



## MINUTES

### CALL TO ORDER

Mayor Jensen called the meeting to order at 6:00 p.m.

### PRESENT

Mayor Ron Jensen  
Mayor Pro Tem Jorja Clemson  
Deputy Mayor Pro Tem Mike Del Bosque  
Council Member John Lopez  
Council Member Cole Humphreys  
Council Member Jeff Wooldridge  
Council Member Greg Giessner

### ABSENT

Council Member Jeff Copeland

### STAFF PRESENTATIONS

1. COVID-19 Update – Presented by Deputy City Manager Steve Dye

*Deputy City Manager Steve Dye indicated there has been a decline in COVID-19 cases nationally and in Texas and the Centers for Disease Control stated 38.3 million people have been vaccinated as of last Sunday. He stated if the current pace continues, ninety percent of people could be vaccinated by November 13th. He added that by April or May, vaccines would be more readily available. Mr. Dye said Environmental Services Manager Cindy Mendez along with the Parks Department assisted with the coordination of a walk-up facility to register for COVID-19 vaccines. He reviewed proposed registration dates, locations and times. Mr. Dye provided a Texas Emergency Rental Assistance Program update and mentioned Grand Prairie United Charities and Lifeline have been great partners in this program. Fire Chief Robert Fite gave an update on the number of vaccines that have been administered at the Theater at Grand Prairie and plans for future vaccinations at the site. Mayor Jensen commented that the City of Irving is still partnering with Grand Prairie, and they were very complimentary on the way the program has run. Council Member Lopez asked Chief Fite to be aware of homebound citizens and their needs. Chief Fite advised two paramedics will be working with Dallas County, reviewing the list of homebound citizens and will be assisting those with needs. Chief Fite advised as of 6:00 p.m. the city is under a winter storm warning with an expectation of one to four more inches of snow, sleet & freezing rain, effecting streets, gas and power lines. He advised the snow and ice would remain through Saturday and noted his Emergency Management team is working to provide as much information as possible to the Mayor and Council Members to provide to their constituents. Council Member Lopez discussed the*

*concern of price gauging and advised there is a direct number that has been set up report incidents directly to the Attorney General's Office. Mayor Jensen discussed several messages he has received regarding the winter storm and the loss of power and gas, and he stated he has worked diligently to respond to each one as best as possible. He encouraged voicing concerns to state senators and representatives about lack of preparation of these utilities. Mr. Dye clarified the city does not have the ability to determine who has electricity and who does not. Mr. Dye and Mr. Hart gave an update on the warming station available to citizens.*

## **Presented**

### **AGENDA REVIEW**

*Mayor Pro Tem Clemson reviewed Consent agenda items two through seventeen and noted number six would be pulled for individual consideration. Mayor Jensen advised item twenty would be tabled.*

### **EXECUTIVE SESSION**

*There was no executive session.*

### **RECESS MEETING**

*Mayor Jensen recessed the meeting at 6:30 p.m.*

### **RECONVENE MEETING**

*Mayor Jensen reconvened the regular meeting at 6:35 p.m. Mr. Giessner was unable to attend the regular meeting via video conference due to power outage.*

### **PRESENT**

Mayor Ron Jensen  
Mayor Pro Tem Jorja Clemson  
Deputy Mayor Pro Tem Mike Del Bosque  
Council Member John Lopez  
Council Member Cole Humphreys  
Council Member Jeff Wooldridge

### **ABSENT**

Council Member Jeff Copeland  
Council Member Greg Giessner

*Council Member Lopez led the invocation.*

*Deputy Mayor Pro Tem Del Bosque led the pledge of Allegiance to the US Flag and Texas Flag.*

### **CONSENT AGENDA**

*Mayor Pro Tem Clemson moved to pull item six for individual consideration and approve, seconded by Deputy Mayor Pro Tem Del Bosque, items two through five and seven through seventeen. The motion carried unanimously.*

2. Minutes of the February 2, 2021, City Council Meeting

**Approved on Consent Agenda**

3. Change Order/Amendment No. 1 with GraTex Utilities, Inc. in the net amount of \$28,057 for Sanitary Sewer and Electrical Improvements at Loyd Park

**Approved on Consent Agenda**

4. Country Club Park PID Two Year Contract with Flock Group, Inc. for license plate recognition cameras with pole installation for \$28,000 annually; contract totals \$56,000; authorize City Manager to execute (Council District 2)

**Approved on Consent Agenda**

5. Final renewal with Trane U. S. in the amount of \$17,856.00 for Chemical Maintenance of Boilers for city buildings as needed

**Approved on Consent Agenda**

6. Price Agreement for COVID-19 Testing Services from GeneIQ (up to \$240,000.00 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

*Deputy Mayor Pro Tem Del Bosque exited the meeting before consideration of this item. Mr. Dye advised the previous contract for employee Antigen and PCR COVID-19 testing expired, and GeneIQ provided the current winning bid response for testing. He noted Deputy Mayor Pro Tem Del Bosque is donating the use of the parking lot on his property where testing will be performed. Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to approve this item. The motion carried unanimously, 5-0. Deputy Mayor Pro Tem Del Bosque re-entered the meeting.*

**Approved**

7. Final reconciliation Change Order/Amendment No. 7 with McMahon Contracting, L.P. in the net negative amount of (\$122,242.68) for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road

**Approved on Consent Agenda**

8. Price Agreement for medical supplies from Bound Tree (up to \$300,000 annually) to be used to fulfill the needs of the department, through a Master Interlocal Agreement with the City of Midlothian. This agreement will be for one year with the option to renew for four (4) additional one-year periods. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on Consent Agenda**

9. Price Agreement for medical supplies from Life-Assist (up to \$75,000 annually) to be used to fulfill the needs of the department, through a Master Interlocal Agreement with the City of Midlothian. This agreement will be for one year with the option to renew for four (4) additional one-year periods. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on Consent Agenda**

10. Price Agreement for veterinary services from Relief Services for Veterinary Practitioners, or RSVP (up to \$212,400.00 annually). This agreement will be for one year with the option to renew for 4 additional one-year periods totaling \$1,062,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on Consent Agenda**

11. Ratify the sole source software maintenance agreement from 2002 – 2020 (approximately \$216,763.30) with Trapeze Software Group for software maintenance and support of the Grand Connection's Trapeze Pass scheduling and dispatching software, and authorize up to five annual renewal options with up to a 5% annual increase (approximately \$93,333 for five years) for this agreement with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the five specified can be authorized, however will require additional City Council approval)

**Approved on Consent Agenda**

12. Special Election Services Agreement with Dallas County for \$69,568.07 to Conduct Dallas County portion of the District 2 Special Election to Fill A Vacancy for Unexpired Term

**Approved on Consent Agenda**

13. Renewal of long-term software support services with sole source Trapeze Software Group for software maintenance and support of the Grand Connection's in-vehicle Trapeze Pass Mobile Data Computers software for a one-year term with up to four additional one-year renewal periods with up to a 5% annual increase (approximately \$38,708 for all five years) for this agreement with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the five specified can be authorized, however will require additional City Council approval)

**Approved on Consent Agenda**

14. Supplemental Agreement No. 1 to Easement and Consent No. DACW63-2-14-0665 for additional easement for a sanitary sewer pipeline, underground electrical line and temporary construction easement at Joe Pool Lake, Texas

**Approved on Consent Agenda**

15. Ratification authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the United States Marshals Service (USMS) Joint Law Enforcement Operation

**Adopted**

**RES 5154-2021**

16. Resolution approving the sale of tax foreclosure properties located at 2520, 2502, 2506 and 2580 West Jefferson to LJM Ventures, LLC for \$176,000, plus post judgment years (1999 and subsequent)

**Adopted**

**RES 5155-2021**

17. Resolution Adopting 2021 Financial Management Policies

**Adopted**

**RES 5156-2021**

18. SU210101 - Specific Use Permit - Good Pain Tattoo Studio at 112 NE 4th St (City Council District 5). Specific Use Permit for a Tattoo and Body Piercing Studio (The Planning and Zoning Commission recommended approval by a vote of 8-0)

*Council Member Humphreys exited the meeting prior to presentation of this item. Chief City Planner Savannah Ware presented this application for a tattoo and piercing studio. She noted the Specific Use Permit is zoned in a central business district and the proposed use conforms with the comprehensive plan. She reviewed the studio space floor plan and indicated it would operate with a valid license. Ms. Ware advised the Planning and Zoning Commission recommended approval and the Development Review Committee recommended approval with Uniform Development Code compliance. Council Member Wooldridge asked if this the last tattoo studio that can be allowed. Ms. Ware confirmed it is the second in this district; but they are allowed in other business districts with a Specific Use Permit, and a variance would be required. Mayor Jensen confirmed there were no speakers on this item. Deputy Mayor Pro Tem Del Bosque moved, seconded by Mayor Jensen, to approve the Specific Use Permit application. The motion carried unanimously, 5-0. Council Member Humphreys re-entered the meeting.*

## Adopted

### ORD 10962-2021

19. SU150803C - Specific Use Permit Review - Three Bears Tire Commercial Truck Parking at 3223 E. Main St. (City Council District 5). Review of a Specific Use Permit for Continuance or Revocation (SUP-972, 972A, 972B) for a Commercial Truck Parking Lot (The Planning and Zoning Commission recommended a three month renewal by a vote of 5-2-1)

*Ms. Ware reviewed the existing Specific Use Permit and advised the Planning and Zoning Commission has considered this item twice. She noted the applicant submitted an action plan to bring the property into compliance. City Planning Director Rashad Jackson reviewed development conditions and operational conditions including Environmental Services and Code Enforcement inspection reports. He indicated there has been a lack of compliance on this property since December 2017 including fencing, parking, fire hydrant and paving; in addition, there is a lack of maintenance and noted apparent oil spills. Mr. Jackson advised the Environmental Quality Division does not recommend renewing the Specific Use Permit, and Mr. Jackson reviewed notices sent to the applicant. He said the applicant provided details of a plan but did not address property compliance issues. Mr. Jackson said the Planning and Zoning Commission tabled this item and recommended a three-month renewal while applicant makes improvements, although staff does not recommend approval.*

*Council Member Lopez asked if the applicant has made any improvements. Mr. Jackson said he submitted a bid for repaving/resurfacing. Deputy Mayor Pro Tem Del Bosque noted this item dates back three years and recalled he spoke to the son of property owner three years ago who confirmed they would get the property into compliance back then. Mr. Gerardo Rodriguez spoke for the applicant saying he was not the person who previously talked with Deputy Mayor Pro Tem Del Bosque. Mayor Jensen asked why the city should give the applicant three months to comply. Mr. Rodriguez stated he put his money into his business, so he was not able to get the work done. He said if approved, he would now comply. Mayor Jensen asked staff to describe some of the major issues involved. Mr. Jackson clarified adherence to the Specific Use Permit was the issue. Mayor Jensen addressed the applicant noting that following the rules of the ordinance has been the issue and asked how he plans to comply. Applicant Brandon said he would check for cleanliness of the property daily and conduct weekly inspections, preparing a log in an effort to keep the property in compliance. Council Member Lopez asked the applicant if basic operational needs could be met, and if he has a willingness to work with staff to comply. Mr. Rodriguez said he is committed. Council Member Wooldridge said they have allowed three years to comply with the asphalt issue of the driveway and asked the applicant if he understands that should have been a priority in those three given years. The applicant said he understood it to mean that he could only use the paved area. Mr. Jackson confirmed the Planning and Zoning Commission advised it had to be paved not asphalted, and he said it needs to have fencing and lighting. Deputy City Manager Bill Hills noted this application relates to the truck parking, and Mr. Jackson added the tire shop would not be affected. Council Member Lopez asked if truck parking is allowed at the tire shop. Mr. Jackson stated overnight truck parking for the tire shop is permitted. Council Member Lopez asked how much time the applicant has to be eligible for reapplication. Mr. Jackson advised it would be a year. Deputy Mayor Pro Tem Del Bosque asked to review code compliance history. Mr. Hills advised there would have been an initial inspection before citation; therefore, there would have been*

*about thirty-five to forty compliance visits in the last three years. Council Member Lopez asked to waive a year and instead allow for six months for reapplication. Mr. Humphreys moved, seconded by Deputy Mayor Pro Tem Del Bosque, to revoke the Specific Use Permit with the allowance of waiving the one-year requirement for the applicant to come into compliance and to reapply. The motion carried unanimously.*

**Revoked**

**ORD 10963-2021**

20. Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from Agriculture to a Planned Development District for Multi-Family Use (The Planning and Zoning Commission recommended denial of this request by a vote of 7-0-1)

*Council Member Lopez moved, seconded by Mayor Pro Tem Clemson, to table this item. The motion carried unanimously.*

**Tabled**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

*As noted above, item six was moved from the Consent Agenda to Individual Consideration.*

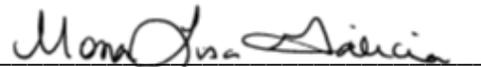
**CITIZEN COMMENTS**

*Mr. M. Herring commended the Street Department Manager Dane Stovall and the street contractor who worked on Pinoak Drive along the easement. He also noted discontent with the Engineering Division pipe contractors.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 7:24 p.m.*

*The foregoing minutes were approved at the March 2, 2021, City Council meeting.*



*Mona Lisa Galicia, City Secretary*