



MINUTES

CALL TO ORDER

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

PRESENT

Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Mike Del Bosque
Council Member John Lopez (arrived at 4:53 p.m.)
Council Member Cole Humphreys
Council Member Jeff Wooldridge
Council Member Jeff Copeland
Council Member Greg Giessner

STAFF PRESENTATIONS

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

Mr. Dye advised positive cases have been trending down, but there was a record number of deaths last week. Emergency Management Coordinator Chase Wheeler noted 2.5 million people have received the vaccine in the state and that state efforts for hub vaccine sites have contributed to the increase in vaccinations. Mr. Copeland asked if the federal government would be taking over conducting vaccinations from the state. Mr. Wheeler advised a request was made for a federally supported site. Chief Fite discussed two items on the current agenda pertaining to agreement involving Irving and Grand Prairie for a vaccination site at the Theater at Grand Prairie, advising five-hundred vaccines have been received and would be administered the following day. He added within twenty-one days the site will transition to a drive-through location depending on vaccine reception. Mayor Jensen recommended residents register for the vaccine and go to their designated location for inoculation. Chief Fite advised Dallas County would soon be utilizing a QR code for the registration process. Mr. Del Bosque asked whether other sites would be directing registrants to the Grand Prairie site. Mayor Jensen said no.

Presented

2. General Obligation Bond Election Presentation – Presented by Deputy City Manager Cheryl DeLeon

City Manager Tom Hart explained that the bond election item for consideration would not be asking Council for the sale of bonds, and he recommended approval. Ms. DeLeon discussed number thirty-two on the agenda. She reviewed types of General Obligation Bonds, provided

General Obligation Bond historical information and information on the election process. She noted since there is no revenue source for economic development, this would be going to the public for a vote. Ms. DeLeon said a survey of voters was conducted to assess voter support. The results indicated seventy percent of those surveyed supported using bonds for economic development purposes up to the amount of seventy million dollars. Mr. Lopez asked if landlines or cell phone numbers were called in conducting the survey. Ms. DeLeon said the survey involved both. Ms. DeLeon reviewed the ballot wording and ordinance for consideration. Mr. Copeland inquired about the wording on the ballot of imposition of taxes. Mr. Giessner explained that the wording is required according to our bond attorneys. Mr. Humphreys asked from where the taxes would come. Mr. Giessner informed it would be property tax dollars. Mr. Giessner advised the Finance and Government Committee reviewed this item and is in support and indicated this would be a tool to remain competitive in the economic development market.

Presented

AGENDA REVIEW

Mayor Pro Tem Jorja Clemson asked if Council had questions on Consent Agenda items six through twenty-six. Mr. Copeland advised the Public Safety, Health and Environment Committee reviewed number nine on the agenda and supported the program which includes rental assistance, in some cases, involving Lifeline Shelter matters and noted that a ten percent administration fee is included in the program. Mayor Pro Tem Clemson asked for clarification of agenda item eleven, and pointed out concerns of an ammunition shortage. Chief Scesney advised this item involves beanbag type guns. Mayor Jensen asked if there is an issue with ammunition shortage for other guns currently used by the police department. Chief Scesney said there was no issue. Mr. Wooldridge advised the City Council Development Committee reviewed agenda item twenty-six which involved three proposals, and this is the only one the committee supported. Council Member Giessner noted the Finance and Government Committee reviewed agenda item thirty-two in addition to nine other items on the current agenda. Mayor Jensen advised he might be making a motion to table agenda item thirty-one, as he is optimistic the applicant would consider presenting a more hybrid option. Planning Director Rashad Jackson informed that staff recommended a mixed retail use during the development review process. Mr. Humphreys asked if staff asked the applicant to present a more hybrid plan, and Mr. Jackson confirmed they did.

EXECUTIVE SESSION

Mayor Jensen called a closed executive session at 5:17 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,” Section 551.074 “Personnel Matters” - City Manager's Contract, and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

RECESS MEETING

Mayor Jensen ended the closed session at 6:07p.m. and recessed the meeting.

REGULAR MEETING – 6:30 PM

Mayor Jensen called the regular meeting to order 6:30p.m.

Invocation was given by Transportation Director Walter Shumac.

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Jeff Copeland

PRESENTATIONS

3. Certificate of Appreciation to Mayor Ron Jensen and City Council in Celebration of the Community and of Catholic Schools Week – Presented by Immaculate Conception School

Gifts were presented to Mayor Jensen and Council by Immaculate Conception School staff and students.

4. Grand Prairie ISD Career and Technical Education Month Proclamation – Presented by Mayor Ron Jensen

Mayor Jensen acknowledged Superintendent Linda Ellis and presented the proclamation to the Grand Prairie ISD CTE students and staff. Mayor Jensen also recognized February as Black History Month.

5. Recognition of Teresa Coomes, Police Department Administrative Services Division Manager, for 40 years of Service – Presented by Deputy City Manager Steve Dye and Police Chief Daniel Scesney

Mr. Dye and Chief Scesney presented Ms. Coomes with an award for forty years of service and recognized her many roles within the Police Department.

CONSENT AGENDA

Mayor Jensen acknowledged former Council Member Tony Shotwell in attendance. Mayor Pro Tem Clemson moved to approve, seconded by Deputy Mayor Pro Tem Del Bosque, Consent Agenda items six through twenty-six. Motion carried unanimously.

6. Minutes of the January 5, 2021, and January 19, 2021, City Council Meetings

Approved on Consent Agenda

7. Purchase of one (1) rescue hazmat truck from Siddons-Martin of Denton, using the Buy Board price agreement at a total cost of \$1,199,742.11 after discounts from chassis prepayment discount, 100% prepayment discount, contract discount totaling \$44,911.00

Approved on Consent Agenda

8. COVID-19 Vaccination Hub Site Agreements (effective date on January 26, 2021): Interlocal Agreement with the City of Irving for Vaccination Administration; Theater at Grand Prairie Use Agreement; Equipment Loan Agreement with University of Texas at Dallas

Approved on Consent Agenda

9. Ratification of Agreement with Grand Prairie United Charities for Texas Emergency Rental Assistance Program Grant Funding in the Amount of \$363,210.74 for rental assistance to eligible applicants in Grand Prairie

Approved on Consent Agenda

10. Identify the properties located at 734 Ft. Worth, 103 SW 5th, and 151 W. 5th as suitable sites for the location, relocation or expansion of a business within the City

Approved on Consent Agenda

11. Price Agreement for 150 12-gauge less lethal shotguns from Kiesler Police Supply, in the amount of \$60,162.00

Approved on Consent Agenda

12. Lease Amendment with CNP 6 Real Estate, LLC to incorporate new exhibits

Approved on Consent Agenda

13. Lease Amendment with MS GP, LLC to incorporate new exhibits and revise Section 3.2

Approved on Consent Agenda

14. Ratification of Lease Amendment with Loop 9 BBQ, LLC to incorporate new exhibits and change certain deadlines

Approved on Consent Agenda

15. Price Agreement for Audio, Visual, and Lighting (AVL) services from Mike Milligan (up to \$50,000.00 annually). This agreement will be for one year with the option to renew for nine (9) additional one year periods totaling \$500,000.00 if all extensions are exercised. Award a secondary to Tye Cunningham (up to \$50,000.00 annually) to be used only if the primary is unable to fulfill the needs of the department. 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

16. Change Order/Amendment No. 6 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$95,129.45 for masonic stone installation, added paint work, millwork relocation, mailroom relocation, glazing treatment, electrical upgrades required by code, punch list work resolution, security room enhancements and project closeout scope of work required to finalize phase 2 work

Approved on Consent Agenda

17. Ordinance Amending Chapter 17, "Offenses and Miscellaneous Provision" of the Grand Prairie Code of Ordinances with the addition of Article VI " Grand Prairie Filming Guidelines"

Adopted

ORD 10957-2021

18. Ordinance Calling the May 1, 2021, General Election

Adopted

ORD 10958-2021

19. Ordinance of the City of Grand Prairie, Texas, amending Ordinance 10741-2019 to define the number of authorized positions within the Fire Department in each classification beginning February 15, 2021

Adopted

ORD 10959-2021

20. Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the Town of Trophy Club Texas

Adopted

RES 5147-2021

21. Resolution to Rename the Parks, Arts, & Recreation Administration Building to “Rick Herold Administration Building”

Adopted

RES 5148-2021

22. Resolution to Name the Prairie Lakes Tournament Pavilion, “Jerry V Debo III Pavilion at Prairie Lakes”

Adopted

RES 5149-2021

23. Resolution authorizing the City Manager to apply for a STEP Commercial Vehicle Enforcement grant from the TxDOT, Texas Department of Transportation, to conduct commercial motor vehicle enforcement in the amount of \$58,717.19

Adopted

RES 5150-2021

24. Resolution for the City Manager to submit an application for FY 2021 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$50,000

Adopted

RES 5151-2021

25. Resolution authorizing the City Manager to accept a Selective Traffic Enforcement (STEP) grant from the Texas Department of Transportation (TxDOT) for the enforcement of safety belt, child safety seat, speed, intersection traffic control, distracted driving and DWI laws in the amount of \$309,849.57

Adopted

RES 5152-2021

26. Resolution of support of Parkside on Carrier Tax Credit Senior Housing Development

Former Council Member Tony Shotwell was in attendance in support of this item.

Adopted

RES 5153-2021

PLANNING AND ZONING ITEMS TO BE TABLED

Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to table agenda items twenty-seven and twenty-eight. The motion carried unanimously.

27. 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 A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd. (On January 11, 2021, the Planning and Zoning Commission recommended denial of this request by a vote of 7-1. The applicant has filed an appeal requesting that this item be forwarded to City Council for consideration on February 16, 2021.)

Tabled

28. 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-972A) for a Commercial Truck Parking Lot. Lot 7, Block 1, Allbritton Associates Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 4, and addressed as 3223 E Main St

Tabled

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

29. S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd

Chief City Planner Savannah Ware presented site plan information including parking requirements, density and dimensional requirements, landscape plan and building elevations

and a request for variance of minimum lot area. Ms. Ware noted that staff does not object to the variance, Planning and Zoning Commission recommended approval as did the Development Review Committee. Council Member Humphreys asked for clarification of the living space. Ms. Ware said the applicant met the requirement and the only variance would be the lot area. Mayor Pro Tem Clemson asked for the price range of these townhomes. The applicant indicated it was between two-hundred sixty and three-hundred thirty. Mayor Pro Tem Clemson asked if the renderings are realistic, and the applicant advised they are. Council Member Lopez moved, seconded by Deputy Mayor Pro Tem Mike Del Bosque, to approve site plan as presented and recommended by the Planning and Zoning Commission. The motion carried unanimously.

Approved

PUBLIC HEARING ZONING APPLICATIONS

30. MTP201201 – Master Thoroughfare Plan Amendment – Westchester Pkwy and Westcliff Rd (Council District 6). Amendments to the Master Thoroughfare Plan to reclassify the segment of Westchester Pkwy extending east from Dechman to the City Limits from a P4D to a M4U and to reclassify the segment of Westcliff Rd extending from the I-20 EB Frontage Road to E Bardin Rd from a M3U to a M4U

Mr. Shumac reviewed the transportation plan, which allows for more flexibility, reduces impact to existing development by reducing right of way requirements and increases roadway classification. Mr. Shumac advised the Planning and Zoning Commission, City Council Development Committee and the Development Review Committee have reviewed and recommended approval. Mayor Jensen asked if there are current plans for construction. Mr. Shumac advised there are no plans for construction at this time and no funding. Mr. Wooldridge moved, seconded by Council Member Humphreys, to close the public hearing and to approve the master thoroughfare plan amendment. The motion carried unanimously.

Adopted

ORD 10960-2021

31. Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive

Ms. Ware reviewed zoning change/concept plan with proposed plan development standards with no requested variances. She noted the comprehensive plan focus for this area. Ms. Ware advised Planning and Zoning denied this request by a vote of eight to zero, and staff does not support request because the proposal is inconsistent with the area vision. Spencer Byington, 5600 S. FM 148, Kaufman, Texas, spoke in support of this item. Adam Everett, 879 Junction Dr., Allen, Texas, was in attendance in support of this item. Mayor Jensen moved, seconded by Mayor Pro Tem Clemson, to table this item. The motion carried unanimously.

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

32. Ordinance Calling a Bond Election for \$75,000,000 the Purpose of Providing Funds for Economic Development Throughout the City

Ms. De Leon presented the ordinance for bond election for seventy-five million dollars for providing funds for economic development purposes. Mayor Jensen advised this does not mean the city would issue seventy-five million dollars in bonds immediately and added other cities have economic development corporations that have a pool of money available and this would accomplish the same thing to allow our city to have the same ability. Council Member Giessner advised the Finance and Government Committee reviewed this item and council was briefed earlier today. Mr. Giessner noted that Grand Prairie citizens were polled and about 70 percent were in support of this item. He noted this would give the city the opportunity to stay competitive in the current highly competitive economic development market. Mr. Giessner advised the city would be issuing capital improvement project bonds rated as AAA, receiving seventeen bids for the bonds, and were issued at 1.49, saving the citizens of Grand Prairie \$107,000 per year. Council Member Giessner moved, seconded by Mayor Pro Tem Clemson, to adopt this ordinance. The motion carried unanimously.

Adopted

ORD 10961-2021

CITIZEN COMMENTS

Carole Harrison Lafayette, 1350 Skyline Rd. - 425, spoke about mental health, first aid and offering an eight-hour course at the Police storefront.

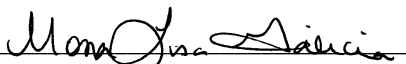
Robert Johnson spoke as an advocate for mental health awareness and in support of a mental health program in the Dalworth area.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:17 p.m.



The foregoing meeting minutes were approved at the February 16, 2021, City Council meeting.


Mona Lisa Galicia, City Secretary