by the Peninsula PID Advisory Board on 07/25/2023)

    Approved on Consent Agenda

11. Peninsula PID Contract with American Underwater Services, Inc. for dredging ponds 3A and 5 in the amount of $203,200 (Council Districts 4 and 6) (Reviewed by the Peninsula PID Advisory Board on 07/25/2023)

    Approved on Consent Agenda

12. Lake Parks PID Change Order/Amendment No. 1 for Site Landscape Development for living wall re-landscape on east Camp Wisdom, $151,852.25 and addition of irrigation at pond, $7,508.23, in the total amount of $159,360.48, for a one-year term (Council Districts 4 and 6) (Reviewed by the Lake Parks PID Board on 07/13/2023)

    Approved on Consent Agenda

13. Authorize the Temporary Access License for the Trinity River Authority of Texas to access a City Sewer Easement to Decommission a 27-inch City of Grand Prairie Sanitary Sewer Line located between South Belt Line Road and SE 14th Street

    Approved on Consent Agenda

14. Authorize and approve a 20-year license to CHI/Wildlife 12, L.P. to install a force main on the south side of Wildlife Parkway Right-of-Way, for a total of $600.00 in revenue to the city

    Approved on Consent Agenda

15. Consent to Sublease Agreement between Lynn Creek SMI, LLC/Lynn Creek SMI Series LLC and Boater's World Marine Centers, LLC for a boat sales and service repair shop at Lynn Creek Marina

    Mr. Willis noted his opposition and asked who the contractor is. Ms. Mahan advised Lynn Creek SMI, LLC/Lynn Creek SMI Series LLC, is Suntex Marina's legal name and discussed the city's lease with the Army Corp of Engineers, noting this would be a sub sub sublease. Mr. Willis asked if boats pay sales tax on repairs. Deputy City Manager Cheryl De Leon advised Mr. Willis she would research and provide him with an update.

    Approved on Consent Agenda

16. Resolution authorizing the use of the power of eminent domain to acquire a temporary construction and access easement for Dry Branch Channel Slope Reconstruction Project on Belt Line Road in Irving, Texas

    ADOPTED

    RES 5364-2023

17. Ordinance to Adopt the Unanimous Settlement Agreement Between the City of Grand Prairie and SiEnergy, LP regarding SiEnergy, LP's Statement of Intent to Increase Rates Within its Service Territory and to Approve Tariffs, Proof of Revenues, and Depreciation Rates That Implement the Terms of the Settlement Agreement

    ADOPTED

    ORD 11407-2023

18. Ordinance Approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2023 Rate Review Mechanism Filing

    Mr. Willis asked for clarification of the rate increase. Deputy City Attorney Tiffany Bull reviewed the average monthly increase. Ms. Mahan advised the notice was published and Atmos would give customers notice as well.

    ADOPTED

    ORD 11408-2023

19. Ordinance amending the FY 2022/2023 Capital Reserve Fund to allocate $2,922,604 from the unobligated fund balance (Reviewed by the Finance and Government Committee on 09/05/2023)

Mr. Willis noted his opposition and asked how much American Rescue Plan Act (ARPA) funds are involved. Audit Director Thao Vo noted this funding is not from ARPA but is previously appropriated ARPA money.

ADOPTED

ORD 11409-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

20. Action Items Resulting from Staff Presentations:
Extension of Great Southwest Parkway north of Avenue K to Fountain Parkway
Downtown Ice Rink

No Action on Extension of Great Southwest Parkway item. Speakers in support: Max Coleman, 9 Heritage Ct. Speakers in opposition: Chris McGough, 2418 Tournament

Mayor Jensen moved, seconded by Council Member Humphreys, to approve the downtown skating rink as presented during the Council briefing. Motion carried unanimously.

21. First 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

Items twenty-one and twenty-two were presented together by Solid Waste Director Dr. Patricia Redfearn. Mayor Jensen advised beginning October 2nd trash and recycle pick up dates would be changing. Dr. presented the first reading of ordinances, noting the rate of 7.5 percent was reviewed and supported by the Chief Finance Director. No speakers present. Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to approve the item as presented by staff. The motion carried unanimously.

APPROVED

22. First 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

APPROVED

23. First of Two Public Hearings on the FY 2023/2024 Capital Improvement Projects (CIP) Budgets (Previously Reviewed by the City Council on 08/17/2023)

Mr. Willis asked what increases Police would be getting and what percent is from crime tax funding. Mayor Jensen noted last year they received twelve percent and this year they are receiving a standard three percent, which was confirmed by Chief Scesney. Ms. De Leon said approximately one-third comes from crime tax funding and Chief Scesney concurred. Mr.

Willis asked how many fire positions. Chief Robert Fite said there would be sixteen new positions. Mayor Jensen asked for speakers and there were none.

Motion made by Council Member District 5 Humphreys to postpone items twenty-three and twenty-four to the September 19, 2023 meeting, seconded by Mayor Pro Tem Lopez. Mayor Jensen took a role call vote.

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 5 Humphreys, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu (Council Member Johnson absent)

Motion carried unanimously.

POSTPONED

24. First of Two Public Hearings on the FY 2023/2024 Operating Budget (Previously Reviewed by the City Council on 08/17/2023)

POSTPONED

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

Deputy City Attorney Tiffany Bull reviewed the agreement of thirty to forty years noting once the area is built out and the debt paid, council will have the option to annex property into the city. Mr. Willis noted his support and asked to clarify who the Ellis County Fresh Water Supply District 1 Group is and if Midlothian and Venus are part of the district. Ms. Bull said landowners are elected to the board and said those cities are not included. Mayor Jensen confirmed there were no other speakers. Mayor Pro Tem Lopez move, seconded by Council Member Adams, to close the public hearing and approve this item as presented. The motion carried unanimously.

APPROVED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

26. STP-23-07-0019 - Site Plan - Warehouses at 2337 Doreen Street (City Council District 1). Site Plan for two warehouse buildings on 2.02 acres. Lot 19R, Block 4 Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) and addressed as 2337 Doreen Street (On August 14, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Chief City Planner Savannah Ware presented the site plan request for two new warehouse buildings, noting it meets density, dimensional, landscaping and screening requirements. Ms. Ware said the Planning and Zoning Commission (P&Z) and the Development Review Committee (DRC) recommended approval. Noe Avila, 614 N. Bishop Avenue, #2, Dallas, recorded his support and was available for questions. Deputy Mayor Pro Tem Clemson noted they have approved zoning in place. Motion to approve made by Deputy Mayor Pro Tem Clemson, 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 At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu

Voting Nay: Council Member District 5 Humphreys

Motion carried 7-1

APPROVED

27. STP-23-06-0014 - Site Plan – Camp Wisdom Plaza, Phase II (City Council District 4). Site Plan for a 6,960 sq. ft. building for retail and 1,800 sq. ft. drive through restaurant use on 2.60 acres. Lots 2 & 3, Block 1, Jai Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development (PD-130), and addressed as 2800 W. Camp Wisdom Rd and 5131 Lynn Road (On August 14, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented the site plan for retail and drive through restaurant. She noted it meets density, dimensional standards and parking requirements. Ms. Ware reviewed the image of the southeast corner of the property and reviewed proposed building elevations. She said the P&Z and DRC recommend approval. Mayor Pro Tem Lopez asked to clarify current zoning allows for the drive through and for wall height. Ms. Ware confirmed and noted the eight foot wall. Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to approve as presented with an amendment that the masonry wall matches height of the daycare wall. The motion carried unanimously.

APPROVED

28. STP-23-07-0020 - Site Plan Amendment - Ashton Warehouse Phase 2 (City Council District 1). Site Plan Amendment for a contractor shop to construct an additional 7,350 sq. ft. warehouse on 3.33 acres. Lot 1, Block 1, MBSA Addition, City of Grand Prairie, Tarrant County, zoned PD-371, and addressed as 415 S Great Southwest Pkwy (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented site plan amendment, noting it meets density, dimensional and parking requirements. She displayed the street view and building elevations, noting no variances were requested. Ms. Ware said the P&Z and DRC recommended approval. Rick Woods Jr, 415 W. Great Southwest Parkway was available for questions, but there were none. Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Headen, to approve this item as presented. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

29. ZON-23-07-0020 - Light Industrial Zoning at 3502 Hardrock Rd (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial to allow for construction of

a Contractor's Shop (Indoors) on 0.86 acres. Tract 236, John C Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, zoned Single Family-One (SF-1), addressed as 3502 Hardrock Road (On August 14, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented the zoning Change request from single family-one to light industrial for a contractor's shop and advised P&Z and DRC recommend approval. Mayor Jensen noted everything around it is light industrial. Ms. Ware advised there were no letters of support nor opposition. Property owner Abraham Jackson, 3502 Hardrock Road, was available for questions. Deputy Mayor Pro Tem Clemson asked if this would be an office warehouse. Mr. Jackson confirmed and said there would be no construction and no heavy equipment. Council Member Ezeonu asked if property to north are mobile homes. Ms. Ware confirmed. Mr. Jackson advised the trucking company across the street has one hundred bays, but his location will not have trucks. Motion made by Deputy Mayor Pro Tem Clemson to close the public hearing and approve this item, Seconded by Council Member District 3 Del Bosque.

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 5 Humphreys, Council Member At Large Place 7 Adams

Voting Nay: Council Member At Large Place 8 Ezeonu

Motion carried, 7-1.

ADOPTED

ORD 11410-2023

30. CPA-23-08-0016 - Comprehensive Plan Amendment - Shady Grove Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Commercial, Retail, Office to Light Industrial on 14.4 acres. Tracts 1, 13 and 13.1, out of John Spoon Survey, Abstract 1326, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-412) with an approximate address of 918 W Shady Grove Rd (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented items thirty and thirty-one together requesting a rezone for light industrial. She reviewed the comprehensive plan and noted P&Z recommended approval. Ms. Ware said staff cannot recommend due to conflict with the Future Land Use Map (FLUM). She reviewed the zoning change request, history of the property, concept plan and conceptual elevations. She said P&Z recommended approval, but staff is unable to support due to inconsistency with the FLUM. Ms. Ware reviewed suggested changes should city council approve. There was discussion on what occurs if an adjacent landowner does not agree including an engineering review process. Sidney Stratton, 2021 McKinney, Dallas, with ProLogis advised they met with some council members, reviewed the concept plan and provided a company overview. She said they have forty-seven industrial buildings in the city and reviewed various customers in Grand Prairie. She discussed proposed site plan and second point of access, noting they did not

request variances. Council Member Headen asked if they had a tenant in mind. Ms. Stratton said they do not.

Tony Shotwell, 309 Ne 31st Street, congratulated Mr. Hills. He noted his support and said he is not a fan of warehouses, but in this case, it makes sense. Mr. Shotwell discussed the FLUM.

Mayor Pro Tem Lopez asked if they meet the tree ordinance. Ms. Ware said it is not vested and would review during site plan.

Max Coleman, 9 Heritage Ct, advised of his support noting it is a commercial area and it fits.

Deputy Mayor Pro Tem Clemson noted it does fit the area and ProLogis has been truthful in maintaining their properties. She then moved, seconded by Council Member Adams, to close the public hearing and approve items thirty and thirty-one. The motion carried unanimously.

ADOPTED

ORD 11411-2023

31. ZON-23-07-0022 - Zoning Change/Concept Plan - Shady Grove Industrial (City Council District 1). Zone Change from Planned Development for townhouse use to Planned Development for Light Industrial use and a Concept Plan for an Office/Warehouse on 14.4 acres. Tracts 1, 13 and 13.1, out of John Spoon Survey, Abstract 1326, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-412) with an approximate address of 918 W Shady Grove Rd (On August 28, 2023, the Planning and Zoning Commission recommended approval by a vote of 8-0)

ADOPTED

ORD 11412-2023

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

Harold Willis, 538 Lindly, congratulated Mr. Hills, discussed previous Grand Prairie city managers, the need for additional housing and House Bill 2127.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:02 p.m.

The foregoing minutes were approved at the September 19, 2023, City Council meeting.

Mona Lisa Galicia