



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, June 16, 2020

5:00 PM

City Hall - Council Chambers
300 W. Main Street

Call to Order

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

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

Staff Presentations

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

Steve Dye, Deputy City Manager, Chief Operating Officer, stated that COVID positive cases were increasing. Most of the new reported cases were people 30 and under. There was also a record number of corona virus patients in Texas hospitals. Positive rates for testing in Grand Prairie was at 8% last week. Testing contracts changed to decrease home testing from three days to one day; drive-through testing was increased by one day. Mr. Dye went over small business assistance programs from both Dallas and Tarrant Counties. Mr. Dye said that in addition to small business assistance, Grand Prairie United Charities will be administering an assistance program for rent, mortgage and utilities for Grand Prairie citizens.

Presented

Agenda Review

Mayor Pro Tem Clemson stated that the Finance and Government Committee had met earlier today and reviewed 8 items on the Consent Agenda. She said that Item #5 on the Consent Agenda (Ratify and approve three COVID-19 testing agreements with TopCare Medical Group Inc. DBA Clinicas Mi Doctor for Drive Through Testing, At Home Testing, Rapid and Nursing Home Testing with a cumulative first term amount not to exceed \$290,000.00; authorize the City Manager to execute up to two four-week renewal options in the estimated cumulative amount of \$870,000) would require an amendment to change the estimated cumulative amount to \$1,026,000.

Council Member Humphreys asked for clarification on Item #10 (Ratification of an Amendment #1 to Amended and Restated Development Agreement with CHECO Purchase Company, LLC for Amended Timelines and Responsibilities Related to Development of a Hotel and Convention Center Project in EpicCentral). City Manager Tom Hart stated that Concord had requested an extension because of COVID).

Mr. Hart referred to Items 17 (Resolution authorizing a Thirty Year Tenant Ground Lease with Option to Renew for two Ten Year Terms with CNP Operating, LLC [or related assignee], for the Construction and Operation of a Restaurant at EpicCentral for \$40,001 annual rent) and 18, (Resolution authorizing an Economic Development Agreement and Ten Year Tenant Lease with Option to Renew for three Five Year Terms with Milkshake, LLC (or related assignee), for the Operation of Three Restaurants at EpicCentral for \$25 rent per square foot for years 1-5 and incrementally increasing up to \$35 per square foot for years 21-25 and 20% of Net Operating Income). He said the CEO's had requested more time for the press release and staff had worked out issues on a phone call yesterday.

Mr. Hart referred to Item # 19 (Resolution of the City Council of the City of Grand Prairie, Texas directing the Chief Financial Officer to calculate the City's Property Tax Rate in accordance with State Law Provisions). He said Council has the option to approve over 3.5%, possibly to 5% or 5.5%. He said sales tax would eventually come back but it could not be determined how much. He added that Municipal Court revenues are down and they may stay down from now on because of a downward trend in enforcement. Another issue is the Comptroller's change in situs of sales tax. He said in future years, staff would present a 3.5% budget and would try to further increase the homestead exemption.

Executive Session

Mayor Jensen convened a closed session at 5:46 p.m. 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." Mayor Jensen adjourned the closed session at 6:20 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:20 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Mayor Pro Tem Jorja Clemson. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Jeff Copeland.

- 2 Administer the Oath of Office to Unopposed Candidates in the May 2, 2020 Election (Jorja Clemson, Council Member, District One; Mike Del Bosque, Council Member, District Three; and Jeff Copeland, Council Member, Place 7 at large)

Megan Mahan, City Attorney, administered the Oath of Office to Jorja Clemson, Jeff Copeland and Mike Del Bosque who were unopposed and declared elected in May 2020.

- 3 Resolution for Community Diversity, Inclusion, Justice and Equality

Mayor Pro Tem Clemson read a resolution promoting justice and equality in the city. Mr. Dye referred to calls for defunding police departments and remarked that in 2011 the city reallocated funds to community policing. Police Chief Daniel Scesney said he had been hearing concerns from citizens related to proactive measures that the police department had been taking for years. He said he was working to introduce officers to citizens as people, not just police officers.

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Swafford, to adopt the resolution. The motion carried unanimously.

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

Enactment No: RES 5090-2020

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Swafford to approve Items 4 through 20 on the Consent Agenda with an amendment in the estimated expenditure to Item 5 to \$1,026,000. The motion carried unanimously.

- 4 Minutes of the June 2, 2020 Council Meeting

Approved on the Consent Agenda

- 5 Ratify and approve three COVID-19 testing agreements with TopCare Medical Group Inc. DBA Clinicas Mi Doctor for Drive Through Testing, At Home Testing, Rapid and Nursing Home Testing with a cumulative first term amount not to exceed \$290,000.00; authorize the City Manager to execute up to two four-week renewal options in the estimated cumulative amount of \$870,000.00 if determined necessary

Approved on the Consent Agenda

- 6 Price Agreement for EMS Billing & HIPAA Compliance Audit & Consulting Services from Page, Wolfberg & Wirth LLC (up to \$27,500 annually) for one year with the option to renew for 4 additional one year periods totaling \$137,500 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 Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Johnson Construction Services in the amount of \$120,365

Approved on the Consent Agenda

- 8 Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

Terrance Jobe, Alluvium Development, submitted a speaker card in support of this item.

Approved on the Consent Agenda

- 9 Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic

Approved on the Consent Agenda

- 10 Ratification of an Amendment #1 to Amended and Restated Development Agreement with CHECO Purchase Company, LLC for Amended Timelines and Responsibilities Related to Development of a Hotel and Convention Center Project in EpicCentral

Approved on the Consent Agenda

- 11 Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus

Approved on the Consent Agenda

- 12 Agreement for Short-Term Rental Compliance, Monitoring, and Associated Services from Host Compliance, LLC (\$23,048.86 annually) through a Master Interlocal Agreement with the City of Arlington for one year with the option to renew for four additional one-year periods totaling \$115,244.30 if all extensions are authorized

Approved on the Consent Agenda

- 13 Application and Letter of Agreement for construction services in the amount of \$61,400 with AT&T Texas for the relocation of all communication cabling necessary for the start of the EpicCentral construction project

Approved on the Consent Agenda

- 14 Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed \$500,000
- Approved on the Consent Agenda**
- 15 Ordinance authorizing the abandonment of an unneeded portion of the street right-of-way containing 933 square feet on Seeton Road to the abutting property owner Scanio Falls Lot Venture, Ltd, for a \$500 application fee and \$500 sales price
- Adopted**
- Enactment No: ORD 10858-2020
- 16 Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26
- Adopted**
- Enactment No: ORD 10859-2020
- 17 Resolution authorizing a Thirty-Year Tenant Ground Lease with Option to Renew for two Ten-Year Terms with CNP Operating, LLC (or related assignee), for the Construction and Operation of a Restaurant at EpicCentral for \$40,001 annual
- Adopted**
- Enactment No: RES 5091-2020
- 18 Resolution authorizing an Economic Development Agreement and Ten-Year Tenant Lease with Option to Renew for three Five-Year Terms with Milkshake, LLC (or related assignee), for the Operation of Three Restaurants at EpicCentral for \$25 rent per square foot for years 1-5 and incrementally increasing up to \$35 per square foot for years 21-25 and 20% of Net Operating Income
- Adopted**
- Enactment No: RES 5092-2020
- 19 Resolution of the City Council of the City of Grand Prairie, Texas directing the Chief Financial Officer to calculate the City's Property Tax Rate in accordance with State Law Provisions
- Adopted**
- Enactment No: RES 5093-2020
- 20 Resolution amending Resolution 5084-2020 in support of the United States Department of Commerce Economic Development Administration Grant Application for the Main Street Jefferson Roundabout in the amount of

\$4,275,612.47

Adopted

Enactment No: RES 5094-2020

Public Hearing on Zoning Applications

21

SU200602/S200602 - Specific Use Permit/Site Plan - 360 Car Spa (City Council District 1). Specific Use Permit for a Car Wash within a Commercial zoning district. Lot 7, Block 100, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned C, within Central Business District No. 1, and addressed as 2125 Galveston St. The agent is Andres Barragan, the applicant is Jose Artega, and the owner is Triple B A/C Services. (On June 8, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Savannah Ware, Chief City Planner, reviewed Case SU200602/S200602, for a car wash in a Commercial Zoning District. The car wash would be by hand inside the building. There will be six parking spaces with a designated drop-off space. Ms. Ware went over staff's recommendations:

- 1. Using City right-of-way for the parking or queuing of vehicles is prohibited.*
- 2. The front parking space shall be designated for customer car drop-off. An employee shall immediately move the car to the rear of the site so that this space is available for the next customer.*
- 3. Operations must comply with the City of Grand Prairie's Auto Related Businesses ordinance.*
- 4. Operations must comply with Environmental Services standards for commercial washing businesses, including installation of a grit trap.*
- 5. The applicant shall paint arrows on the drive to indicate that it is one-way and install signage on the rear of the building to prevent drivers from driving the wrong way.*
- 6. The applicant must obtain approval from Republic Waste Services for a rollaway garbage container.*
- 7. The applicant shall continue commercial garbage collection service and provide evidence of continued service upon the City's request.*

Andres Barragan, 3639 Canada Drive, Dallas, submitted a speaker card in support of this case.

Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU200602/S200602 per staff's recommendations. The motion carried unanimously.

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

Enactment No: ORD 10860-2020

Items for Individual Consideration

22

Public hearing and ordinance adopting the PY2020 CDBG and HOME Program

budgets through its five year 2020-2025 Consolidated Plan and One (1) year Action Plan.

Bill Hills, Director of Housing and Neighborhood Services, went over the CDBG and HOME budgets and allocations to city charities and to provide Summit member dues for those in need. He said the HOME budget of \$519,000 would be used to build infill housing.

Adopted

Enactment No: ORD 10861-2020

23

Ordinance Amending the Code of Ordinances, Chapter 24-1.1 "Taxation," to increase the Homestead Exemption percentage and change the minimum amount to the greater of 10% or \$5,000

Mr. Hart said that raising the homestead exemption was a greater savings to homeowners than changing the tax rate. He said a senior exemption of \$45,000 and a freeze of city taxes after 65 had been adopted in previous years.

Council Member Wooldridge moved, seconded by Council Member Copeland, to adopt the ordinance increasing the city's homestead exemption from 7.5% to 10% or \$5,000 whichever is greater. The motion carried unanimously.

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

Enactment No: ORD 10862-2020

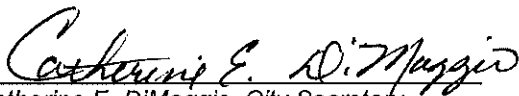
Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:04 p.m.

The foregoing minutes were approved at the July 14, 2020 Council Meeting.


Catherine E. DiMaggio, City Secretary