



MINUTES

City Council Meeting

Tuesday, January 17, 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 Cole Humphreys

Deputy Mayor Pro Tem John Lopez

Council Member District 1 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 Jeff Copeland

Council Member At Large Place 8 Junior Ezeonu

STAFF PRESENTATIONS

1. Lynn Creek Marina Update by Parks, Arts and Recreation Department Director Duane Strawn and Brian Keelan, Lynn Creek Marina General Manager-Suntex Marinas

Mr. Strawn and Mr. Keelan discussed changes at the marina since Suntex Marinas took over the facility on January 25, 2022. Mr. Keelan presented information on property enhancements and efforts for community involvement. He reviewed their vision to enhance facilities, aiming to improve and attract visitors from all around the area. Mr. Keelan discussed boat club prospects, displayed photos of enhancements made to show curb appeal, and before and after photos of various upgrades. He discussed golf operations storage, screening and parking improvements, the re-decked area by the shop and fuel station, interior renovations and noted a wide range of electrical facilities updates, drive resurfacing and irrigation. Mr. Keelan said they added a third-party overnight staff and security. He discussed damage sustained from the winter storm of 2022 and subsequent repairs and renovations. Mr. Keelan reviewed operational enhancements and new boat purchases. He discussed plans for the restaurant including a name change to The Shack at Joe Pool Lake. Council Member Copeland asked to clarify occupancy and turnover. Mr. Keelan said approximately ninety-three percent with an estimated loss of fifteen percent, and they retained almost all new leases. Council Member Del Bosque thanked him for making needed changes to the restaurant. Deputy Mayor Pro Tem Lopez affirmed the restaurant improvements, noting his desire to host meetings there and said he appreciates Suntex providing diverse entertainment. City Manager Steve Dye said Suntex

exceeded expectations and noted Mr. Keelan and their team are very attentive and responsive to issues.

PRESENTED

2. Lakesong Development Update (Reviewed by the City Council Development Committee on 01/17/2023)

Mr. Dye and Planning Director Rashad Jackson reviewed Southgate and Provident development information and discussed annexation. Mr. Jackson advised the city has been working with the Huffines' for about a year on the Windsor Hills development agreement. He relayed information about their company noting they cater to communities. Mr. Jackson reviewed some of their other suburban communities which contain enhanced streetscapes and premium landscaping, and he discussed some of the larger lots offered including some with rear entry only and townhomes with front entry. He reviewed the location in Grand Prairie which is twelve hundred acres in the extraterritorial jurisdiction (ETJ) and noted the city will try to annex it on the front end. Mr. Jackson confirmed it is served by Midlothian Independent School District and reviewed the preliminary land use table. Mr. Dye added the North Texas Council of Governments (NTCOG) agreed with the annexation approach. Mr. Jackson reviewed the Lakesong Master Plan amenities, land use, trail map, main entry with topographic view, vantage point park, conceptual images of cove and paseos, town center park and club house. Mr. Dye discussed the proposal, development agreement and financial tools, and recommended incentivization. He said the city will be the retail provider of water and sewer service, and will offer police and fire services. He said the potential increase assessed valuation is \$2.3 billion at buildout. Deputy Mayor Pro Tem Lopez requested development of an area for food truck space since restaurants will take longer to occupy. Council Member Clemson asked to review urban residential renderings. Mr. Dye noted these styles can be reviewed for changes. Council Member Headen asked to clarify the proposed increased population. Mr. Dye said thirty to fifty thousand additional residents. Mr. Jackson said they are working with legislative representatives to resolve zip code and mailing address issues. Mayor Jensen reviewed similar address issues for Grand Prairie residents with Cedar Hill postal addresses, and he extended an invitation to council to attend Regional Transportation Council meetings held the second Tuesday of every month at the NTCOG office.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Humphreys asked Council if they had questions on any agenda items. Council Member Del Bosque asked to table item twenty-four for further discussion. Council Member Copeland noted the funds would be coming from the first tranche and not the second. Council Member Clemson asked for the timeline of item twenty-three as she was concerned it would effect the Juneteenth celebration. Parks, Arts and Recreation Director Duane Strawn said the plan is to be open for Juneteenth and reviewed the construction timeline regarding the restroom, parking and basketball court, noting the pool would not be effected.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:22 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Open Meetings

Act/Public Information Act, Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

RECESS MEETING

Mayor Jensen adjourned the closed session, open the regular meeting and called a recess at 6:26 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen called the regular meeting to order at 6:31 p.m.

Invocation led by Pastor Dr. Roderick Williams of The Infinite House of Praise.

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

PRESENTATIONS

3. Donation to the Grand Prairie Youth Boxing Program from The Schulze Family

Mayor Jensen recognized youth boxing members in the audience. Mr. Dye explained the Schulze family’s contributions through their desire to mentor and pay it forward to youth. Chief Daniel Scesney welcomed and introduced the Schulze family, boxing program coaches and boxers, and presented the family with a certificate of recognition for their twenty-thousand dollar donation. Mr. Schulze said they are blessed to participate by supporting this life-changing program benefitting the youth and all involved for the rest of their lives.

PRESENTED

3. Recognition of Matthew Road Baptist Church for their efforts and provision during recent inclement weather

Mayor Jensen acknowledged the church congregation and Tammy Chan with Grand Prairie Homeless Outreach Organization for their efforts to assist the community. Council Member Clemson thanked them personally and noted they were the first church to open their doors twenty-four hours, seven days a week, and had food made available. She added thirteen other churches joined in, and Matthew Road Baptist Church said they have plans to assist with a similar program again next year.

PRESENTED

Mayor Jensen recognized Kevin Johnson and the Arlington – Grand Prairie Guide Right Foundation in the audience noting they attend Mayor’s bike rides and other city events, and he thanked them for their support in the community.

CONSENT AGENDA

Mayor Jensen noted there was a speaker regarding item twenty-two and allowed Ms. Mary Garza to speak (notes below). Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez, to

approve items five through twenty-three, table item twenty-four and approve items twenty-five through twenty-seven. The motion carried unanimously.

5. Minutes of the January 3, 2023, City Council Meeting

APPROVED ON CONSENT AGENDA

6. Consent to Partial Assignment of One Windsor Hills Development Agreement and General Assignment between One Windsor Hills, L.P. (“Assignor”) and HC GPM, LLC (“Assignee”) (Reviewed by City Council Development Committee on 01/17/2023)

APPROVED ON CONSENT AGENDA

7. Authorize City Attorney to take all actions necessary to eliminate any use or occupancy of 2620 Skyway Drive in violation of the law, including engaging Law Offices of Jim Jeffrey to file Counterclaim and Third-Party Petition for Injunctive Relief in City of Grand Prairie v. Skyway Legacy, LLC

APPROVED ON CONSENT AGENDA

8. Annual contract for Fire Records Management System with ESO Solutions, Inc. The contract will be for one-year (\$57,455.40) with the option to renew for four additional one-year periods (\$50,902) to renew for a total of \$261,063.40 if all extensions are exercised (Reviewed by the Finance and Government Committee on 01-03-2023)

APPROVED ON CONSENT AGENDA

9. Purchase fire hose and fire nozzles from Metro Fire out of Mansfield, TX, for the price of \$90,810 using the Buy Board cooperative contract #603-20

APPROVED ON CONSENT AGENDA

10. The re-appointment of Aubry Insko to the Tarrant County 9-1-1 Emergency Assistance District Board of Managers (Reviewed by the Public Safety, Health, and Environment Committee on 01/09/2023)

APPROVED ON CONSENT AGENDA

11. Annual Contract for Police Equipment, Uniforms, and Alterations Services from Impact Promotional Services, LLC dba Got You Covered Work Wear and Uniforms through a Master Interlocal Agreement with the City of Fort Worth, Texas. This contract will be for ten months (up to \$175,000) ending October 31, 2023, with the option to renew for four additional one-year periods (up to \$200,000 annually), totaling \$975,000 if all extensions are exercised (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

12. Annual contract for Police Officer badges from Uniform Solutions, Inc. (up to \$18,217 annually). This contract will be for one year with the option to renew for four additional one-

year periods totaling \$91,085 if all extensions are exercised (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

13. Change Order #2 to add additional licenses to match current Animal Services staffing levels and combine two existing agreements with Axon, Inc., in the amount of \$17,397.03 for the first year and \$15,012.14 annually for eight additional years, totaling \$137,494.26, through a national cooperative agreement with Sourcewell (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

14. Annual Contract for Racial Profiling Services with Del Carmen Consulting, LLC. The contract will be for one-year (\$26,750) with the option to renewal for four additional one-year periods, totaling \$133,750 if all extensions are exercised (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

15. Annual contract for Detention Center inmate food from Eagle Eight Eleven, Inc., dba Sunbeam (up to \$356,299.50 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$1,781,497.50 if all extensions are exercised (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

16. Annual Contract for fire truck, ambulance and other first responder vehicle parts, equipment, and services from Industrial Power Truck and Equipment through a Cooperative Agreement with TIPS. This contract will be for six months (up to \$50,000.00) ending June 30, 2023, with the option to renew for one additional one-year period (up to \$100,000.00), totaling \$150,000.00 if all extensions are exercised (Reviewed by the Finance and Government on 01/03/2023)

APPROVED ON CONSENT AGENDA

17. Annual Contract for heavy duty and medium duty truck and trailer parts and services from Industrial Power Truck and Equipment through a Cooperative Agreement with TIPS. This contract will be for ten months (up to \$75,000.00) ending October 31, 2023, with the option to renew for one additional one-year period (up to \$100,000.00 annually), totaling \$175,000.00 if all extensions are exercised (Reviewed by the Finance and Government on 01/03/2023)

APPROVED ON CONSENT AGENDA

18. Professional Services contract with Walter P Moore to begin and complete Phase 4 of the Grand Prairie Flood Warning and Forecasting System in the amount of \$200,000.00 (Reviewed by the Finance and Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

19. Purchase and installation of electric vehicle charging station equipment for EpicCentral from Siemens Industry, Inc. in the amount of \$96,378.85 through a national cooperative agreement with Sourcewell (Reviewed by the Finance & Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

20. Professional Civil Engineering services contract with LJA Engineering for the Davis Road realignment project in the maximum amount of \$200,000.00 with a 5% contingency of \$10,000.00 for a total request of \$210,000.00 (Reviewed by the Finance and Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

21. Purchase of three (3) Advanced Traffic Control (ATC) traffic signal cabinets from Consolidated Traffic Controls in the amount of \$69,543 through a national inter-local agreement with House-Galveston Area Council (H-GAC) (Reviewed by the Finance and Government Committee on 01/03/2023)

APPROVED ON CONSENT AGENDA

22. Purchase of a prefabricated restroom building for the Fish Creek Linear Park from CXT, Inc. for \$226,314.78 through a national cooperative agreement with Sourcewell (Reviewed by the Finance and Government on 01/03/2023)

Mary Garza, 2638 Berkshire Lane, said she lives in the Oak Hollow area and opposes this item due to concerns for safety, cleanliness and maintenance. She suggested added lighting for safety and asked the item to be tabled to get more community input. Deputy City Manager Cheryl De Leon provided details on construction plans with follow up on exact location of where the restroom would be placed.

APPROVED ON CONSENT AGENDA

23. Change Order #1 for a Maximum Guaranteed Price contract amount of \$1,750,640.50 with Dean Electric, Inc. dba Dean Construction for Tyre Park Phase I Construction Manager at Risk (CMAR), including a 5% contingency amount of \$73,894.28 for a total project cost of \$1,750,640.50 (Reviewed by the Finance & Government Committee on 1/3/2023)

APPROVED ON CONSENT AGENDA

24. Ordinance amending the FY2022/2023 Capital Improvement Budget; Construction contract with A&C Construction, Inc. for Mi Familia Park Phase I construction in the amount of \$2,056,320 plus a 2.5% contingency in the amount of \$51,408 for a total construction cost of \$2,107,728

TABLED

25. Ordinance amending the FY2022/2023 Capital Improvement Projects Budget; Project Specific Agreement Amendment No. 3 with Dallas County for the widening of Camp Wisdom Road MCIP 40811 from approximately 1700 linear feet west of Carrier Pkwy to FM 1382 and

commit the city to \$31,404 in additional funding for a total City share commitment of \$5,510,208 (Reviewed by the Finance and Government Committee on 01/03/2023)

ADOPTED

ORD 11332-2023

26. Resolution authorizing the City Manager to enter into a Project Specific Agreement Amendment with Dallas County for the widening of Camp Wisdom Road MCIP 40811 from approximately 1700 linear feet west of Carrier Pkwy to FM 1382 and commit the city to \$31,404 in additional funding for a total City share commitment of \$5,510,208 (Reviewed by the Finance and Government Committee on 01/03/2023)

ADOPTED

RES 5323-2023

27. Resolution authorizing the City Manager to enter into a Project Funding Agreement with Crow Holdings Inc./Wildlife Land L.P. (CHI) a Texas limited partnership where CHI intends to pay for improvements to the Wildlife Parkway MCIP project (40810) from SH 161 Frontage Road at Lower Tarrant Road eastward to Beltline Road by depositing funds with the City in the amount of \$918,052.54 (Reviewed by the Finance and Government Committee on 01/03/2023)

ADOPTED

RES 5324-2023

ITEMS FOR INDIVIDUAL CONSIDERATION

28. Public Hearing and Ordinance authorizing street right-of-way abandonment at Waterwood Drive between West Warrior Trail and Arkansas Lane required to develop the EpicCentral project

Director of Engineering Services Noreen Housewright presented the map with details of the need for the street right-of-way abandonment to replat Central Park for Epic Central. Mayor Jensen noted this is a public hearing and called for any speakers. There were no speakers present. Mayor Pro Tem Humphreys asked to clarify the timing of this request. Ms. Housewright explained there are other easements that will be considered as property is replatted. Mayor Pro Tem Humphreys moved, seconded by Council Member Headen, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11333-2023

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

29. STP-22-08-0036 - Site Plan - The Jefferson at Loyd Park Phase 1 (City Council District 4). Site Plan for Multi-Family development with 450 units on 25.0903 Acres. Multiple parcels within the Ralph Graves Survey, Abstract 569, City of Grand Prairie, Tarrant County, Texas, Zoned

Planned Development (PD-431) within the SH-360 Overlay, with an approximate address of 7122 N Day Miar Rd (On December 12, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Chief City Planner Savannah Ware presented the site plan request noting the applicant revised building elevations, and she discussed changes to the clubhouse. Peyton McGee, 13455 Noel Road, Dallas, and Trey Sullivan, 4805 Bryce Avenue, Fort Worth, were available to answer questions. Deputy Mayor Pro Tem Lopez said he appreciated the applicant working with the city; he then moved, seconded by Council Member Johnson, to approve this item as presented by staff. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

30. ZON-22-10-0030 - Zoning Change – Private Card Room at 401 E Palace Pkwy (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Abstract, Survey No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 6-3)

Ms. Ware presented items thirty and thirty-one. She discussed the requested zoning change to amend the current Planned Development-217 to define a private card room and to amend the permitted uses to allow for the Specific Use Permit (SUP). She noted the Planning and Zoning Commission recommended approval and staff takes no position.

Ms. Ware then presented the request for SUP for a private card room with full-service kitchen, a bring-your-own-bottle (BYOB) establishment with initial operating hours from 10:00 a.m. to 12:00 a.m. with intentions to be 24-hour facility. She noted they will utilize a private security firm, have a membership fee, hourly seat rental and food. Ms. Ware said the Planning and Zoning Commission recommended approval and staff takes no position but recommends the applicant shall provide armed licensed security on site when employees are present, security provisions similar to those for convenience stores, and an SUP review may be conducted due to changes in the law, by court order or by request of the Dallas County District Attorney.

Council Member Del Bosque asked if any renderings were submitted. Ms. Ware said no. Mr. Jackson said the applicant has no plans for exterior renovations, but they can obtain a permit to renovate the interior. Mayor Pro Tem Humphreys asked to clarify the definition of a Private Card Room and to clarify if there will be other games/activities held there. Mayor Jensen asked the applicant to clarify, said there are concerns with the request for BYOB and noted this would allow for billiards. Rodney Anderson, 548 Edgeview Drive, representing the applicant discussed planned security efforts. He said they worked with city staff to come up with the definition. Mr. Jackson added that the definition can be amended as needed. Council Member Ezeonu said he reviewed the Planning and Zoning meeting then asked how someone can become a member. Mr. Anderson said required identification would be presented, a

background check run and compared against criminal names not wanted in a card establishment. He said it is not meant to be catch all, end all. Additional discussion ensued regarding the application process and database to be used in background checks. John Dunn, 9212 Benefit Drive, Aubry, discussed the known poker community to be a small closeknit community. He said the application process includes requesting references and verification with known people within the card community. Mr. Dunn discussed their by-laws. Council Members Ezeonu and Del Bosque expressed concerns with the application process being discriminatory and unfair. Council Member Johnson expressed concern with membership qualifications, noting it would be an exclusive club for certain members. Council Member Ezeonu said he likes the idea but feels it may be discriminatory. Mr. Dunn said it would be a private establishment with a non-discriminatory clause. Council Member Copeland asked to clarify the revenue stream. Mr. Dunn noted it would be one hundred percent taxable and discussed each type of fee they collect including membership, seat and tournament entry fees. He also said there is a required membership initiation fee and an interview process similar to a country club set up. Mr. Dunn discussed the application and facility tour process, noting there would likely be a wait list. He discussed racial and creed diversity of members and players. Deputy Mayor Pro Tem Lopez said additional information is needed to understand their operation since other similar establishments will want to come to Grand Prairie. He asked how if the BYOB request is declined, how it would affect the business. General Partner Mike Thompson, 5648 Northbrook Drive, Plano, said they can pull the BYOB designation if necessary. He said membership is a business and understands some people do not think they are restrictive enough, while others think they are discriminatory in practices. He reviewed the application process and requirements to play advising they do not intend to be discriminatory noting membership would be similar to Costco and Planet Fitness. Deputy Mayor Pro Tem Lopez described requirements regarding event halls and said their presentation does not have enough detail to address some of the same concerns. A discussion was had on number of security guards, number of tables planned and capacity. Ms. Ware reviewed event center requirements. Mr. Thompson said armed security would be onsite. Council Member Copeland discussed his positive experience with poker rooms. Council Member Del Bosque noted membership requirements for this establishment would include having to know someone, unlike Planet Fitness. Mr. Thompson said he wants to hold the right to refuse service. There was discussion on income from their other establishments. Mayor Jensen said it may be best to table the item to get with staff and get questions answered. Mr. Anderson said they have received no negative feedback from the community. Council Member Ezeonu said he received email in opposition. Council Member Del Bosque said they would be the first such establishment in Grand Prairie and this would set the groundwork for those coming behind them to know what the city expects to produce the highest product. Council Member Copeland moved, seconded by Council Member Del Bosque, to table items thirty and thirty-one to the February 21st City Council meeting and recommends review by the City Council Development Committee. The motion carried unanimously.

TABLED

31. SUP-22-10-0043 - Specific Use Permit – Private Card Room at 401 E Palace Pkwy (City Council District 1). Specific Use Permit for a Private Card Room. Tract 31, Michael Farrans Abstract, Survey No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within

IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On January 9, 2023, the Planning and Zoning Commission recommended approval with recommended conditions by a vote of 6-3)

TABLED

32. TAM-22-12-0013 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. An Ordinance of the City of Grand Prairie, Texas, amending Article 4: Permissible Uses and Article 30: Definitions of the Unified Development Code to revise allowable uses in the Central Area zoning district and create and define two new uses; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented the requested text amendment revised for allowable uses. She reviewed proposed downtown uses including arcade, and two new uses to include artisan manufacturing with storefront and restaurant with event space. Ms. Ware said the Planning and Zoning Commission and staff recommended approval. Mayor Pro Tem Humphreys moved, seconded by Council Member Headen, to close the public hearing and approve the item as presented. The motion carried unanimously.

ADOPTED

ORD 11334-2023

33. TAM-22-12-0012 - Text Amendment - Article 8: Landscape and Screening. An Ordinance of the City of Grand Prairie, Texas, amending Article 8: Landscape and Screening of the Unified Development Code to revise Section 16: Tree Protection and Mitigation; Repealing all Ordinances or parts of Ordinances in conflict herewith; Containing a savings clause and a severability clause; and to become effective upon its passage and approval (On January 9, 2023, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware presented the text amendment to include three changes – clarification of protected trees preserved onsite, clarification of small desirable trees and allowing new trees planted on site to count toward mitigation. She said the Planning and Zoning Commission and staff recommended approval. Mayor Pro Tem Humphreys moved, seconded by Council Member Clemson, to close the public hearing and approve the item as presented. The motion carried unanimously.

ADOPTED

ORD 11335-2023

CITIZEN COMMENTS

Kevin Johnson, 4541 Buckingham Drive, representing the Arlington Grand Prairie Guide Right Foundation - he and Aton Grieves thanked Mayor Jensen and Council and described their organization, providing its history, participation and growth. They presented a plaque to Council in appreciation.

Mary Garza, 2638 Berkshire Lane, said she has been a Grand Prairie resident for 35 years and is a member of the Oak Hollow Sheffield Village Public Improvement District. She discussed board plans for added native landscaping designs and phases of improvement. She expressed appreciation for the support of Special District Administrator Lee Harriss through her assistance in sharing relevant information, and described their members and next meeting dates.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:52 p.m.

The foregoing minutes were approved at the February 7, 2023, City Council meeting.


Mona Lisa Galicia, City Secretary