



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, September 06, 2022

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. Lake Ridge Parkway Roadway and Bridge Evaluation Presentation
Transportation Director Walter Shumac discussed three options to add a hike and bike trail. He said the current design is only made to handle vehicular traffic though bikers do use the bridge. Mr. Shumac said Option 1 includes a pre-manufactured bridge over current utilities, Option 2 adds a separate bridge on west side, Option 3 includes an additional abutted bridge and Option 3b includes a wider pedestrian bridge with concrete separation from traffic lanes. He discussed the approaches as viewed from the marina and expansion of embankments. Mr. Shumac said staff suggests building a pedestrian bridge with a two-way shared use path. He reviewed the cost summary and said their preferred option is 3b for approximately twenty-six million dollars. CM Johnson asked what the cost would be for another cross over bridge. Mr. Shumac said between five and six million dollars, and it has to be ADA compatible. Council Member Ezeonu asked if the grants would come from the infrastructure bill. Mr. Shumac said yes, partly. Mayor Jensen said he supports it if some grant money is obtained. Mr. Dye confirmed various grant opportunities are currently being reviewed.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Humphreys asked if there were any questions regarding the agenda. Council Member Copeland advised items eighteen through twenty were reviewed by the Finance and Government Committee. He also asked to discuss item twenty-six and for the Mayor to take a roll call vote during the meeting. Council Member Clemson said she appreciates the new ideas but understands other cities do

not have something like this in place so there must be reason. She also said Council currently has multiple opportunities to meet with their constituents at various events throughout the year. Council Member Clemson said she is not comfortable with it, would rather err on side of caution and wants to avoid appearances of misuse. Council Member Ezeonu said Fort Worth City Council has a set budget for similar events. Deputy Mayor Pro Tem Lopez said he still has questions because there are no limits in the policy as currently presented and asked how Mayor Jensen's events will be impacted by this. There was a discussion on events such as Cyclin' with the Mayor which are paid for through the Get Fit Public Health budget. Council Member Johnson said he feels the process is being rushed and asked to table the item for further discussion. Council Member Copeland said these events take a lot of staff time, but he is open to the concept. Council Member Ezeonu said the policy written as presented by staff is very specific to not utilize staff, and from experience during his past events, volunteers are usually available to assist. He also said if Council does not use the money, they can leave it in the budget. Mayor Jensen discussed one of his past events which won a national award and confirmed Cycling with the Mayor is part of the Get Fit program through the Public Health Department. There was discussion about the State of the City and clarification that the event is a Chamber fundraising event. Council Member Johnson said he is comfortable combining efforts with a Public Improvement District to hold an event and discussed the possibility of hiring people to help with the event. Council Member Copeland said the biggest issue he has with it is that a Council person would be putting their name on events at the taxpayer's expense. Council Member Ezeonu discussed positive input he received during his recent school supply drive event and how citizens gained confidence in his approachability. Council had a discussion on town halls and their structure. They discussed numerous city events and the perception of placing their names on those events. Council Member Ezeonu discussed their collaborative efforts on economic development and how they should similarly come together to work through this policy. Council Member Clemson said city events are already inclusive of all and afford the opportunity to be able to meet people at a casual level.

EXECUTIVE SESSION

Mayor Jensen called a closed session 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 adjourned the closed session, reconvened the regular meeting and called a recess at 6:32 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen reconvened the meeting at 6:42 p.m.

Invocation led by Reverend Lesta Anderson of The Woods United Methodist Church.

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

PRESENTATIONS

2. Constitution Week Proclamation – Presented to Meg Anderson, Regent, Lucretia Council Cochran Chapter, National Society Daughters of the American Revolution

Council Member Copeland read the proclamation and Mayor Jensen presented it to Ms. Anderson.

PRESENTED

3. Certificates of Appreciation presented to Halima Baquedano, Sean Keller, Rebecca Estrada, and Jeremy Allen

Council Member Clemson discussed the lifesaving events and Mayor Jensen presented the certificates. Fire Chief Robert Fite discussed the importance of their training and actions taken.

PRESENTED

CONSENT AGENDA

Mayor Pro Tem Humphreys said Council reviewed the agenda during briefing and asked to move Consent items eleven, thirteen, sixteen and seventeen to Individual Consideration. He then moved, seconded by Deputy Mayor Pro Tem Lopez, to approve items four through ten, item twelve, items fourteen and fifteen and items eighteen through twenty. The motion carried unanimously.

4. Minutes of the July 28, 2022, and August 9, 2022, Special City Council Meetings; and Minutes of the August 16, 2022, City Council Meeting

Approved On Consent Agenda

5. 2023 City Council Meeting Schedule

Approved On Consent Agenda

6. Forum Estates PID Contract with Identitec for Decorative Street Signage (Phase 2) in the amount of \$104,100 (Council District 2)

Approved On Consent Agenda

7. Lake Parks PID Change Order/Amendment No. 1 for Site Landscape Development, Inc. for landscape renovations in the amount of \$116,446.81 (Council Districts 4 and 6)

Approved On Consent Agenda

8. Agreements for quality assurance review of the Emergency Communications Center's (ECC) call handling, dispatch performance, and radio transmission processes with Denise Amber Lee Foundation in an annual amount not to exceed \$24,000; and Moetivations, Inc. in an annual amount not to exceed \$24,000. Agreements will be for one year with the option to renew for four additional one-year periods totaling a not to exceed amount of \$120,000 per vendor if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$6,000 so long as sufficient funding is appropriated by the

City Council to satisfy the City's obligation during the renewal terms (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

Approved On Consent Agenda

9. Reject all Bids from RFB #22108 for Sewer Repair at the Doghouse Facility

Approved On Consent Agenda

10. Grant License to Ryder Truck Rental, Inc., to allow for continued encroachments in the Right-of-Way at the Corner of 500 South Great Southwest Parkway and W. E. Roberts Street for Outdoor Advertising Sign, Green Space, and Fencing, Ryder Truck Rental Addition, Tarpley Holland Survey, Abstract No. 750, Tarrant County

Approved On Consent Agenda

11. Third Amendment to Lease with MS GP, LLC for EpicCentral restaurants to conform lease to mutually desired operational changes

Assistant City Manager / City Attorney Megan Mahan gave additional information on changes of the leases on the operational side. Deputy Mayor Pro Tem Lopez said he wanted to clarify with the operator if young children will be allowed during later hours, should hours be extended. He wants to make sure the environment is safe and friendly, and that it maintains and promotes a good image of Epic Central. Mayor Pro Tem Humphreys moved, seconded by Council Member Clemson to approve. The motion carried unanimously.

APPROVED

12. Ground Lease Assignment from CNP6 Real Estate, LLC to SCF RC Funding IV, LLC; Second Amendment to Ground Lease to establish rights and obligations of Tenant and Subtenant; Encroachment Easement with SCF RC Funding IV, LLC

Approved On Consent Agenda

13. Ordinance approving a Negotiated Settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division (the "Company") regarding the Company's 2022 Rate Review Mechanism filing

Harold Willis, 538 Lindly, asked to clarify whether this was a percentage rate and if Atmos comes before Council to make the change. Ms. Mahan discussed the city's participation in a coalition of one hundred eighty-one cities and how the coalition works to negotiate rates. She said Council is provided an update. Mayor Pro Tem Humphreys moved, seconded by Deputy Mayor Pro Tem Lopez to approve this item. The motion carried unanimously.

ADOPTED

ORD 11253-2022

14. Ordinance to Convey Required Utility Easement and Right of Way to Oncor Electric Delivery Company LLC Required for New Potable Water Pump Station Located at 1702 Robinson Road Water Tower, Dallas County

ADOPTED

ORD 11254-2022

15. Resolution supporting the one-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$179,822 (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

ADOPTED

RES 5289-2022

16. A Resolution ratifying the application for a grant from the Office of the Governor, Public Safety Office for a First Responder Mental Health Program in the amount of \$27,175 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

Mr. Willis asked who would oversee the mental health program. Mr. Dye discussed the grant and the details of the mental health program for first responders. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.

ADOPTED

RES 5290-2022

17. A Resolution ratifying a Justice Assistance Grant (JAG) application to the Office of the Governor, Public Safety Office, Criminal Justice Division for the purpose of funding a Crisis Support Specialist position's annual salary and fringe benefits in the amount of \$60,000 and authorizing the City Manager to accept, reject, alter, or terminate the grant, if awarded (The Public Safety, Health and Environment Committee reviewed this item on 08/01/2022)

Mr. Willis said additional funding is necessary for more mental health support. Mr. Dye explained the required after-hours coverage. Chief Scesney said the Crisis Support Team will now have three licensed specialists plus three officers. Council Member Copeland discussed the Police Department's Community Outreach Partnership and Education (COPE) Program. Council Member Headen asked for more details about the COPE program. Chief Scesney discussed the information-sharing program which allows first responders to have immediate access to helpful information when encountering those in a mental health crisis. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

ADOPTED

RES 5291-2022

18. Ratification of the application for the FY23 Office of the Governor's (OOG) Homeland Security Grants Division's (HSGD) Statewide Emergency Radio Infrastructure (SERI) grant; and authorize the City Manager to accept grant funding provided by the HSGD through the North Central Texas Council of Governments (NCTCOG) for the amount of up to \$1,000,000 (The Finance and Government Committee reviewed this item on 09/06/2022)

ADOPTED

RES 5292-2022

19. Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Statewide Emergency Radio Infrastructure (SERI) grant project of up to \$1,000,000 from the NCTCOG (The Finance and Government Committee reviewed this item on 09/06/2022)

ADOPTED

RES 5293-2022

20. Resolution for the City of Grand Prairie to enter into an Interlocal Agreement (ILA) with the North Central Texas Council of Governments (NCTCOG); and authorize the City Manager to accept the ILA to proceed with the Solid Waste Implementation Grant project of \$48,560 from the NCTCOG

ADOPTED

RES 5294-2022

ITEMS FOR INDIVIDUAL CONSIDERATION

21. Public Hearing on the FY 2022/2023 Operating Budget

Mayor Jensen asked if there were any speakers for the Public Hearing and there were none. Council Member Copeland moved, seconded by Mayor Pro Tem Humphreys, to postpone this item to the September 20th Council Meeting. The motion carried unanimously.

22. Public Hearing on the FY 2022/2023 Capital Improvement Projects Budgets

Mayor Jensen noted there were no speakers for this item. Council Member Copeland moved, seconded by Mayor Pro Tem Humphreys, to postpone this item to the September 20th Council meeting. The motion carried unanimously.

23. Public hearing to receive citizen input regarding the renewal of the City's Juvenile Curfew Ordinance and Renewal of Juvenile Curfew Section 17-45 of the Code of Ordinances

Mayor Jensen asked if there were any speakers for the Public Hearing and there were none. No action taken.

24. First of two readings of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to provide for a rate increase on residential, commercial, and industrial services, and to modify the agreement

Solid Waste Manager Dr. Patricia Redfearn discussed correction for the cost of a six-yard packer emptied six times per week. She said it should be \$1,800. 62 instead of \$1,621.31. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve with changes as presented. The motion carried unanimously.

APPROVED

25. First reading of an ordinance of the City of Grand Prairie, Texas, amending Chapter 26, Utilities and Services, of the Code of Ordinance of the City of Grand Prairie, Texas by amending Article VI, "Garbage Collection and Disposal," Sections 26-113 Residential Fees, 26-115 Commercial Fees, and 26-119 Rates for Disposal; making this amendment cumulative; repealing all ordinances in conflict herewith; providing a savings clause, severability clause, and a penalty clause; and providing for an effective date, after publication, of October 1, 2022

Dr. Redfearn discussed a correction for an eight cubic yard container emptied five times per week, it should be \$1,984.33 instead of \$1,984.3. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve with changes as presented. The motion carried unanimously.

APPROVED

26. Town Hall Meetings and City Council Community Events Policy (City Council briefed on 08/16/2022)

Mr. Dye gave a brief summary of the policy. Van Della Menefee, 5431 Childress Drive, spoke in support and said she approves of any type of community event as it an opportunity for citizens to meet with council in an informal setting. Robert Menefee, 5431 Childress Drive, thanked Council, said this would be beneficial to citizens, said he would like more resources and agrees with the budget set for this to create more outreach opportunities with a growing community. Mr. Willis spoke in support and asked how much would be allotted. Mayor Jensen clarified up to thirty-six hundred per Council member. Amjad Bhular, 2752 Explorador, spoke in support and said he believes the community needs these types of events to help residents feel like they belong in the community.

Council Member Copeland agreed with comments that community service and outreach is good, but he believes that this item will pay each council member to put their name on an event, to promote their name and campaign for the taxpayer vote. Council Member Ezeonu explained that community engagement is vital to share thoughts on how to make the city and community better. He discussed town halls and the success of the recent community basketball game between kids and police which helped build relationships. Council Member Ezeonu also discussed his recent school supply drive and community picnic where citizens were comfortable in approaching him for requests such as additional kids splash pads.

Deputy Mayor Pro Tem Lopez likes the idea but said the policy needs to be amended. He said it is important to create different events and for Council to advocate for their districts. Deputy

Mayor Pro Tem Lopez supports leaving Mayor Jensen's current events as scheduled but suggested adding boundaries or guidelines to the policy.

Council Member Clemson said she appreciates Council Member Ezeonu who is sincere, and she agrees on interaction with community and being available to constituents. She said Council currently has multiple opportunities to mix and mingle with constituents, and they are not all fancy events. Council Member Clemson said she prefers not to take taxpayer money to promote individual events and instead prefers to engage with the entire city.

Mayor Pro Tem Humphreys said he is encouraged by Council Member Ezeonu on serving by putting citizens first. He said they are currently doing this with events such as Music on Main, Kid Fishing Day, the Martin Luther King, Jr., Day Event, and various Library events. Mayor Pro Tem Humphreys said he is very approachable and is unsure why this is proposed, so he cannot support it.

Council Member Johnson agrees with the concept and idea of putting on events with the community. He said District 6 does not have a location for him to plan events, noting he may need to join efforts with a Public Improvement District or a Homeowners Association. He does not agree with coordinating, planning, setting up and tearing down an event and feels the item should be tabled to derive and later present a better policy.

Council Member Ezeonu said most of his events have been organized by him, but people typically ask to volunteer to assist. He noted the Get Fit program budgets and funds a few of Mayor Jensen's events and those programs should continue. Council Member Ezeonu asked to pass the policy and amend it later.

Council Member Headen said in her experience while running for office she came to realize many people do not know who their representatives are. She agrees with having an event so citizens can meet and get to know those who represent them.

Deputy Mayor Pro Tem Lopez said there are gaps in this policy, and it is not fairly distributed. Council Member Johnson added that the policy needs to be amended with recommendations for change.

Council Member Ezeonu moved to approve this item. Council Member Johnson made a recommendation for a friendly amendment allowing them to hold no more than two community events per year and for Mayor Jensen to keep his events associated with the Get Fit Program. Council Member Del Bosque seconded the motion with amendments.

Council Member Ezeonu explained the reimbursement aspect of the proposed policy and declined the amendment.

Mayor Jensen took a Roll Call vote.

Voting Yea: Council Member District 2 Headen, Council Member District 3 Del Bosque, Council Member At Large Place 8 Ezeonu

Voting Nay: Mayor Jensen, Mayor Pro Tem Humphreys, Deputy Mayor Pro Tem Lopez, Council Member District 1 Clemson, Council Member District 6 Johnson, Council Member At Large Place 7 Copeland

DENIED

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

27. STP-22-07-0035 - Site Plan - Trinity Basin Preparatory (City Council District 2). Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with General Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy (On August 22, 2022, the Planning and Zoning Commission recommended approval by a vote of 6-2)

Council Member Clemson filed the proper conflict paperwork with the City Secretary and recused herself from hearing this item.

Chief City Planner Savannah Ware presented this site plan for a kindergarten through eighth grade school with nine hundred eighty-four students. She said a traffic impact analysis report was submitted and then reviewed requested variances, including maximum allowable height, glazing width of façade and glazing on primary façade. Ms. Ware said it meets parking, landscaping and screening requirements. She said the Planning and Zoning Commission recommended approval and the Development Review Committee approved with the condition that the left turn onto Carrier Parkway is closed during drop off and pick up times. Mayor Jensen discussed laws afforded to public schools and discussed the site plan process. Council Member Headen asked to clarify requested variances. Ms. Ware discussed compliance. Council Member Copeland said he is okay with the city providing school zones because they are our streets. Lee Osborne, 100 Throckmorton, applicant architect clarified that the variances are requested to remove glass from the design and explained height adjustments. Council Member Headen said she does not agree with the design of the two large T's in front of school. Mr. Osborne said they follow Texas Education Agency state guidelines. Deputy Mayor Pro Tem Lopez asked to clarify operating hours. Mr. Osborne said 6:30-7am to 4:00 p.m. and some days a little later depending on afterschool activities. He also confirmed students will receive free meals throughout the day. Deputy Mayor Pro Tem Lopez asked him to have a plan with administration to make sure that there is no drop off on the side of the road as it is not safe and asked him to make sure there is no parking along Warrior Trail and Robinson Road. Mr. Osborne discussed their safety process at their Fort Worth campus. Mayor Pro Tem Humphreys discussed traffic concerns with a charter school in his district and how that was resolved over a long period of time. Mayor Jensen asked Mr. Osborne to provide a phone number so staff can contact him should there be any issues. Council Member Ezeonu asked where funding comes from. Mr. Osborne said most comes from the state and said they also have some foundations but no religious funds. He said they have open enrollment and only use a lottery system if they are oversubscribed by law.

Randy Schafer and Leslie Austin, 2730 N. Highway 360, recorded their support and were available for questions. John Blacker, 12301 N. Central #1400, Dallas, recorded his support and was available for questions

Mr. Willis opposed this item and said citizens recently voted for bond money and they are competing with the current schools. Mr. Menifee asked if there are standards and requirements

for their teachers and administrators. Mr. Osborne said it is a requirement in their charter. Mayor Pro Tem Humphreys moved, seconded by Mayor Jensen, to approve this item with staff recommendations. The motion carried unanimously, 8-0. Council Member Clemson returned to the dais.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

28. SUP-22-06-0026 - Specific Use Permit/Site Plan – Black Rock Coffee (City Council District 4). Specific Use Permit/Site Plan for a Restaurant with a Drive-Through on 0.69 acres. Lot 2.2, Block 1, Lakeridge Village Addition, City of Grand Prairie, Tarrant County, Texas, Zoned PD-283, within the Lake Ridge Overlay District, and addressed as 2570 W Camp Wisdom Road (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented this request for a restaurant with drive through. She said it meets density, dimensional, stacking and landscaping requirements. She reviewed elevations and requested variance for number of parking spaces. Ms. Ware said the Planning and Zoning Commission and Development Review Committee approved. Council Member Copeland expressed concern for traffic flow getting back on Camp Wisdom and asked for a No U Turn sign. Mr. Shumac confirmed they can add it. Deputy Mayor Pro Tem Lopez asked if the Specific Use Permit can restrict it to only coffee. Ms. Ware clarified it is specific to this type of use. Elie DeLaune, 420 Throckmorton Street, architect, reviewed different locations. Mayor Jensen said he liked the designs. Deputy Mayor Pro Tem Lopez asked if the drive thru has a trash receptacle, what their operating hours will be and whether they would be selling food. Ms. Ware confirmed the trash receptacle. Ms. DeLaune noted the operating hours would be 5:00 a.m. to 9:00 p.m. and said they would sell pastries. Deputy Mayor Pro Tem Lopez moved, seconded by Council Member Headen, to close the public hearing and approve as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11255-2022

29. VCC-22-06-0005 – Unified Signage Plan – Mira Lagos Crossing Entry Signs (City Council District 6). Unified Signage Plan for two residential subdivision entryway signs exceeding the maximum allowable height for entryway signs. Lot 1X, Block 1, Mira Lagos Crossing, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-384 (PD-384), and addressed as 2535 Hanger Lowe Rd and 7050 Coastal Blvd (On August 8, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

Ms. Ware presented the application requesting two signs which are consistent with other signage currently there. She said the Planning and Zoning Commission and the Development Review Committee recommended approval. There were no speakers. Council Member Johnson moved, seconded by Deputy Mayor Pro Tem Lopez, to close the public hearing and approve this item. The motion carried unanimously.

APPROVED

CITIZEN COMMENTS

Melissa Kennedy, 2770 Bardin Road, discussed two incidents with Grand Prairie Police involving her son.

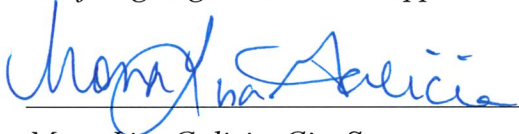
Harold Willis, 538 Lindly, spoke about late Council Member Jim Swafford and asked to name the plaza area outside of the Public Safety Building after David Kunkel.

Deloris Phillips, P.O. Box 530236, said she supports what Mr. Willis said about David Kunkel and discussed email she sent to Mr. Kunkel when he was at the City of Dallas. She also described an incident with her former Habitat home.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:51 p.m.

The foregoing minutes were approved at the September 20, 2022, City Council meeting.



Mona Lisa Galicia, City Secretary