CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, January 23, 2024 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:38 p.m. He noted Council Member Humphreys' absence due to work and announced Economic Development Director Marty Wieder has accepted a position with the Arlington Economic Development Corporation and thanked him for what he has done in Grand Prairie.

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 6 Kurt Johnson
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Junior Ezeonu

ABSENT
Council Member District 5 Cole Humphreys

STAFF PRESENTATIONS

1. After Action Report on the 2023 Ice Rink

   Downtown Manager Chip Nami and Downtown Coordinator Camryn Thompson provided an overview of the 2023 ice rink programming and attendance. Mr. Nami discussed the tree lighting event which included ice skating and a drone show. He said twenty three hundred people attended, of which seventy-two percent were Grand Prairie residents, noting attendance almost doubled from the previous year. Mr. Nami discussed the partnership with the Grand Prairie Chamber which included "Christmas on the Prairie." He said the event continued through the weekend with a car show and bike drive resulting in one hundred thirty children receiving bicycles. Mr. Nami attributed better attendance to no required RSVP, and it was a free family activity. He discussed media coverage and noted there were forty-seven hundred skaters with eighty-nine percent capacity during sessions, total foot traffic at between seventy-eight hundred and eighty-one hundred new visitors and reviewed hourly attendance as well as positive survey results totaling 4.82 stars. Mr. Nami discussed recommendations for next year's events. There was discussion regarding the city taking over the "City on the Prairie," encouraging patrons to visit surrounding businesses, keeping the event free and possibly obtaining sponsorships.

PRESENTED

2. Main Street Fest 2024

Parks, Arts and Recreation Director Ray Cerda advised the festival will take place April 26 through 28th and introduced his team in charge of the event. Administration & Community Engagement Manager Kelly Eddlemon noted their focus this year was to enhance the experience and increase revenue and sponsorship. He said they would be working with B-Weiss Entertainment Group for vendor management and festival management. Mr. Eddlemon discussed daytime programming, headliners for the main stage and participants of the community stage. Special Events Manager Emily Linares discussed return of vendor Carnival Americana, the upcoming solicitation of additional vendors including food vendors / food trucks. She said they are working with JL Event Pro for sponsorships to include business vendors / sponsors and an expanded marketing plan and noted iHeart Radio will be joining the event. There was discussion on working with influencers Mr. Nami said they are working with Anschutz Entertainment Group (AEG) and revealed the main stage headliners as Mark Chesnutt on Friday, La Energia Nortena on Saturday and George Clinton and Parliament on Sunday. Mr. Nami said they are working on the VIP tent catering and advised they would continue to explore options and discussed event hours.

PRESENTED

3. Review Sponsorship Request List for 2024

Deputy City Manager Cheryl De Leon presented a spreadsheet listing requested sponsorships. There was discussion on who provided the "number impacted", whether the city would be taking over Christmas on the Prairie so additional vendors can participate and whether the Grand Prairie Chamber receives a discount for their tournament. Ms. De Leon said she would research but noted they do not typically give discounts with tournaments. There was discussion on what would be received for sponsorships and what the cost levels are for golf tournaments. Project Coordinator Amy Sprinkles discussed the requests from Hispanic Heritage Ambassadors DFW totaling fifteen thousand dollars. Council discussed creating sponsorship categories, whether every applicant would receive funding, creating a scoring process, the period of approval and receipt of multiple requests from various charities. Deputy City Manager / City Attorney Megan Mahan discussed grants and required auditing. There was discussing on how much to give to new applicants / charities requesting funding for the first time. Council agreed to review and discuss at the special council meeting in February. Ms. De Leon confirmed there is currently one hundred seventy five thousand dollars allocated for sponsorships plus thirty thousand dollars for grants. City Manager Bill Hills said only current applications will be reviewed and considered at the special meeting in February.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Lopez said item thirty would be amended to strike the meeting date since the meeting was cancelled. Mayor Jensen noted Council Member Humphreys communicated with Planning Director Rashad Jackson regarding item thirty-eight and said Council Member Humphreys gave his approval to

staff and would like Council to act on this item in his absence. Deputy Mayor Pro Tem Lopez asked if items twenty and twenty-one come from the Epic Water fund. Deputy City Manager Cheryl De Leon confirmed. Council Member Adams asked if item twelve reflects the standard amount of rent charged. Airport Director Mark Divita confirmed, noting a market survey is conducted and is based on square footage. Council Member Adams asked for the name of the title company used for items twenty-four and twenty-five. Economic Development Director Marty Wieder advised he would research and update council before the regular meeting start time. Planning Director Rashad Jackson noted the applicant has withdrawn their request for items thirty-four and thirty-five.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:38 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., 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 6:30 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen opened the regular meeting at 6:30 p.m.

Invocation led by Pastors Anthony and Vicki Cheek with Calvary Family Worship Center.

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

PRESENTATIONS

4. Eagle Scout Certificates – Presented to Olvia Wolston and Claire Greenaway in Troop 533

   Mayor Jensen presented the certificates.

   PRESENTED

5. Recognition of Nimo's Training Gym and Faith Over Fear Boxing Team for 2023 USA Boxing National Championship Accomplishments

   NOT PRESENTED

6. Certificate of Recognition for ABLe Communications, recognized on the Dallas Business Journal list of "Top revenue-generating minority-owned business in DFW"

   Mayor Jensen presented the certificate.

   PRESENTED

7. Certificate of Recognition for Elevate Doors & Windows, recognized on the Dallas Business Journal list of "Top 25 Fastest Growing Small Private Companies in North Texas

NOT PRESENTED

CONSENT AGENDA

Mayor Pro Tem Lopez reviewed item ten noting there were technical difficulties and council may not have received the full Communication page, so a hard copy has been produced at the dais for their review. There were no questions. Mayor Pro Tem Lopez moved, seconded by Council Member Clemson, to approve items eight through twenty-seven. The motion carried unanimously.

8. Minutes of the January 9, 2024, City Council Meeting

   Approved on Consent Agenda

9. Assignment of Contract from Redi-Mix Concrete to Smyrna Ready Mix Concrete, LLC (Reviewed by the City Council Development Committee on 01/23/2024)

   Approved on Consent Agenda

10. Purchase one (1) new Chevrolet Silverado 5500 Crew Cab with Dump Body ($104,020) for Transportation and Mobility Services from Caldwell Country Chevrolet through a Cooperative Agreement with BuyBoard

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

    Approved on Consent Agenda

11. Annual contract for administration of federally required reporting for the Affordable Care Act (ACA) from Claims-X-Change, LLC, dba CXC Solutions, estimated at $10,644 annually. This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 5% annually with an estimated total of $58,814.81 if all extensions are exercised(Reviewed by the Finance and Government Committee on 01/09/2024)

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

    Approved on Consent Agenda

12. Commercial Hangar Lease with Aviator Air Flight School, LLC, for Hangar 7 South A for a term of ten years to begin January 1, 2024, and ending December 31, 2034, with an annual rent of $2,784.00

    Approved on Consent Agenda

13. Purchase of replacement office chairs for the Public Safety Building, from Krueger International (KI), through a cooperative purchasing agreement with Sourcewell, in the amount of $137,689 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

    Approved on Consent Agenda

14. Purchase of Panasonic "Toughbook" rugged mobile laptops and accessories from GTS Technology Solutions, Inc., in the amount of $111,124.58, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

    Approved on Consent Agenda

15. Annual Contract for Micro-Blaze firefighting foam from Metro Fire Apparatus Specialist, Houston, Texas, for the annual cost not to exceed $24,695 with four one-year renewals not to exceed $123,475 if all option renewals are exercised and authorized by the City Manager (Reviewed by the Public Safety, Health, and Environment Committee 01/08/2024)

    Approved on Consent Agenda

16. Change order #2 in the amount by $48,350 to increase annual contract for medical supplies with Life-Assist, Inc.$140,000, increase for the remainder of the current contract term, and $140,000 annually for the one remaining one-year renewal term totaling $280,000 (Reviewed by the Public Safety, Health & Environment Committee on 01/08/2024)

    Approved on Consent Agenda

17. Purchase of security cameras for the Epic Recreation Center from Siemens in the amount of $81,835 through a national cooperative agreement with Sourcewell (Reviewed by the Finance and Government 01/09/2024)

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

    Approved on Consent Agenda

18. Purchase of audio/visual components from Infinity Sound Ltd. in the amount of $85,000 including installation and contingency for the warehouse rental space at the EPIC Recreation Center through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 01/09/2024)

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

    Approved on Consent Agenda

19. Ordinance amending the FY2023/2024 Capital Improvement Budget; Purchase a Birch Tree from Nomadic Capital LLC DBA Mean Green Lawn & Landscape of Fort Worth, Texas, for the Ruthe Jackson Center Garden for $1,575 (Reviewed by the Finance and Government 01/09/2024)

    ADOPTED

    ORD 11490-2024

20. Ordinance amending FY2023/2024 Epic & Epic Waters Fund and Epic CIP Fund budgets in the amount of $1,289,000 for glass enhancement/ replacement for windows at Epic Waters and approve contract with OpenAire for $1,289,000 (Reviewed by the Finance and Government Committee on 1/9/2024)

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

ADOPTED

ORD 11491-2024

21. Ordinance amending the FY2023/2024 Epic & Epic Waters Fund and Epic CIP Fund budgets for IT Infrastructure/Computer Replacements for Epic Waters in the amount of $200,000 (Reviewed by the Finance & Government Committee on 01/09/2024)

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

    ADOPTED

    ORD 11492-2024

22. Ordinance amending the FY 2024 Red Light Safety Fund budget in the amount of $117,755, to partially fund the first term of an annual contract with Flock Safety, Inc for law enforcement automated license plate recognition cameras, security cameras, and other related products and services, in the amount of $436,950 for the first year, with four annual renewal options in the amount of $308,400 for the second year, and $353,400 annually thereafter, for years three, four, and five, totaling $1,805,550 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024 and Finance and Government Committee on 01/09/2024)

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

    ADOPTED

    ORD 11493-2024

23. Ordinance amending the FY 2023/2024 budgets for the Capital Lending Fund and Solid Waste CIP Fund for a contract for Landfill Expansion Permitting and Subsurface Characterization for the City of Grand Prairie Landfill from Weaver Consultants Group in an amount not to exceed $1,591,200 (Reviewed by the Public Safety, Health, and Environment Committee on 01/08/2024)

    ADOPTED

    ORD 11494-2024

24. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget for the acquisition of real property located at 5523 and 5531 Lake Ridge Parkway for the purchase price of $2,569,000.00, plus additional appropriate closing costs estimated at $71,000.00 for a total funding request of $2,640,000.00

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

    ADOPTED

    ORD 11495-2024

25. Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for the acquisition of real property located at 5523 and 5531 Lake Ridge Parkway for the purchase price of $2,569,000, plus additional appropriate closing costs estimated at $71,000 and bond issuance fees estimated at $11,000 for a total amount of $2,750,000

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

    ADOPTED

    RES 5391-2024

26. Resolution Authorizing the City Manager to Execute a Commercial Real Estate Contract of Sale with Marotte, LLC, Village Castle Investments, LP, and Fithian Family Investments 1, LLC for the purchase of 6.533 Acres at 5523 and 5531 Lake Ridge Parkway for an amount not to exceed $2,640,000, including closing costs

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

    ADOPTED

    RES 5392-2024

27. Resolution Approving Jr's Demolition in the amount of $93,000.00 for the Demolition and Excavation of 658 SW 3rd St, Grand Prairie, TX 75051. Facilitating the Construction of an Attainable Housing Program Development

    ADOPTED

    RES 5393-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

28. Action Items Resulting from Staff Presentations:

    Approve Sponsorship Request List for 2024

    No Action

29. Public Hearing and Ordinance for a Municipal Setting Designation for 1201 Avenue H East, 1205 Avenue H East, and 1152 N. Great Southwest Parkway (Reviewed by the Public Safety, Health & Environment Committee on 01/08/2024)

    Harold Willis, 538 Lindly, spoke in opposition of this item. Public Health Director Cindy Mendez defined a municipal setting designation, noting it is like a deed restriction for use of ground water for potable water usage. She advised there was contamination located there but it does not qualify for superfunds.

    ADOPTED

    ORD 11496-2024

30. Consider and approve an ordinance authorizing the issuance of "City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024," providing for the payment of such certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's waterworks and sewer system; providing the terms and conditions of such certificates and resolving other matters incident and relating to the issuance, payment, security and delivery of such certificates of obligation; delegating matters relating to the sale and issuance of such certificates to an authorized City official; and providing an effective date (Plan of finance reviewed by Finance and Government on 11/7/2023)

    Rabbi De Leslie, 3217 Trible Drive, recorded his opposition and asked to clarify if this is a property tax increase. Chief Financial Officer Cathy Patrick said no, noted this is issued annually to fund Capital Improvement Projects and advised it would be paid from general property taxes. She then provided details on what the Certificates of Obligation would pay.

    Harold Willis asked if this would pay for the new fire station and for water/wastewater. Ms. Patrick said yes, part of it would pay for the fire station, but it is not issuance for water/wastewater; and she advised the budget book is posted online with detailed information on Capital Improvement Projects.

    Mayor Pro Tem Lopez moved, seconded by Council Member Johnson, to strike the statement advising this was reviewed by the Finance and Government Committee as they did not meet on January 16, and to approve the item as presented. The motion carried unanimously.

    ADOPTED

    ORD 11497-2024

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to table items thirty-one through thirty-three. The motion carried unanimously.

31. 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

32. 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

33. 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

PUBLIC HEARING ZONING APPLICATIONS

Mayor Jensen advised items thirty-four and thirty-five have been withdrawn.

34. CPA-23-07-0014 - Comprehensive Plan Amendment - Zeal at Lakeview (City Council District 6). Comprehensive Plan Amendment to change the Future Land Use Map from Low Density Residential to Medium Density Residential on 26.476 acres. Being a tract out of the J. Lawrence Survey, Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

    Withdrawn - NO ACTION

35. ZON-23-07-0028 - Zoning Change/Concept Plan - Zeal at Lakeview (City Council District 6). Zoning Change from Agriculture (A) to a Planned Development with a base zoning district of Single-Family Townhome and a Concept Plan for a Hybrid Housing (Build-to-Rent) Development with 205 units on 26.476 acres. Being a tract out of the J. Lawrence Survey Abstract No. 161, City of Grand Prairie, Ellis County, Texas, zoned Agriculture (A), generally located on west side of FM 661, approximately 1,500 feet south of Lakeview Drive (On October 9, 2023, the Planning and Zoning Commission recommended denial by a vote of 6-1)

    Withdrawn - NO ACTION

36. CPA-24-01-0001 - Comprehensive Plan Update - Hardrock Industrial (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (Planning and Zoning Commission will consider this item on January 22, 2024)

Chief City Planner Savannah Ware reviewed items thirty-six and thirty-seven together and discussed the Comprehensive Plan Amendment to change the Future Land Use Map from High Density Residential to Light Industrial. She reviewed the concept plan for an office warehouse, noted no variances were requested and there were no letters received. Ms. Ware advised the Planning and Zoning Commission (P&Z) recommended approval. Staff is unable to support the Future Land Use change because the proposed use does not align with the Future Land Use Map (FLUM), however, the requested change matches the predominant use of the area.

Jonathan Tooley, 401 E. Palace Parkway, said this reduces multifamily, and discussed the reason for two concept plans. Mayor Pro Tem Lopez asked for location of dock doors. Mr. Tooley said they face to the west, not toward public right-of-way. Deputy Mayor Pro Tem Clemson said since this matches the predominate use of area she agreed and moved, seconded by Council Johnson, to close the public hearing and approve items thirty-six and thirty-seven. The motion carried unanimously.

ADOPTED

ORD 11498-2024

37. ZON-23-10-0039 - Zoning Change/Concept Plan - Hardrock Industrial (City Council District 1). Zoning Change/Concept Plan from PD-389 for Multi-family uses and SF-1 to a PD for Light Industrial use and a concept plan depicting a 286,800 sq. ft. Warehouse with heavy trailer parking on 16.82 acres. Multiple tracts out of John C. Read, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-389), within SH 161 Corridor Overlay, and approximated addresses of 3514-3560 Hardrock Rd and 4701 Hardrock Rd (On December 11, 2023, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11499-2024

38. SUP-23-10-0042 - Specific Use Permit – Car Salvaging at 3416 E Jefferson St (City Council District 5). Specific Use Permit request for a Used Car Dealership to authorize an Auto Salvage Yard use and the sale of Used Auto Parts associated with an existing Auto Salvage Yard. Tract 7 of the William C. May Survey, Abstract 891, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 3416 E Jefferson Street (On December 11, 2023 the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware reviewed the request noting operations will not change and advised P&Z recommended approval with conditions that the auto dealer use shall be limited to wholesale sales of inoperable vehicles or salvaging of any parts, as allowed by SUP No. 97 for the existing auto salvaging and auto parts sales and no sales of operable vehicles (new or used) shall be allowed on the premise or via online to individual customers. The Development Review Committee recommended approval.

Bruce Shahbazi, 3416 E. Jefferson, Suite A, recorded his support. There was discussion on how many cars can be placed there and compliance with the existing SUP. Mayor Jensen noted

Council Member Humphreys advised he is not opposed to this item. Council Member Del Bosque moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11500-2024

CITIZEN COMMENTS

Rabbi De Leslie, 3217 Trible Drive, discussed integrity, hypocrisy, treatment of the homeless, his beliefs, Christianity and supports a cease fire in Palestine.

Dex Davis, 2045 Forum Drive, Apt. 7103, discussed her children and described what she thought it would be like to currently live in Palestine, noting children are being imprisoned, and discussed a humanitarian issue in Palestine.

Rony Raju, 2045 Forum Drive, Apt. 7101, discussed his studies in engineering, the lack of available employment in the engineering field, and Lockheed Martin's provision of equipment to Israel.

Hannah Reed, 2045 Forum Drive, Apt. 7101, said she is an educator at Tarrant County College and discussed weapons sent to Israel and missiles produced in Grand Prairie at Lockheed Martin which she opines has contributed to killing Palestinians in Gaza.

William Josef, 1960 West Tarrant Road, discussed his family history, his support of Palestinian people and described Gaza on October 7th, then asked council to consider passing a resolution for a ceasefire in Gaza.

Harold Willis discussed Sallye Moore's sister, Eddie Bernice Johnson, who passed away recently and discussed issues with healthcare and health insurance.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:35 p.m.

The foregoing minutes were approved at the February 6, 2024, City Council meeting.

Mona Lisa Galicia, City Secretary