



Minutes - Final
City Council

Tuesday, March 4, 2014

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

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

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Greg Giessner
Deputy Mayor Pro Tem Richard Fregoe
Council Member Jorja Clemson
Council Member Jeff Copeland
Council Member Tony Shotwell
Council Member Jim Swafford
Council Member Lila Thorn
Council Member Jeff Wooldridge

Staff Presentations

1 Baylor Medical Center at Irving Accomplishments and Commitments to the Community - Presented by Cindy Shamp, President

Cindy Schamp, President of Baylor Medical Center of Irving, addressed Council regarding the relationship of the hospital to the City of Grand Prairie. Ms. Schamp stated that the hospital has received the Magnet Designation from the American Nurses Credentialing Center and Baylor is the only hospital in Grand Prairie and Irving to earn this honor. She stated that the hospital sponsors many city events including the Main Street Festival; Flight of the Monarchs; Summit Triathlon; Summit 50+ Expo; Get Fit Grand Prairie. They are also very involved in Grand Prairie ISD by providing scholarships and internships; back to school vendor fair sponsor; and health education for the students and teachers. Ms. Schamp said the hospital also does community health education and screenings; bone density screenings for Grand Prairie employees; and skin cancer and stroke awareness for members at the Summit. She said that Baylor Irving emergency room is one of the busiest community hospitals in Dallas County. The average wait is 17-20 minutes to see a physician or physician's assistant. She said the new expanded emergency department is slated to be complete in early 2015.

Presented

2 National Endowment for the Arts Tile Art Project - Presented by Tammy Chan, Special Projects Manager

Tammy Chan, Special Projects Manager, introduced Pam Summers, the artist who will be designing and overseeing a tile art project funded by the National Endowment for the Arts in the amount of \$120,000. Ms. Chan showed examples of what the tile project might look like on the wall at NE15th Street near the Park and Ride Facility on I-30. She said the Our Town Grant from the National Endowment for the Arts will be

used to train workers in this type of tile application and those who have been trained will be eligible for certification in this application.

Council Member Copeland remarked that the proposed design that Ms. Chan had shown did not have red and gold since these were the colors of South Grand Prairie High School and it may not be received well in the north part of town. Mayor Jensen thanked Ms. Chan for all the effort she puts in to so many projects around the city.

Presented

3

Interlocal agreement with Fort Worth to discharge Fort Worth wastewater into the Grand Prairie wastewater system - Presented by Ron McCuller, Public Works Director

Ron McCuller, Public Works Director, in response to a question from Council, stated that Fort Worth may go to a 2-day a week watering restriction and it is inevitable that Grand Prairie will eventually go to a permanent 2-day a week watering restriction all year long.

Mr. McCuller said that the City entered into an interlocal agreement with Fort Worth to discharge wastewater for some property that is northwest of Roy Orr and Rock Island. At this time, Fort Worth wants to serve an additional property at this location and this gave staff a chance to renegotiate the agreement and this will result in \$89,000 in back charges being paid to Grand Prairie because of unreliable TRA meters not measuring discharge correctly. This agreement contains a clause that will provide for agreement between water usage and water discharge. The amended interlocal agreement will be on the next agenda for Council consideration. Council Member Wooldridge thanked Mr. McCuller and Jim Cummings, Environmental Services Director, for assisting him at the recent Mira Lagos HOA meeting.

Presented

Agenda Review

Council Member Swafford stated that the Finance and Government Committee reviewed the following Council Agenda Items at today's meeting: Items 13, 17, 18, 20, 23, 26 and 29 and they were recommended for approval. With regard to Item 17, the Comprehensive Annual Financial Report, the city had not gotten the actual document but have received it in CD form. The Finance and Government Committee met with Weaver & Tidwell and they gave an unqualified opinion for FY 2012-2013 and the committee recommends approval. Mr. Swafford said that Item 24 needs correction. The amount paid to Focused Advocacy each month should be \$7,500, not \$6,500.

Council Member Shotwell referred to Items 32 and 33 (separated sales tax agreements) and suggested that the Finance and Government Committee and Bob O'Neal, Economic Development Director, work on a policy relating to these agreements.

Council Member Clemson referred to Item 18 (purchase of generators) and was pleased to see the Shotwell and Charlie Taylor Recreation Centers were included in facilities to receive these generators since they are both used as emergency shelters.

Council Member Shotwell commended the Fire Department regarding yesterday's fire on Main Street and added that they were able to contain the fire and no one was injured.

Executive Session

Mayor Jensen convened a closed session at 5:07 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" Tommy Winn and Leland Gjetley v. City of Grand Prairie; Sheila Moore v. City of Grand Prairie et al and Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 Deliberations Regarding Economic Development Negotiations." The closed session was adjourned at 5:42 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:42 p.m.

6:30 PM Council Chambers

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

Pastor Carl Allen, Fairview Baptist Church, gave the invocation. The Pledge of Allegiance to US Flag and to the Texas Flag was led by Council Member Jeff Wooldridge.

Presentations

- 4** Kawasaki Disease Awareness Proclamation - Presented to Christina Morales
- Mayor read a proclamation regarding Kawasaki Disease awareness and presented it to Christina and Cezar Morales. Cezar stated that he has had Kawasaki disease since he was seven years old and is now 13. He said the disease usually occurs among children younger than 8 and is a disease that most doctors do not know anything about.*
- Presented**
- 5** Employee of the Month for March 2014 - Steve Martinez, HVAC Mechanic - Presented by Diana Ortiz, CFO
- Diana Ortiz, Chief Financial Officer, introduced Steve Martinez, HVAC Mechanic, as Employee of the Month for March. Anna Doll, Deputy City Manager, presented Mr. Martinez with a certificate and engraved clock and thanked him for his dedication to the city.*
- Presented**
- 6** United States Navy Day Proclamation - Presented to United States Navy Band Sea Chanters
- Council Member Swafford read a proclamation for US Navy Band Sea Chanters who*

will be appearing soon at the GPISD auditorium.

Presented

Consent Agenda

Council Member Swafford, who serves as the Finance and Government Committee Chairperson, stated that the city had received an unqualified audit from Weaver & Tidwell on all city financial statements.

Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Fregoe, to approve Items 7 through 23, remove Item 24 for individual consideration, and approve Items 25 through 33 on the Consent Agenda. The motion carried unanimously.

7 Minutes of the February 18, 2014 Council Meeting

Approved on the Consent Agenda

8 Price agreement with McCain, Inc. for Traffic Signal Heads & Parts, at an estimated annual cost of \$85,978; and secondary with Paradigm Traffic \$95,860 for one year with the option to renew for four additional one year periods totaling \$429,890 if all extensions are exercised, and 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 the Consent Agenda

9 Price agreement for Water Sampling Stations with HD Supply dba USA Blue Book, at an estimated annual cost of \$26,817 for one year with the option to renew for four additional one year periods totaling \$134,085, if all extensions are exercised, and 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 the Consent Agenda

10 Price agreement for grounds maintenance for channels, levees, and well sites from Landworks (\$8,474 channels), SLM Landscaping (\$14,549 levees) and Terry Rutland (\$15,814 well sites) for a combined total of \$38,837 annually for one year with the option to renew for four additional one year periods totaling \$194,185, if all extensions are exercised; and 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 the Consent Agenda

- 11 Price agreement for live and archived streaming of GPTV video from SWAGIT (onetime cost of \$13,950 and \$12,300 annually) for one year with the option to renew for ----four additional one year periods totaling \$75,450 if all extensions are exercised, and 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 the Consent Agenda

- 12 Contract Renewal #2 for Air Traffic Control Services with Robinson Aviation through the Federal Aviation Administration (FAA), at a current estimated annual cost of \$20,340, and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

Approved on the Consent Agenda

- 13 Midlothian Treated Water Purchase Contract

Approved on the Consent Agenda

- 14 Revised Interlocal Agreement with Irving to provide water and/or wastewater services

Approved on the Consent Agenda

- 15 Change Order/Amendment with Clear Channel Outdoor for modifications to the Kiosk Sign Program

Approved on the Consent Agenda

- 16 Contract with Dallas County, Texas for Assessment and Collection of Ad Valorem Taxes

Approved on the Consent Agenda

- 17 Accept the City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2013

Approved on the Consent Agenda

- 18 Purchase and turnkey installment of six generators using Holt Caterpillar Power Systems at the Main Library, Fire Stations 2 and 8, Service Center, Tony Shotwell Life Center and Charley Taylor Recreation Center for a total of \$553,968

Approved on the Consent Agenda

- 19 Remodel of the Main Library north side (carpet, ceiling, lighting) to match the south side not to exceed \$262,450 via a contract with MART, INC; remodel of staff offices through contract with Symone Construction; and purchase of staff office furniture on state contract through Wilson Furniture not to exceed \$220,000; contract with Komatsu to update the Master Plan for Phase V and VI improvements in 2015 not to exceed \$35,000; and authorize the City Manager to enter into contracts for each

Approved on the Consent Agenda

- 20 Contract with Falkenberg Construction Co., Inc. in the amount of \$71,125 for shade structure repairs at McFalls East and Charley Taylor Parks through the TXMAS price agreement

Approved on the Consent Agenda

- 21 Change Order/Amendment No. 2 with SYB Corporation for the College Street and NW 6th Street Water & Wastewater Replacements in the negative amount of -\$5,188.50

Approved on the Consent Agenda

- 22 Construction contract with Texas Standard Construction for Fargo Outfall Rehab Project in the total amount of \$704,507.90; material testing with Reed Engineering Group in the amount of \$6,155; professional services contract with Espey Consultants, Inc. dba RPS Espey for construction management in the amount of \$40,765; in-house engineering in the amount of \$35,225; and 5% construction contract contingency in the amount of \$35,225.39; for a total project cost of \$821,878.29

Approved on the Consent Agenda

- 23 Construction contract with S. J. Louis Construction for Midlothian Water Supply - Phase I Project in the total amount of \$1,982,435.65; material testing with Alliance Geotechnical Group in the amount of \$16,740; in-house engineering in the amount of \$99,121; and 5% construction contract contingency in the amount of \$99,121; for a total project cost of \$2,197,417.65

Approved on the Consent Agenda

- 24 Contract renewal with Focused Advocacy, LLC for legislative services in the amount of \$6,500 per month

Council Member Swafford stated that since March 2010 Focused Advocacy has been employed by the city for legislative services and this item is to renew their contract in the amount of \$7500/month.

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to approve the Focused Advocacy contract in the amount of \$7,500 per month. The motion carried unanimously.

- 25** Ordinance amending the FY 2013/2014 Capital Improvement Projects Budget and authorization to purchase two (2) new Frazer Type I 2014 Dodge Ram 4500, ambulance from Frazer Ltd, via Dallas Dodge Chrysler Jeep in Dallas, TX utilizing the HGAC price agreement at a cost of \$316,800 including two (2) trade-in discounts plus \$72,200 for tools, equipment and supplies for a total cost of \$389,000
- Adopted**
- Enactment No: ORD 9676-2014
- 26** Ordinance amending the FY 2013/2014 Solid Waste Equipment Acquisition Fund for the purchase of a Holt Caterpillar Tier 4 landfill compactor with 5-year/5,000 hour maintenance agreement in the amount of \$728,968
- Adopted**
- Enactment No: ORD 9677-2014
- 27** Resolution to authorize a Solid Waste "Stop Illegal Dumping" grant application in the amount of \$88,725 from the North Central Texas Council of Governments
- Adopted**
- Enactment No: RES 4678-2014
- 28** Resolution authorizing the filing of a project application with the North Central Texas Council of Governments for a Regional Solid Waste Program Local Implementation Project; authorizing Tom Hart, City Manager or his designee to act on behalf of the city in all other matters that are related to this project application, pledging that if funding for this project is received, the City of Grand Prairie will comply with all project requirements of the North Central Texas Council of Governments, the Texas Commission on Environmental Quality and the State of Texas
- Adopted**
- Enactment No: RES 4679-2014
- 29** Resolution authorizing additional payments to Hanson Aggregates, LLC, and all its entities, additional amounts to acquire street right-of-way and easement parcels, located on MacArthur Blvd. from I.H. 30 to West Fork of the Trinity River
- Adopted**
- Enactment No: RES 4680-2014
- 30** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the National Purchasing Partners (NPP)

Adopted

Enactment No: RES 4681-2014

31

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

Adopted

Enactment No: RES 4682-2014

32

Resolution authorizing a Separated Sales Tax Contract with WR Logistics Crossing, LLC

Adopted

Enactment No: RES 4683-2014

33

Resolution authorizing the implementation of a separated sales tax contract with RiverPoint Industrial Investors, LLC

Adopted

Enactment No: RES 4684-2014

Public Hearing on Zoning Applications

34

Z140201 - Zoning Change - Grand Prairie Apartments (City Council District 4). Approval of a Zone Change from Planned Development 37 (PD-37) to Planned Development District for multi-family uses. The property, zoned PD-37 and within the S.H. 360 Overlay District, is located north of Outlet Parkway and east of State Highway 360. The applicant is David West, Ventures Development Group and the owner is George Watson, Twenty Three Sixty, LTD. (On February 3, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 5-3.)

Jim Hinderaker, Chief City Planner, stated that this case would modify existing zoning on a 17-acre site. He said the current zoning did not have a specific density and the applicant requested MF2 standards. The site is located in the SH360 Overlay District but this does not apply to multi-family zoning. Mr. Hinderaker showed adjacent uses. He said the site is on the border between Grand Prairie and Arlington. The proposed Concept Plan is for 247 units (14.12 units per acre); 6.82 acre pad site; 280,000 sq. ft. 3-story wood framed/masonry clad structure; a 3-level, precast parking structure with 208 parking spaces; a 4,200 sq. ft. clubhouse and leasing office; open air courtyards, jogging trail, dog park, landscaping and perimeter fencing with security gates. Apartments will have an open floor plan with high end amenities including washers and dryers.

Mr. Hinderaker showed the proposed Concept Plan at the corner of Outlet Parkway and the SH360 access road. The primary access will be off of Outlet Parkway. The elevations meet the UDC requirements for masonry. With regard to MF2 standards, the applicant has asked for the following exceptions: UDC requires 690 sq. ft. and the

applicant is proposing 136 one-bedroom units with square footage of 650 - 850; the applicant is proposing 55% of the units as one bedroom and the UDC maximum is 50%; the UDC requires 392 parking spaces and they have 415 parking spaces, but the applicant has requested 30% to be covered parking; the UDC requires a roof pitch of 6:12 to 10:12 and the applicant has requested 4:12. Mr. Hinderaker said the building looks good and fits in the area and he said he did not have a problem with this variance. The applicant has also requested a frontyard setback reduction from 100' to 25'; a 260' rear setback and a side yard setback from the required 108' to 86'. The UDC requires a 30' landscape buffer on Outlet Parkway and the applicant has requested a 25' buffer. Mr. Hinderaker said the UDC requires a Type 1 masonry fence and the applicant has requested a Type 2 fence (wrought iron with masonry columns). There is a significant distance between residential development and there a lot of vegetation. Mr. Hinderaker said the development is 700' from the building to the closest home in the Forum subdivision.

Mr. Hinderaker said the development will have great visibility from SH360 but not great access. He said staff had discussed the limitation for commercial access and thought the multi-family was a better use. The development meets the standards of the UDC excluding the six exceptions previously mentioned.

Deputy Mayor Pro Tem Fregoe clarified this case is a zoning change to MF-2 to address the issue of density as the site is already zoned for multi-family uses.

Council Member Swafford asked about ingress and egress. Jim Sparks, Transportation Director, said there is one on SH360 that is egress only and the one on Outlet Parkway is for both ingress and egress.

Council Member Shotwell asked if a traffic impact analysis (TIA) had been done. He said he was concerned that all ingress would be off Outlet Parkway and this is a very busy area. Mr. Sparks said this development would generate less than 1500 trips per day which would be much less than a gas station at this location. Council Member Shotwell asked Mr. Sparks about his professional opinion with regard to Sunday afternoon traffic. Mr. Sparks said his staff had conducted a TIA and looked at an average work day and that had minimal impact on this area. He said when it is Traders Village day these residents will be impacted. He said that residents could come in on the frontage road or come in off Great Southwest Parkway. Council Member Swafford asked how they would access this development coming south down SH360. Mr. Sparks said they would get off at Mayfield and circle around to Sara Jane. Or, they could go to I20 to Great Southwest Parkway and come in that way. Council Member Shotwell asked if they were coming northbound on SH360, how would they access this development. Mr. Sparks said they would get off at Mayfield and come around. Deputy Mayor Pro Tem Fregoe said if they were coming south on SH360, they could exit Mayfield and stay on the service road and take the bridge to the frontage road.

Deputy Mayor Pro Tem Fregoe asked where the security gate would be located. Mr. Hinderaker said it would be inset off of Outlet Parkway. Council Member Copeland stated he was a resident of Forum Estates and he had a big concern as people come around that corner fast and with the Outlet traffic and the addition of this development, it is almost a blind curve. Mr. Sparks said when the applicant comes back in with the site plan, staff would be very particular about visibility at that exit. Mr. Copeland said he works at LBJ and Hillcrest and the scariest part of that drive is when you are southbound at SH360 and exit on Mayfield. He suggested that there should be some flashing yield signs at this point or additional yield signs. He said there was the same issue with the new service road on I-20 and Great Southwest Parkway. Mr. Sparks said he had talked to TXDOT about pushing the Mayfield exit

ramp back.

Sean Siebert, Ventures Development Group, 7934 Wrenwood Blvd., Suite A, Baton Rouge, LA, said his firm has been in the area for 6-7 years in the apartment business and they have developed and managed 4,000 units in that time. He said this proposed plan is for a unique 3-story wrapped development that will showcase something new to the area to move multi-family in a new direction. The parking structure will have 208 spaces and there will be 208,000 sq. ft. of living space. Fifty-five percent of the units would be one-bedroom; 42 percent 2-bedroom; and 3% would be 3-bedroom. He said the units would be rented at \$1.30/sq. ft. There will be gated access off Outlet Parkway and amenities will be designed to bring people together and establish the feeling of a neighborhood. The units will have high ceilings, granite countertops, premium fixtures, and wood floors.

George Watson, 4015 Bellline, Addison, TX, stated he has been in the development business for 40 years and owns this property. He said he had looked at various development concepts and none were feasible. In the last three years, he hired a retail broker who presented this property to over 34 top retail users, and 24 hotel and motel users and none were interested in the property for those uses. Mr. Watson said he decided the highest and best use was for multi-family. He said he interviewed many multi-family developers and Ventures Development Group was a quality group and they use Lincoln Property Managers to manage their properties.

Tommy Mann, 2728 N. Harwood, stated he was representing the owner. He recognized Council Member Copeland's concern and stated that the problem exists today and this property is not the source of this traffic problem. Mr. Mann said this use has minimal impact compared to a 7-Eleven. He said apartments are an allowed use on this property as it is currently zoned. Mr. Mann said this is a high quality development and it is 700' feet from the closest house. The site line does not allow any of this development to be seen in the adjacent residential neighborhood. He said staff and the Planning and Zoning Commission recommended approval and he asked Council to do the same.

Lacy Liarmeener, 6500 Greenville, Ave. #600, Dallas, TX, represented Lincoln Property Management Company. She said her company has managed apartments for 18 years and were the third largest management company in the nation and currently manage 30,000 units in the DFW area. Ms. Liarmeener said the plan for this complex is to have an affluent tenant base. The company will verify monthly income since the average rent is \$1100/month. No resident would be allowed who had committed sex crimes, drug crimes or bodily injury crimes and there would be a no tolerance policy.

Mr. Postell read into the record those not wishing to speak but in support of this case: Chris Colombe, 6629 Hyacinth Drive, Dallas, TX; Jerry and Georgia Burgess, 3519 Paladium Drive; and Brenda Smith, 1809 Palace Drive.

Tom Hoffman, 3622 Colosseum Way, stated this was a good looking project, but the access road could not take any more traffic, especially on weekends. He said the quality of life is terrible and there is no room to expand. He said this may be the best use that anyone has found so far, but the area cannot tolerate more traffic.

Carl Allen, 3511 Daisy Lane, said he had concerns as a resident because his house is closest to this development. He said there are trees behind him but this 3-story building still will be visible from his house. He said the resale value of his property will go down and traffic is a major issue. He said the traffic going to Traders Village and the Outlet Mall is significant especially on weekends. Mr. Allen said the traffic

from this development would cut through his neighborhood and crime will increase.

Jason and Alexandra Lynch, 3514 Daisy Lane, said they were concerned about flooding and asked where the extra water is going to go. Ms. Lynch said there are lots of other places to build so why put more people in such a small area. Mr. Lynch said he had concerns that people will pay that high rent in this area and they may eventually turn into cheap apartments.

Christa Clements, 2802 Spartacus Drive, said there is a big problem with access at Mayfield and SH360 and every day it is a very dangerous situation. The Outlet Mall has exacerbated this problem. The Great Southwest Parkway and Outlet Parkway have one lane to turn into the Outlet Mall. People are getting off the freeways and have to deal with traffic backing up on the freeways. She said this development looks great, but no one is going to reasonably be able to get out of that development. Ms. Clements added there is a large church on the other side of the bridge which also adds to the traffic problem.

Gordon Holt, 5456 Daisy Lane, said adding apartments will add to the traffic problem. He said he refinanced his home and the property value has dropped considerably and the location is one reason and also because of the apartment complex that is already there.

Steve Cobb, 3532 Euclid Drive, said traffic is an issue, and there is an influx of traffic coming through the neighborhood leading to trash and crime. He said Lincoln Properties managed an apartment complex he once lived in and it looked bad. Mr. Cobb said the weekend traffic is very bad and residents do not want to leave their development on weekends but it is bad at all times. He asked Council not to approve this case. Mr. Cobb added there is not enough parking at the Outlet Mall and they are being shuttled in from the large church near this area.

Mr. Postell read into the record those In opposition but not wishing to speak: Robert Pate, 3518 Daisy Lane; LeRoy Champion, 3502 Daisy Lane; Donna Brown, 3160 Atrium Drive; Destiny Holtman, 2947 Paladium Drive; Vicki Hernandez, 2805 Spartacus Drive; Karen Clements, 2802 Spartacus Drive; Mario Lopez, 2947 Paladium Drive; Debbie Lopez, 2947 Paladium Drive; and Jason Lopez, 2947 Paladium Drive.

Mayor Jensen said this would not be an easy decision, but the landowner has rights. He said this property currently has zoning that would allow the developer to put many things there without changing the zoning and some of those uses could create more traffic than this use. Mayor Jensen said he felt it was the highest and best use and the developer should not have to wait to develop this property until the traffic situation improves.

Council Member Shotwell asked how much distance there was from the service road going toward the east to turn into the apartments because he had a concern about how many cars could queue in this area. Mr. Hinderaker said it was around 500 ft. Mr. Sparks estimated that 20 cars could queue in that space. Mr. Shotwell said there are other apartments on SH360 that use the access off the service road, but he had a concern regarding access off of Outlet Parkway. Council Member Copeland said Traders Village was there when he bought his home. He said this would be a tough decision, but he was not a fan when they built the apartments on Forum Drive. However, he has been pleasantly surprised about the few cars that come out of that apartment complex. He said when people live in upper-end apartments, they usually want to buy homes in that area. Mr. Copeland said studies have shown that high-end apartments may increase home values (these are studies he read when the

apartments went in on Forum Drive). He said If this case passes, Council and staff will keep an eye on this development and will work on the traffic in that area because safety is of utmost importance in our city.

Deputy Mayor Pro Tem Fregoe said this is a property owner who has rights although he was not overjoyed with increasing the apartment population in Grand Prairie. If approved, the apartments will not have a significant impact on traffic. He said the city would continue to work on traffic safety issues in this area. Mr. Fregoe said he believed this was a project that is appropriate for this location.

Deputy Mayor Pro Tem Fregoe moved, seconded by Council Member Copeland, to close the public hearing and approve Case Z140201. The motion carried.

(NOTE: After the vote was taken Council Member Shotwell stated he supported the apartments but did not support the only access off Outlet Parkway.)

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Richard Fregoe; Council Member Jorja Clemson; Council Member Jeff Copeland; Council Member Jim Swafford; Council Member Lila Thorn and Council Member Jeff Wooldridge

Nayes: 1 - Council Member Tony Shotwell

Enactment No: ORD 9678-2014

Citizen Comments

There were no citizen comments.

Mayor Jensen convened a closed session at 7:58 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" Tommy Winn and Leland Gjetley v. City of Grand Prairie; Sheila Moore v. City of Grand Prairie et al and Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberation Regarding Economic Development." The closed session was adjourned at 8:35 p.m.

Adjournment

Council Member Jorja Clemson announced that Lifeline Shelter was hosting a Gospel Concert on March 8 at 7:00 p.m. at Calvary Baptist Church and extended an invitation to attend. Ms. Clemson added that the concert was free but a donation could be made to Lifeline Shelter.

Mayor Jensen adjourned the meeting at 8:35 p.m.

The foregoing minutes were approved at the March 18, 2014 Council Meeting.

Catherine E. DiMaggio, City Secretary