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## 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. Major League Cricket/American Cricket Enterprises/USA Cricket and Grand Prairie Stadium

**Presented**

2. EpicCentral Construction Update

**Presented**

### AGENDA REVIEW

*Mayor Pro Tem Del Bosque asked if there were any question on Consent Agenda items one through nineteen. Council Member Copeland advised the Finance and Government Committee reviewed items ten, thirteen, fourteen through sixteen and recommend their approval. Mayor Pro Tem Del Bosque advised the City Council Development Committee reviewed items twenty-three, twenty-four and twenty-five on Items for Individual Consideration and recommended the items be brought forth to City Council for consideration. Council Member Copeland asked for a briefing of these items. City Attorney Mahan mentioned these agenda items were presented to the City Council Development Committee and City Council on the same day for consideration due to the application deadline of March 1, 2022. Mayor Jensen asked how the City Council Development Committee voted on these agenda items. Mayor Pro Tem Del Bosque said the vote for agenda item twenty-three was two to one; agenda item twenty-four was two to one; and agenda item twenty-five was three to zero. Council Member Copeland inquired the current zoning of these locations. Mayor Jensen advised the zoning for agenda item twenty-three is multi family and agenda items twenty-four and twenty-five are not zoned. Mayor Jensen mentioned he has an issue with agenda items twenty-four and twenty-five since they are not zoned. Council Member*

*Copeland asked for further presentation at City Council meeting. Council Member Lopez said agenda item number seven is in Council District Two and agenda item eight is in Council District Four.*

## **EXECUTIVE SESSION**

*Mayor Jensen called a closed session at 5:51 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 “Consultation with Attorney”, Section 551.072 “Deliberation Regarding Real Property” and Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

## **RECESS MEETING**

*Mayor Jensen adjourned the closed door session, opened the regular meeting and called a recess at 6:33 p.m.*

## **RECONVENE MEETING – 6:40 PM**

*Invocation led by Council Member Jorja Clemson.*

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

## **PRESENTATIONS**

### **3. Proclamation Acknowledging National School Counseling Week**

*Mayor Jensen presented the proclamation to the Counselors of GPISD and thanked them for all their hard work and guidance given to the students.*

#### **Presented**

### **4. Proclamation for Career and Technical Education (CTE) Month presented to Aniska Douglas, Executive Director of Grand Prairie Independent School District CTE**

*Mayor Jensen presented the proclamation to Aniska Douglas, Executive Director of GPISD CTE and thanked them for their efforts in providing the CTE programs to the GPISD students.*

#### **Presented**

### **5. Big Event Briefing**

*Sara Dedeluk presented a briefing on the Big Event to take place on March 26, 2022. Council Member Clemson noted the City of Grand Prairie was the first municipality to hold an official Big Event.*

#### **Presented**

## CONSENT AGENDA

*Mayor Pro Tem Del Bosque moved, seconded by Deputy Mayor Pro Tem Humphreys, to approve items six through nineteen noting the correction of agenda item number seven is in Council District Two and agenda item eight is in Council District Four. The motion carried unanimously, 9-0.*

6. Minutes of the February 1, 2022, City Council Meeting and Amended Minutes of the January 4, 2022, City Council meeting

### **Approved On Consent**

7. Forum Estates PID Contract with LandWorks for landscape maintenance \$101,647, beautification, \$50,000, and irrigation system maintenance services, \$11,000 for a one year term in the amount of \$162,647 (Council District 4)

### **Approved On Consent**

8. Oak Hollow/Sheffield Village PID Contract with SPSD for landscape maintenance \$88,192.36, beautification, \$20,000, and irrigation system maintenance services, \$25,000 for a one year term in the amount of \$133,192.36 (Council Districts 4 and 6)

### **Approved On Consent**

9. Change Order/Amendment No. 4 in the net negative amount of (\$25,739.75) with Excel Trenching for 30"/36" Robinson Road Waterline

### **Approved On Consent**

10. Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors in the amount of \$116,915.86 for final project closeout change orders regarding Phase 3 Construction of the City Hall Municipal Campus

### **Approved On Consent**

11. Professional Services Contract with Halff Associates, Inc. for design and construction plan preparation for Wallingford PID Retaining Wall Improvements in the amount of \$70,600 plus a 5% contingency of \$3,530 for a total amount of \$74,130

### **Approved On Consent**

12. Price agreement renewal #1 for handicap ramp repairs, residential and school sidewalk repairs with New Star Grading, in an amount not to exceed \$2,076,960, with a secondary, Axis Contracting, not to exceed an annual amount of \$2,049,400, and a tertiary with Parking Lot Pros, not to exceed an annual amount of \$2,125,680, if all extensions are exercised. Also 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 term(s)

### **Approved On Consent**

13. Professional services contract with Dunaway Associates, L.L.C. in the amount of \$172,400 and approve a 5% contingency of \$8,620, total cost of \$181,020 for Phase I Construction Documentation and Construction Administration services for Turner Park. This item was presented to the Finance and Government Committee on February 1, 2022, and received a recommendation for approval by City Council

**Approved On Consent**

14. Ordinance amending the FY 2021/2022 Capital Improvements Projects Budget; Professional Engineering Contract with Freese & Nichols, Inc. in the amount of \$720,000, plus a 5% contingency of \$36,000 for a total of \$756,000 for a Water Master Plan update and Water/Wastewater Impact Fee update

**Adopted**

**ORD 11160-2022**

15. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget; and a Professional Engineering Contract with Gresham Smith for Wastewater Master Plan Update in the amount of \$1,421,004 plus 5% of contingency of \$71,050 for a total of \$1,492,054

**Adopted**

**ORD 11161-2022**

16. Ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Change Order No. 1 to the Design/Building Contract with Outside the Lines (OTL) in the amount of \$250,000 for material escalation costs associated with the interactive water, light, and video projection entertainment attraction for EpicCentral

**Adopted**

**ORD 11162-2022**

17. Ordinance authorizing the execution of a Quitclaim Deed to the abutting property owner, ASD-CEI January Lane MM, LLC, of previously abandoned Old Duncan Perry right of way

**Adopted**

**ORD 11163-2022**

18. Resolution authorizing 380 Agreement with Brookfield Properties and expenditure of up to \$1,884,733 in property tax rebates for infrastructure improvements to develop 2003 MacArthur Boulevard (on January 18, 2022, Tax Increment Reinvestment Zone #1 voted unanimously to approve the request)

**Adopted**

**RES 5255-2022**

19. Resolution Designating A Portion of EpicCentral As A “Public Entertainment Zone”

**Adopted**

**RES 5256-2022**

**PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION**

20. STP-21-11-0024 - Site Plan – Retail Center (City Council District 2). Site Plan for a 10,150 Sq. Ft. retail building on 1.123 acres. Lot 2, Block A, 161 Toll Road Retail Corners Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-294, within the SH 161 Corridor Overlay District, with an approximate address of 3510 Highway 161 (On January 24, 2021, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Chief City Planner Savannah Ware presented this item noting the applicant intends to construct a retail center that will include an optometrist’s office. Ms. Ware mentioned the structure is south of Ikea and will be a multiple tenant business. Applicant Gina Mclean, 721 S. 5<sup>th</sup> Avenue, Mansfield, TX mentioned the structure will look like the drawing presented. Council Member King moved, seconded by Mayor Pro Tem Del Bosque, to approve this item. The motion carried unanimously.*

**Approved**

21. STP-21-11-0013 - Site Plan - Prologis Warehouse on 161 (City Council District 5). Site Plan for a 144,488 sq. ft. industrial warehouse on one lot on 9.28 acres. Lot 1, Block A, Prologis January Lane Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-406 District, within the SH-161 Corridor Overlay District, and addressed as 1101 N. SH 161 (On December 13, 2021, the Planning and Zoning Commission recommended approval by a vote of 5-2)

*Chief City Planner Savannah Ware presented this item noting City Council previously tabled this item to give the developer time to revise the site plan and move the truck dock doors from the north side of the building to the south. Ms. Ware mentioned that on February 9, 2022 the applicant submitted revised plans depicting the truck dock doors on the south side of the building. Deputy Mayor Pro Tem Humphreys moved, seconded by Council Member Ezeonu, to approve this item. The motion carried unanimously. Mayor Jensen thanked the application for their efforts in revising the site plan as requested.*

**Approved**

**PUBLIC HEARING ZONING APPLICATIONS**

22. SUP-21-10-0016 - Specific Use Permit for Hookah Lounge – 906 W Pioneer Pkwy, Ste 250 (City Council District 2). Specific Use Permit for Amusement Services to allow a hookah lounge. Lot 2, Block 1, Gibson Addition, City of Grand Prairie, Dallas County, Texas, Zoned PD-394 with General Retail (GR) uses, within the SH-161 Corridor Overlay District, and addressed as 906 W Pioneer Pkwy, Ste 250 (On December 13, 2021, the Planning and Zoning Commission recommended denial by a vote of 7-0)

*Mayor Jensen mentioned council has received a full briefing and presentation on this item. Former Council Member Tony Shotwell, 309 NE 31<sup>st</sup> Street, Grand Prairie, TX representing the applicant. Mr. Shotwell mentioned a new operational plan has been established and is present to answer any questions in this regard. Mr. Shotwell said the applicant is selling the other location that has had issues. Council Member King understands the revised operational plan and inquires on the sale of drinks. City Manager Steve Dye mentioned in a smoking facility you cannot prepare food or sell drinks due to a contamination issue. Mr. Shotwell said alcohol will not be sold or consumed on property. Council Member Johnson said can't sell the sodas, and you can't bring alcohol and doesn't understand the concern. Council Member Johnson inquired if staff would check identification and bags. Mayor Jensen mentioned the concern is underage smoking. Council Member Ezeonu mentioned the importance of using a wristband or a mark on the hand to identify the patrons that can and cannot smoke. Council Member King asked if security would be present from sunset until an hour after closing. Mr. Shotwell stated if necessary but did not see a need as no alcohol would be sold. Council Members Lopez and Ezeonu recommended staff to monitor the parking lot an hour after closing. Council Member Copeland noted that a security requirement at this time is an unreasonable burden and can be added if needed at the time of SUP renewal. Council Member King inquired if there would be onsite gambling. City Attorney Megan Mahan mentioned eight liners can be operated. Mr. Shotwell stated there would be no gambling on site. Council Member Lopez inquired on staff training. Mr. Shotwell noted the operator takes full responsibility in training all personnel. Council Member Copeland mentioned he would have zero leniency at the time of SUP review if there were any issues at this establishment. Mayor Pro Tem Del Bosque noted that this is a smoking lounge with no alcohol. Mayor Jensen mentioned we are being tough because of the history with the applicant and not the business and did not want to have any problems at this location. Council Member King moved, seconded by Council Member Johnson, to close the public hearing and approve this item authorizing the Amusement Use of Hookah Lounge at 906 W. Pioneer Pkwy, Ste 250 with all the conditions we discussed which includes prohibiting alcohol, eight liners, and food service on site; checking id's at the door and providing wristbands for those over 21; operating only between 10am and 12 midnight; employee are going to follow the law; and the SUP will be reviewed in 6 months. The motion carried unanimously.*

### **Adopted**

**ORD 11164-2022**

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

23. Resolution of Support or Resolution of No Objection for a Senior Living Tax Credit Housing Development at 1410 Duncan Perry Road (City Council Development Committee reviewed on 02/15/2022)

*Mayor Jensen mentioned two speakers are present for this item. Deputy Mayor Pro Tem Humphreys mentioned he needs an explanation on this item before consideration. Director of Planning & Development Rashad Jackson advised city staff received an inquiry from Saigebrook Development and O-SDA Industries to approve a resolution of support for a Senior Tax Credit Housing Development called Lapid Flats, a proposed 69-unit mixed income*



*community serving seniors at least 55 and older. Deputy Mayor Tem Humphreys mentioned he cannot support this item as he is in favor of the rehab tax credit in his district that would allow for affordable housing and rehab. Housing and Neighborhood Services Director Esther Coleman noted this project does meet the tax credit policy criteria. Ms. Coleman also mentioned the developer has good background, experience and has senior property project in Ft. Worth. Applicant Rodney Anderson, 548 Edgeview Drive, Grand Prairie, TX informed council he would not bring a project that would have a variance. Mr. Anderson noted he would appreciate council support for the letter of support. Deputy Mayor Pro Tem Humphreys asked for support of operation rehab. Mayor Pro Tem Del Bosque mentioned this item was presented to the City Council Development Committee at their meeting today. Mayor Pro Tem Del Bosque moved, seconded by Council Member Lopez to approve the Resolution of Support. The motion carried with a vote of 8-1; Deputy Mayor Pro Tem Humphreys voted nay.*

### **Adopted**

#### **RES 5257-22022**

24. Resolution of Support or Resolution of No Objection for a Senior Living Tax Credit Housing Development at 2904 S Carrier Pkwy (City Council Development Committee reviewed on 02/15/2022)

*Director of Planning and Development Rashad Jackson mentioned city staff received an inquiry from Blue Sky Communities to approve a resolution of support for a senior living tax credit development called South Carrier Estates. South Carrier Estates would be a mixed income community with approximately 114 apartment units. A 3-story complex would be developed on the 4.17-acre site. Project details are attached. The property is currently zoned PD-168 for Commercial/Office uses. The future land use map calls for the property to develop as Commercial/Retail/Office. Housing and Neighborhood Services Director Esther Coleman mentioned the developer is Blue Sky and all their projects are out of state. Mayor Pro Tem Del Bosque moved, and Mayor Jensen acknowledge the motion failed due to no second.*

### **Denied**

25. Resolution of Support or Resolution of No Objection for an Affordable Housing Development at 3200 Corn Valley (City Council Development Committee reviewed on 02/15/2022)

*Housing and Neighborhood Services Director Esther Coleman mention this does not meet the criteria. Mayor Jensen noted it would also require a zoning change. Mayor Pro Tem Del Bosque moved, seconded by Council Member Lopez, and Mayor Jensen acknowledge the motion fails 8-1; Mayor Jensen, Deputy Mayor Pro Tem Humphreys, Council Members Clemson, King, Ezeonu, Johnson, Copeland and Lopez voted may.*

### **Denied**

**CITIZEN COMMENTS**

*David Nuckols, 8560 Sweetwater Drive, Dallas, TX spoke to voice his concern and disagreement with the Grand Prairie Police Department.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 7:57 p.m.*

*The foregoing minutes were approved at the March 1, 2022 City Council meeting.*



*Gloria Colvin, Deputy City Secretary*