



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, June 2, 2020

5:30 PM

City Hall - Council Chambers  
317 College Street

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#### Call to Order

Mayor Jensen called the meeting to order at 5:30 p.m.

Present 9 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Jeff Copeland  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge

#### Executive Session

*Mayor Jensen convened a closed session at 5:30 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 6:00 p.m.*

#### Recess Meeting

Mayor Jensen recessed the meeting at 6:00 p.m.

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#### 6:30 PM Council Chambers

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

**Invocation: Mayor Jensen made the following comments during the invocation: "I want to open today's City Council meeting differently. In light of the unrest nationwide in the wake of the death of George Floyd. Now is the time to develop empathy for people whose life experiences are different than our own. Even though we are not all the same, we want the same thing: peace, equality, unity, kindness, empathy and understanding. Let's stand together in respect for one another." Mayor Jensen then called for a moment of silence. Everyone then joined in praying The Lords Prayer.**

**The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Wooldridge.**

### **Presentations**

- 1 COVID-19 Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

*Steve Dye, Deputy City Manager/Chief Operating Officer, stated that the highest daily cases reported nationwide was April 6, 2020. On May 29, 2020, there were 18,123 new cases. The projected number of cases in the U.S. is 135,000 by August 1, 2020. Mr. Dye then went over the percentage of positive cases to total tested. To date, there are 527 positive cases and 13 deaths in Grand Prairie. Grand Prairie began testing May 26, 2020. Mr. Dye went over who was eligible to be tested through the drive-through and at home testing. Contracts for testing have been added for nursing homes, long term care and memory centers, as needed, as well as rapid testing for first responders. Mr. Dye said 67% of those tested were symptomatic and 33% were not. Out of 378 tests, 13 were positive, 238 were negative and 127 are still pending. Mr. Dye said the CARES Act funding began March 1, 2020 and ends December 30, 2020. Dallas County allocation to the city is approximately \$7 million and Tarrant County is approximately \$3 million, to be used for COVID related expenditures including regular time, overtime, testing, telework and emergency purchases. He then went over assistance for small business, rental assistance and food distributions. The Parks department will open Loyd Park and Lynn Creek Park on June 1. The uptown theater will be open for rentals on June 1. The Farmers Market will open with 10 vendors on June 20. On July 4 the Kirby Creek Natatorium, Epic pool and outdoor pools will be open at a reduced and modified schedule.*

**Presented**

### **Consent Agenda**

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 2 through 26 with an amendment to Item 11 funding source for Hill & Wilkinson Contractors to change to Municipal Facilities Fund. The motion carried unanimously.**

- 2 Minutes of the May 19, 2020 Council Meeting

**Approved on the Consent Agenda**

- 3 Ratification of all contracts signed by City Manager with the authority granted under Ordinance No. 10825-2020 from March 19, 2020 through June 1, 2020  
**Approved on the Consent Agenda**
- 4 Ratify the acceptance of the Rachael Ray Save Them All COVID-19 Relief Grant in the amount of \$7,000  
**Approved on the Consent Agenda**
- 5 Price agreement for asbestos and mold abatement services from Allen & Company for \$100,000 annually for one year with the option to renew for four additional one year periods totaling \$500,000 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**
- 6 Price Agreement for landscape maintenance services at EPIC Central from Terracare Associates, LP (up to \$316,291.48 annually) for one year with the option to renew for (4) four additional one year periods totaling \$1,581,145.74, 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**
- 7 Construction Contract with Scott Dennett Construction, LC for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade in the amount of \$280,147.88 through a national interlocal agreement with TIPS; a third party construction testing contract for CMJ Engineering in the amount of \$8,019; 5% construction contingency of \$14,007 for a total project cost of \$302,173.88  
**Approved on the Consent Agenda**
- 8 Contract for hazardous materials response services from US Ecology for one year in an amount not to exceed \$45,000, with the option to renew for ---four additional one-year periods totaling \$225,000 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 Professional Engineering Services Contract with Pacheco Koch Consulting Engineers, Inc. for Wastewater Design Services from the Wastewater Master Plan in the not to exceed amount of \$35,987.50  
**Approved on the Consent Agenda**
- 10 Purchase of monuments and accessories offered for resale by Grand Prairie Memorial Gardens with Matthews International Corp. in an annual amount not to exceed \$100,000; Memorial Monuments, Inc. in an annual amount not to exceed \$100,000; and Family Bronze, LLC. in an annual amount not to exceed \$60,000, each for one year with up to four additional one-year periods cumulatively totaling approximately \$1,300,000; 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 Change Order/Amendment No. 2 with Hill & Wilkinson General Contractors for the City Hall Municipal Campus Phase Two construction work in the amount of \$109,179.10 for electrical coordination and necessary code upgrades, landscape/civil adjustments, HVAC diffuser length changes and new fire alarm strobes  
**Approved on the Consent Agenda**
- 12 Change Order/Amendment No. 5 with Modern Contractors for Fleet Services Center Additions and Renovations (Phase Two) in the amount of \$176,052.11 for plumbing additions and deletions, adjustment of construction manager contract costs, electrical work for EV charging stations, structural additions, expansion of new concrete parking/sidewalk surface, extended irrigation, mechanical/electrical coordination, added door hardware, fire extinguishers, soil chemical injection, protective bollards and millwork revisions.  
**Approved on the Consent Agenda**
- 13 Board and Commission Appointments  
**Approved on the Consent Agenda**
- 14 Ordinance amending the FY 2019/2020 Red Light Safety Fund, in the amount of \$484,608; for the purchase of eight Police Pursuit Chevrolet Tahoe fleet vehicles from Freedom Chevrolet in the amount of \$279,808, through the an Interlocal Agreement with Tarrant County; and the purchase of related emergency vehicle equipment in the amount of \$204,800, through various existing Interlocal Agreements; and the purchase of three additional Police Pursuit Tahoes in the amount of \$104,928 through an Interlocal Agreement with Tarrant County, funded

in the FY 2020 Risk Fund budget

**Adopted**

Enactment No: ORD 10851-2020

- 15** Ordinance amending the FY 2019/2020 Red Light Safety Fund in the amount of \$336,265, for the purchase of 29 license plate recognition cameras in the amount of \$116,000 from Flock Safety for an initial two-year term, and three additional optional one-year terms at \$58,000 per year, totaling \$290,000, through a sole source purchase agreement; and the purchase of other traffic safety related equipment, in the amount of \$220,265; 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

**Adopted**

Enactment No: ORD 10852-2020

- 16** Ordinance amending Chapter 17, "Offenses and Miscellaneous Provisions," Article I, "In General," by adding Section 17-32 "Parking Near Mailboxes During Specific Times"

**Adopted**

Enactment No: ORD 10853-2020

- 17** Ordinance amending the FY2019/2020 Capital Improvement Projects Budget; Great Southwest Parkway improvements under Interstate 20 from Eastbound to Westbound frontage roads City Match with TxDOT LPAFA in the amount of \$711,374

**Adopted**

Enactment No: ORD 10854-2020

- 18** Ordinance amending the FY 2019/2020 Capital Improvement Projects Fund; award a professional services contract with the Broussard Group, dba TBG Partners (TBG) in the amount of \$75,000 and approve a 5% contingency of \$3,750 for a total cost of \$78,750 for architectural services for Mountain Creek Lake Park Master Plan

**Adopted**

Enactment No: ORD 10855-2020

- 19** Ordinance amending Chapter 17, "Offenses and Miscellaneous Provisions," Article I, "In General," by adding Section 17-31 "Fishing from Waters in Residential Areas."

**Adopted**

Enactment No: ORD 10856-2020

- 20 Resolution in support of United States Department of Commerce Economic Development Administration Grant Application for the Deceleration Lane, Bridge and Parking associated with EpicCentral Hotel, Conference Center and Retail/Restaurant Development

**Adopted**

Enactment No: RES 5083-2020

- 21 Resolution in support of the United States Department of Commerce Economic Development Administration Grant Application for the Main Street Jefferson Roundabout.

**Adopted**

Enactment No: RES 5084-2020

- 22 Resolution authorizing the City Manager to submit Fiscal Year 2020 Public Transportation Agency Safety Plan to Texas Department of Transportation

**Adopted**

Enactment No: RES 5085-2020

- 23 Resolution supporting the one-year continuation of the Police Department's Victim Assistance Program grant in the amount of \$139,802

**Adopted**

Enactment No: RES 5086-2020

- 24 Resolution authorizing the City Manager to submit Fiscal Year 2020-2023 Title VI Program; The Title VI Program demonstrates the City of Grand Prairie procedures to ensure Public Transportation services are provided in a non-discriminatory manner, as required by Title VI of the Civil Rights Act of 1964

**Adopted**

Enactment No: RES 5087-2020

- 25 Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of New Braunfels, Texas

**Adopted**

Enactment No: RES 5088-2020

- 26 Resolution authorizing the City Manager to enter into a Local Project Advance Funding Agreement (LPFA) with TxDOT for Great Southwest Parkway

improvements under Interstate 20 from Eastbound to Westbound frontage roads with \$711,375 of City funding

**Adopted**

Enactment No: RES 5089-2020

### Public Hearing on Zoning Applications

27

SU200501/S200501 - Specific Use Permit/Site Plan - Auto Repair at 2310, 2314, 2318 Poulin (City Council District 5). Specific Use Permit for Major Auto Repair and an Auto Body and Paint Shop. Lots 3, 4, 5, and 6, Block 4, Poulin's Addition and part of Tract 5 of E Crockett Survey, Abstract No. 222, City of Grand Prairie, Dallas County, Texas, zoned LI, within Central Business District No. 3, and addressed as 2310, 2314, and 2318 Poulin Ave. The agent is Tony Shotwell and the owner is Advantage Financing. (On May 26, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Savannah Ware, Chief City Planner, reviewed Case SU200501/S200501, for an auto repair and auto body and paint shop. She said the area is zoned LI and three separate businesses could operate there. The owner will be adding ten parking spaces and is asking for a phased paving plan. Ms. Ware said the dumpster location is shown on the site plan within the right-of-way and over a water line. She said staff recommended a rollaway container to avoid constructing a permanent dumpster enclosure over a right-of-way. Ms. Ware said staff's recommendations are:*

1. *No salvaging of vehicles on-site;*
2. *The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy;*
3. *The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are paved to City standards;*
4. *The applicant shall pave one-half of the new parking area within one year of SUP approval;*
5. *The applicant shall pave the remaining half of the new parking area within three years of SUP approval; and*
6. *The applicant and operators shall continue garbage service.*

*The Planning and Zoning recommendations are as follows:*

1. *No salvaging of vehicles on-site; and*
2. *The applicant shall obtain City Council approval of an encroachment agreement for parking spaces in the right-of-way before the issuance of a certificate of occupancy; and*
3. *The applicant shall maintain crushed concrete on existing parking spaces and on new parking spaces until new spaces are paved to City standards; and*
4. *The applicant shall pave one-half of the new parking area within one year of SUP approval; and*
5. *The applicant shall pave the remaining half of the new parking area within two years of SUP approval; and*
6. *The applicant and operators shall continue garbage service and provide evidence that they have done so upon City request.*

Council Member Copeland asked how long the SUP was for. Ms. Ware replied it was for one year depending on paving.

Council Member Humphreys said he was okay with this but did not understand the dumpster approach. Ms. Ware said there was limited space for a dumpster and staff recommended a rollaway container. Council Member Humphreys said he did not foresee that the city would be working on that road so he did not see a reason for not locating the dumpster there. Ms. Ware replied that staff did not want the dumpster located over a water line.

Tony Shotwell, 309 NE 31st Street, stated he was representing the applicant. He said the applicant has agreed to place the dumpster wherever the city wants it. He agreed with Ms. Ware not to place it in the right-of-way and the applicant agreed to maintaining paid invoices for the rolloff container and to locate it behind the gate. Mr. Shotwell referred to the additional parking in the rear of the property and said it was difficult to get tenants right now because of the pandemic so the applicant did not have funds to commit to the paving at this time. He said the applicant would do one half of the paving in the first year and may do both at once but was asking for three years to complete the other half. Mr. Shotwell added that the applicant plans to use one of the three spaces for himself.

**Council Member Humphreys moved, seconded by Council Member Lopez, to close the public hearing and approve Case SU200501/S200501 with the six recommendations from the Planning and Zoning Commission, use of a roll-away container, and a one year review. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10857-2020

## Items for Individual Consideration

28

Selection of Mayor Pro Tem and Deputy Mayor Pro Tem

**Mayor Pro Tem Giessner moved, seconded by Mayor Jensen, to appoint Jorja Clemson as the Mayor Pro Tem, and Jim Swafford as the Deputy Mayor Pro Tem. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

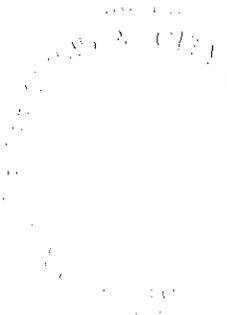
## Citizen Comments

*Jeffery Myers, 2616 Beacon Stone Drive, said that he meets with gang kids. He said that the reports of the Michael Brown shooting stating that he had his hands up and said "don't shoot" was a lie. Mr. Myers said he was not murdered for being black. He said the public needed to know the truth. He said that reports that Sandra Bland was hung in a County jail was not true. Mr. Myers referred to his blog "Jeffery Myers Unleashed."*

## Adjournment

Mayor Jensen adjourned the meeting at 7:32 p.m.

*The foregoing minutes were approved at the June 16, 2020 Council Meeting.*

  
*Catherine E. DiMaggio*  
Catherine E. DiMaggio, City Secretary