



MINUTES

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT

Mayor Ron Jensen
Mayor Pro Tem Mike Del Bosque
Deputy Mayor Pro Tem Cole Humphreys
Council Member District 1 Jorja Clemson
Council Member At Large Place 7 Jeff Copeland
Council Member At Large Place 8 Junior Ezeonu
Council Member District 6 Kurt Johnson
Council Member District 2 Dennis King
Council Member District 4 John Lopez

STAFF PRESENTATIONS

1. Shop & Ship Campaign

Communications and Marketing Supervisor Cami McKillop noted this campaign worked with the Grand Prairie Chamber of Commerce and Economic Development Department to encourage shopping and shipping locally to keep sales tax money within the city. Mayor Jensen explained sales tax and the effect of changes. City Manager Steve Dye noted the importance of shopping for and buying goods and services in Grand Prairie. Council Member Lopez asked if the Shop and Ship Campaign cards could be translated. Cami confirmed they would be and advised the information is also on the website and will be in the Pipeline Newsletter in October.

Presented

2. Mi Familia Park Master Plan

Parks Department Director Duane Strawn and Jodi House, TBG Partners, Inc., presented the long-range master plan for Mi Familia Park. Ms. House covered the project timeline, community engagement survey, site maps, functional use diagram, proposed boardwalk and splash pad, design outlook and phasing plan. Mr. Strawn indicated initial proposed funds are \$1.5 million. Mayor Jensen gave Mayor Pro Tem Del Bosque credit for working with City of Dallas and bringing this project forward. Council Member Johnson asked whether the splash pad would compete with the Splash Factory. Mr. Strawn explained this would not compete and gave details of the differences. Mayor Pro Tem Del Bosque thanked

staff and noted this would tie into the international corridor and provide much enjoyment to the long-time residents of this area.

Presented

AGENDA REVIEW

Mayor Pro Tem Del Bosque asked if there were any questions on Consent Agenda items three through twenty-seven. Deputy Mayor Pro Tem Humphreys asked for clarification of item sixteen. City Manager Steve Dye noted this contract would assist in bringing in commercial retail and establishing relationships the city currently does not have. Council Member Copeland asked if this type agreement has previously been done. Mr. Dye provided information on two such agreements City Manager Tom Hart presented in the past. Mayor Jensen provided details on Consent Agenda item number nineteen regarding nominee Kathryn Wilemon. City Attorney Megan Mahan provided information to Council advising item thirty-seven can be tabled indefinitely due to newly discovered information, and Mr. Dye confirmed further details would be provided. Mayor Pro Tem Del Bosque said items twenty-eight and twenty-nine would also be tabled. There were no further comments nor questions.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:56 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 recessed the meeting at 6:00 p.m.

RECONVENE MEETING – 6:30 PM

Invocation led by Pastor Ron Adams of The Haven Church of the Nazarene.

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

PRESENTATIONS

There were no presentations.

CONSENT AGENDA

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve Consent Agenda items three through twenty-seven. The motion carried unanimously.

3. Minutes of the September 21, 2021, City Council Meeting

Approved on Consent Agenda

4. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for \$50,000 in Westchester PID (Council District 6)

Approved on Consent Agenda

5. Westchester PID Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$80,000 (Council District 6)

Approved on Consent Agenda

6. Professional Services Contract with Teague, Nall & Perkins, Inc. in the amount of \$381,040.21 to provide engineering of intersection improvements at Avenue K and SH 360, Belt Line Road and Marshall Drive, and Belt Line Road and Skyline Road (South)

Approved on Consent Agenda

7. Change Order/Amendment No. 2 with Hill & Wilkinson General Contractors in the amount of \$111,953.02 for added scope of work requested by the City of Grand Prairie for emergency generator coordination and new waterproofing installation required as it relates to Phase 3 Construction of the City Hall Municipal Campus

Approved on Consent Agenda

8. Agreement with Dallas Area Agency on Aging for a total budget of \$257,847 (less Program Reimbursements of \$183,348) for Congregate Meals, Home Delivered Meals and Transportation Program

Approved on Consent Agenda

9. Purchase of lighting system for Friendship Park from Musco Lighting at a cost of \$94,211 through a cooperative agreement with BuyBoard

Approved on Consent Agenda

10. Price agreement for irrigation heads and replacement parts from Longhorn, Inc. through a national cooperative agreement with BuyBoard at an estimated annual amount of \$75,000. This agreement will be for one year with the option to renew for one additional one-year period totaling \$150,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options 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

Approved on Consent Agenda

11. Contract with Thide, LLC DBA Safesplash for one-year with four one-year renewal options for Professional Swim Lessons conducted at The Epic with a 18–25 % commission back to the City estimated at \$55,000 annually based on gross revenues collected by Contractor totaling \$275,000 (estimated), 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

12. Purchase an irrigation controller system for Prairie Lakes from Longhorn, Inc in the amount of \$162,285.31, through a national cooperative agreement with BuyBoard and include a 5% contingency in the amount of \$8,115 for a total of \$170,400.31

Approved on Consent Agenda

13. Contract with The Home Depot in the amount of \$138,916.57 for painting interior of the Ruthe Jackson Center through a cooperative agreement with BuyBoard; contract with Shaw Integrated Solutions in the amount of \$148,690.73 for facility improvements and carpet for Ruthe Jackson Center through a cooperative agreement with BuyBoard and include a 4% contingency in the amount of \$10,000 for a total of \$297,607.30.

Approved on Consent Agenda

14. Change Order #2 to Price Agreement with Trane in the amount of \$200,000.00 for additional air balance testing, equipment, installations, and repairs

Approved on Consent Agenda

15. Price agreement for pavement leveling services with Nortex Concrete Lift & Stabilization (up to 827,187.50 annually) for one year with the option to renew four additional one year periods totaling \$4,135,937.50 if all extensions are exercised; and authorize the City manager to execute 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

16. One Year Planning Service Contract with Monica Alonzo not to exceed \$55,000

Approved on Consent Agenda

17. Resolution authorizing the filing of an application for financial assistance from the state infrastructure bank of \$13 million; authorizing the City Manager to act on behalf of the City of Grand Prairie in all matters relating to the application

Adopted

RES 5226-2021

18. Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for \$38,384 in total funding with an agreement for \$11,515.20 to be allocated to funding Dallas County projects and \$1,880.82 to be allocated to the City of Dallas for fiscal administration fees and expenditures leaving a net amount of \$24,987.98 to the City of Grand Prairie

Adopted

RES 5227-2021

19. Resolution Nominating Kathryn Wilemon to Serve as Voting Member of the Tarrant Appraisal District Board of Directors for 2022-2023

Adopted

RES 5228-2021

20. A Resolution amending, and replacing in its entirety, Resolution No. 5158-2021, ratifying support of a Justice Assistance Grant (JAG) application to the Office of the Governor, Public Safety Office, Criminal Justice Division for \$60,000 in total funding for the purpose of funding a Crisis Support Specialist position's annual salary and fringe benefits

Adopted

RES 5229-2021

21. A resolution of the City of Grand Prairie, hereinafter "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as the "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program,"; certifying that the Applicant is eligible to receive program assistance; and dedicating the proposed site for permanent public park and recreational uses (known as Tyre Park Improvements).

Adopted

RES 5230-2021

22. Resolution authorizing the expenditure of \$500,000 for public improvements for the Plattner Partnership land located north of Tarrant Road between Belt Line Road and NE 15th

Adopted

RES 5231-2021

23. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget; to remodel the Main Library Archive Room using an established price agreement with Home Depot (\$54,072.72)

Adopted

ORD 11103-2021

24. Ordinance authorizing the conveyance of required utility easement and right of way to Oncor Electric Delivery Company, LLC at Performance Place, Pollock Place and Lone Star Parkway, Dallas County

Adopted

ORD 11104-2021

25. Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Professional engineering services contract with Plummer Associates, Inc. in the maximum amount of \$58,800 for the 2021 Annual Study for Outfall Rehabilitation

Adopted

ORD 11105-2021

26. An ordinance amending the FY2021/2022 Capital Improvement Budget; contract with Parkhill/Shrickel Rollins, Inc. in the amount of \$67,500 and approve a 5% contingency of \$3,375, for a total cost of \$70,875 for architectural services for Tyre Park Development Plan

Adopted

ORD 11106-2021

27. Ordinance Amending the FY2021/2022 Capital Improvement Projects Budget; Amendment No. 1 with Halff Associates, Inc. for additional engineering and survey service for Palace Pkwy and IH30 in the amount of \$19,500

Adopted

ORD 11107-2021

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to table items twenty-eight and twenty-nine.

28. S210904 - Site Plan - Dechman MF (City Council District 6). Site Plan for a 298-unit multi-family development on 13.83 acres. Tracts 19, Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas zoned PD-23, within the IH-20 Corridor Overlay District and addressed as 4100 Westcliff Road (This item has been tabled to the Planning and Zoning Commission meeting on October 11, 2021, which will place it on the City Council meeting of November 2, 2021)

Tabled

29. S210905 - Site Plan - ILT GP Portables (City Council District 4). Site Plan Amendment to add multiple modular buildings on an existing school campus on one lot on 23.49 acres. IL Texas GP Addition, Blk 1, Lot 1, City of Grand Prairie, Tarrant County, Texas, zoned Agricultural District, within the SH-360 Corridor Overlay District, generally located northwest of Ragland Road and northbound State Highway 360 Service Road, and addressed as 2851 Ragland Road (On September 13, 2021, the Planning and Zoning Commission tabled this item to October 11, 2021, which will place this on the City Council meeting of November 2, 2021)

Tabled

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

30. S210306 - Site Plan – Industrial Warehouse at 2405 Fort Worth St. (City Council District 1). Site Plan for a 9,920 sq. ft. industrial warehouse building on one lot on 0.614 acres. Lots 2-5, Block 2, Dalworth Hills Addition, City of Grand Prairie, Tarrant County, Texas. Zoned (LI) Light Industrial District, addressed as 2405, 2409, 2413, and 2417 Fort Worth Street (On September 13, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Planning Director Rashad Jackson presented this item noting lot depth has not been met but other requirements are met including landscaping and screening. He advised the applicant has proposed dock doors facing toward the right-of-way; and although the Uniform Development Code (UDC) does not allow for that, some older existing units near this location currently have dock doors facing the right-of-way. Mr. Jackson noted staff cannot support this item, but the Planning and Zoning Commission recommended approval. Council Member Copeland asked if the dock door UDC requirement could be reviewed and amended if an existing nearby development already has these type of doors. Council Member Lopez asked if these dock doors face residential property. Mr. Jackson confirmed they do. Applicant representative Noel Rendon noted this is a light industrial facility and idling would be rare for trucks larger than an F-350. Council Member Lopez asked for operating hours. Mr. Rendon said hours are 7:30 a.m. to 4:00 p.m. Nick Zuckerbrough with Lakeland Homes noted there should not be a large number of deliveries, and he discussed improvements of landscaping at the facility. Mayor Jensen recorded the support of Juan Rendon who did not wish to speak. Council Member Clemson stated this is a good fit for this area and moved, seconded by Mayor Pro Tem Del Bosque, to approve this item with the variance requested pertaining to the overhead dock doors facing the street. The motion carried unanimously.

Approved

31. S210503 - Site Plan - Hamilton GSW Industrial (City Council District 1). Site Plan for a 42,236 sq. ft. industrial warehouse/office on 2.973 acres. Lot 4, Block 5, Great Southwest Industrial District Community No. 7, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District (LI) and addressed as 2250 114th St (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mr. Jackson presented this item noting landscaping and building elevations meet requirements. He displayed renderings and advised no variances were requested. Planning and Zoning Commission and staff recommended approval. Mayor Jensen asked Hamilton Peck when building construction will take place on this and other projects. He noted the Alamo Drafthouse is permit ready but construction materials are delayed, so they may be six months out from groundbreaking. Mr. Peck reviewed other projects, which are permit ready, but noted steel is hard to obtain right now. Council Member Clemson commended Mr. Peck for no requested variances, and she then moved, seconded by Council Member Ezeonu to approve this item. The motion carried unanimously.

Approved

PUBLIC HEARING ZONING APPLICATIONS

32. Z210301/CP210301 - Zoning Change/Concept Plan - Townhomes at 3411 Gilbert Rd. (City Council District 1). Zoning Change Request to a Planned Development with 22 units lots on 2.77 acres. Tract 3, John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One (SF-1), with an approximate address of 3411 Gilbert Rd (The Planning and Zoning Commission recommended approval with a condition by a vote of 8-0)

Mr. Jackson reviewed this concept plan, which was previously tabled, to address concerns regarding traffic and infrastructure. He advised the Public Works Department assisted with a traffic study, which showed a cost of \$2.2 M for added infrastructure for which the developer will be responsible. Mr. Jackson said this is in line with the Future Land Use Map (FLUM), and variances include minimum lot area and minimum lot depth. He also noted the Planning and Zoning Commission recommended approval with condition that the applicant provide a soil report at the time of site plan review. Mr. Jackson said staff cannot recommend full approval because the proposed concept plan does not comply with the UDC, however, development in this area would be beneficial to the community by prompting the extension of infrastructure. He noted a couple of letters of concern were received. Mr. Kent is President of the mobile home community and spoke of concerns with the road. Public Works Director Gabe Johnson noted the developer would enlarge the street to thirty-one feet, which would include the storm drain. Mayor thanked Mr. Kent for his service to that community and for returning to speak. William Kausky noted his concern. Robert Nunez, 2929 Kings Road, introduced James Kauren who owns the property and said the units would be for sale at \$250,000 to \$260,000 per unit. Council Member Clemson moved, seconded by Council Member Ezeonu, to close the public hearing and approve as presented. The motion carried unanimously.

Adopted

ORD 11108-2021

33. SU210901/S210901 - Specific Use Permit - ReTeck (City Council District 1). Specific Use Permit for a Salvage (Indoor) use. GSID Comm #6 Inst #1, Blk 5, Lot 2A City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI) District, generally located southwest of Avenue T and N. Great Southwest Parkway, and addressed 1100 Avenue T (On September 13, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Chief City Planner Savannah Ware presented this item request for salvage use, including non-hazardous recycling of lithium batteries. She reviewed use operations and noted no variances were requested. Ms. Ware said the Planning and Zoning Commission and Development Review Committee recommended approval. Council Member Copeland said he is not opposed to one year but would like to suggest six months. Ms. Ware said this is an existing business, and they are asking for an extension to that business. She also noted they have another business of the same type with no reported problems. Council Member Clemson moved, seconded by Council Member Copeland, to close the public hearing and approve this item. The motion carried unanimously.

Adopted

ORD 11109-201

34. SU210902/S210902 - Specific Use Permit - Mobil 1 Lube Express (City Council District 4). Specific Use Permit request to allow for Auto Tire/Wheels, Sales & Installation (Indoor Displays) in conjunction with an auto-related business, car wash, and convenience store on one lot on 3.07 acres. Mayfield Road Tigermart Addition, Blk 1, Lot 1 City of Grand Prairie, Tarrant County, Texas, zoned PD-239 (Retail) District with SUP-739 and is within the SH-360 Corridor Overlay District, generally located southeast of Mayfield Road and northbound State Highway 360 Service Road, and addressed 3055 Mayfield Road (On September 13, 2021, the Planning and Zoning Commission accepted the applicant's request to withdraw and took no formal action)

Applicant withdrew their application. No action taken.

35. Z210801 - Zoning Change - A to SF at 1813 Ranch Rd (City Council District 6). Zoning Change from Agriculture to Single Family-Five Residential District on 0.44 acres. Tract 53, Matthew Rd MH EST, City of Grand Prairie, Dallas County, Texas, zoned A district, and addressed as 1813 Ranch Rd (On September 13, 2021, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

Ms. Ware explained the applicant wants to build a single-family house and has to rezone to do so. Mayor Jensen asked the applicant if they knew there would be no city service for water, sewer and road maintenance at this property. The applicant confirmed. Council Member Ezeonu asked if Police and Fire Departments would respond to emergency service calls. Mayor Jensen confirmed they would respond. Council Member Johnson moved, seconded by Council Member Lopez, to close the public hearing and approve as presented with staff recommendations. The motion carried unanimously.

Adopted

ORD 11110-2021

36. Z210901/CP210901 – Planned Development Request - PD at 1410 Parker Rd. (City Council District 1). Zoning Change from Single Family-One to a Planned Development for Light Industrial uses and a Concept Plan for a warehouse on 1.03 acres. Tract 2, John C. Read Survey, Abstract 1183, City of Grand Prairie, Dallas County, Texas. Zoned Single-Family (SF-1), within the SH 161 Corridor Overlay District, and addressed as 1410 Parker Rd (The Planning and Zoning Commission recommended approval by a vote of 8-0 with the condition that the applicant increase the height of the screening fence from 6 ft. to 10 ft.)

Ms. Ware reviewed this request to build a small warehouse/showroom for carpet sales and noted it is a proposed Planned Development with Light Industrial. She said it aligns with FLUM. Mayor Jensen discussed why it is okay to change this item from single family to light industrial. Ms. Ware reviewed building elevations and indicated a variance will be required. She reviewed the requested side set back adjustment to residential zoning and screening to residential zoning. Ms. Ware said the Planning and Zoning Commission recommended approval with condition to increase the height of the fence from 6 feet to 10 feet, and said the Development Review Committee recommended approval. Council Member Clemson asked to review the adjacent property. Ms. Ware reviewed the map noting there is a commercial

business and three homes owned by the same person to left of the property. Michelle Mendoza on behalf of Joel Mendoza noted her support of this item. Council Member Clemson moved, seconded by Council Member Ezeonu, to close the public hearing and approve this item with conditions set by the Planning and Zoning Commission. The motion carried unanimously.

Adopted

ORD 11111-2021

37. TA210702 – Text Amendment to Article 6: Section 6 Accessory Structures and Section 9 Maximum Height of the Unified Development Code to add regulations for ground mounted solar panels (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Mayor Pro Tem Del Bosque moved, seconded by Council Member Johnson, to table this item. The motion carried unanimously.

Tabled

38. Z210804/CP210803 - Zoning Change/Concept Plan - GSW Townhomes (City Council District 2). Zoning Change from Commercial to a Planned Development District for Townhome Use and a Concept plan for a 96-unit single family townhome development on 10 acres. Tract 3A, William Thompson Survey, Abstract No. 1558, City of Grand Prairie, Tarrant County, Texas, zoned Commercial (C) District, and addressed as 2801 South Great Southwest Parkway (On September 27, 2021, the Planning and Zoning Commission recommended approval by a vote of 7-1)

Council Member King advised he needs further review of this item and moved, seconded by Council Member Johnson, to postpone this item until next council meeting. The motion carried unanimously.

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

There were no items for individual consideration.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:20 p.m.

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

_____ *Mona Lisa Galicia* _____

Mona Lisa Galicia, City Secretary