



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 15, 2022

5:00 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:00 p.m.

PRESENT

Mayor Ron Jensen

Deputy Mayor Pro Tem Cole Humphreys

Council Member District 1 Jorja Clemson

Council Member At Large Place 7 Jeff Copeland

Council Member District 6 Kurt Johnson

Council Member District 2 Dennis King

ABSENT

Mayor Pro Tem Mike Del Bosque

Council Member At Large Place 8 Junior Ezeonu

Council Member District 4 John Lopez

AGENDA REVIEW

Deputy Mayor Pro Tem Humphreys asked if there were any questions on items listed on the agenda. Council Member Clemson asked staff to review item thirteen and noted she inquired about the need for generators several years ago. City Manager Steve Dye said the city added some portable generators after last year's storms and confirmed some generators were placed on reserve for rent. Deputy City Manager Bill Hills informed the city ordered the generators which should arrive in approximately six months and would be utilized should warming stations be required. Mr. Hills added the docking stations cost approximately seventy thousand dollars each and would be permanently affixed to the buildings. Mayor Jensen reviewed item seventeen. Planning Director Rashad Jackson provided details of the site plan. Mayor Jensen confirmed there were no further questions.

EXECUTIVE SESSION

There was no executive session.

RECESS MEETING

Mayor Jensen called a recess at 5:17 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen reconvened the meeting 6:30 p.m.

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 King.

PRESENTATIONS

1. Proclamation Acknowledging DeMolay Month

Mayor Jensen said both he and Council Member King are DeMolay members. Council Member King read the proclamation and presented it to Mr. Joe Livingston.

Presented

CONSENT AGENDA

Mayor Jensen congratulated City Manager Dye who just became a grandfather. Deputy Mayor Pro Tem Humphreys said council reviewed the agenda during the briefing session. He then moved, seconded by Council Member Copeland, to approve Consent Agenda items two through sixteen. The motion carried unanimously, 6-0.

2. Minutes of the March 1, 2022, City Council Meeting

Approved on Consent Agenda

3. Ratification of the application for the FY22-23 North Central Texas Council of Government (NCTCOG) Solid Waste Grant; and authorize the City Manager to accept grant funding provided by the Texas Commission on Environmental Quality (TCEQ) through the NCTCOG for the amount of \$48,560

Approved on Consent Agenda

RES 5260-2022

4. Price Agreement for veterinary diagnostic and testing equipment from Idexx Laboratories, in the amount of \$28,781, with additional yearly renewal amount of \$28,781 for programmatic and service support. This agreement will be for one year with the option to renew for five (5) additional one-year periods totaling \$172,686 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

5. Oak Hollow/Sheffield Village PID Contract with Brandon Industries, Inc. for Signpost Replacements in the amount of \$95,285 (Council District 4)

Approved on Consent Agenda

6. Annual Comprehensive Financial Report and associated audit services for Fiscal Year ending September 30, 2021 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

Approved on Consent Agenda

7. Professional Contract with Pyles Whatley for appraisal and court testimony services for City Projects with the combined costs not to exceed \$40,000; the contract will be for one year with the option to renew for four additional one-year periods, not to exceed \$200,000 cumulatively if all extensions are exercised and authorize the 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 (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)

Approved on Consent Agenda

8. Price Agreement Contract for utility billing mailing services and insert printing services from DataProse, LLC (\$90,000 annually) through a Master Interlocal Agreement with City of Plano, Texas. This agreement will be for one year with the option to renew for nine additional one-year periods totaling \$900,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations 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. Professional Engineering and Surveying services contract with Salcedo Group, Inc. in the amount of \$242,080.00 plus a 5% contingency of \$12,104 for a total of \$254,184 for Carrier Parkway Wastewater, Screening Wall, and Median Improvements from Cherokee to Dickey

Approved on Consent Agenda

10. Developer Participation Agreement with Dechman Owner, LLC, for paving and drainage improvements on Dechman Drive in the not to exceed amount of \$835,215.55 (The Finance and Government Committee reviewed this item on March 1, 2022, and recommended approval)

Approved on Consent Agenda

11. Ordinance Amending the FY 2021/2022 Capital Improvement Projects Budget for \$19,800 for Compression Brake Signage (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

Adopted

ORD 11167-2022

12. Ordinance amending the FY 2020-2021 Operating Budgets a net increase in the amount of \$1,489,193 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

Adopted

ORD 11168-2022

13. Ordinance amending the FY 2021-2022 Capital Projects Budget to appropriate \$1,000,000 toward the purchase of Mobile Generators and amending the FY 2021-2022 Pooled Investment Fund Budgets to reverse \$1,000,000 of the appropriation previously appropriated through Ordinance #11128-2021. (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

Adopted

ORD 11169-2022

14. Ordinance amending the FY 2021-2022 Operating Budgets for a net decrease of \$2,625,000 (The Finance and Government Committee reviewed on March 1, 2022, and recommended approval)

Adopted

ORD 11170-2022

15. Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Watauga, Texas

Adopted

RES 5258-2022

16. Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and Midland County, Texas

Adopted

RES 5259-2022

ITEMS FOR INDIVIDUAL CONSIDERATION

None were considered.

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

17. STP-22-01-0002 - Site Plan Amendment - The Lofts at Grand Prairie (City Council District 4). Site Plan Amendment for 676 multi-family units on 26.456 acres, specifically to enter into a Declaration of Lot Combination. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned PD-407, and

addressed as 1101 N Day Miar Rd (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Chief City Planner Savannah Ware presented applicant's request to plat into two lots. Staff recommends with the condition that it is filed with the county. Deputy Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve as recommend by staff. The motion carried unanimously.

Approved

PUBLIC HEARING ZONING APPLICATIONS

18. SUP-22-01-0001 - Specific Use Permit/Site Plan - Restaurant with a Drive-Through at 5150 Lake Ridge Parkway (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay District, and addressed as 5150 Lake Ridge Parkway (On February 28, 2022, the Planning and Zoning Commission recommended approval as requested by a vote of 8-1)

Mayor Jensen asked to clarify the location of this request. Ms. Ware reviewed the site plan with location and noted it meets density, dimensional and parking requirements. She reviewed building elevations and advised a variance was requested proposing a living screen instead of wall. Ms. Ware said the Planning and Zoning Commission recommended approval as requested with the condition that the applicant provide a trash receptacle for the drive-through. Council Member Copeland asked whether a fence already exists. Ms. Ware noted there are wooden fences there. Council Member Copeland expressed concern with natural landscape growth between a wooden fence and a masonry fence. Mayor Jensen said this happens a lot. City Manager Dye said the fences can be taken down and property would then back up to the masonry fence. Mr. Jackson said it can cause issues, sometimes becoming a civil matter when no one maintains the dead space. Council Member Johnson asked how many complaints have been received. Mr. Jackson said he has not received any complaints. Ms. Ware said the Development Review Committee recommended approval with conditions. Applicant representative Matt Donnell with Victory Group, 8201 Preston Road, said the restaurant is a cheesesteak concept and includes Nobility Tea. Council Member Copeland asked what type of tea shop. Mr. Donnell said they would serve both hot & cold tea. Council Member Johnson moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve this item with staff recommendations. The motion carried unanimously.

Adopted

ORD 11171-2022

19. SUP-22-09-0027 - Specific Use Permit/Site Plan - Restaurant with Drive-Through at 2380 W Camp Wisdom Road (City Council District 6). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 1.28 acres. Lot 6, Block 1, Victory at Lakeridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Corridor Overlay

District, and addressed as 2380 W Camp Wisdom Road (On February 28, 2022, the Planning and Zoning Commission recommended approval by a vote of 9-0)

Ms. Ware reviewed this item noting it meets landscaping and density requirements. She said the requested variances include window coverage and awning canopy requirements. Ms. Ware said the Planning and Zoning Commission recommended approval with condition of an added trash receptacle. Council Member Copeland asked why staff does not have issues with the requested windows variance. Ms. Ware explained front loaded windows making an impact and back of house not so much. Mayor Jensen gave Raising Canes as an example. Council Member Johnson moved, seconded by Council Member Clemson, to approve with staff recommendation. The motion carried unanimously.

Adopted

ORD 11172-2022

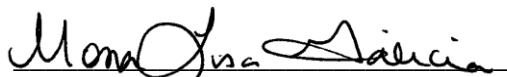
CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 6:51 p.m.

The foregoing minutes were approved at the April 5, 2022, City Council meeting.



Mona Lisa Galicia, City Secretary