



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

City Council

Tuesday, December 15, 2020

5:30 PM

Via Zoom

Call to Order

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

Present 8 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Mike Del Bosque
Council Member Greg Giessner
Council Member Cole Humphreys
Council Member John Lopez
Council Member Jeff Wooldridge

Staff Presentations

- 1 [20-10637](#) COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
Presented

- 2 [20-10684](#) Update on Special Election to be ordered to fill a vacancy in Council District 2 - Presented by Mona Lisa Galicia, Deputy City Secretary
Presented

Agenda Review

Recess

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

Mayor Jensen reconvened the meeting at 6:35 p.m.

**Invocation given by Mayor Pro Tem Jorja Clemson
Pledge of Allegiance and Pledge to the Texas Flag led by Council Member Cole Humphreys**

Presentations

- 3 [20-10686](#) Comments from Mayor Ron Jensen and the Swafford Family honoring Former

Deputy Mayor Pro Tem Jim Swafford

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to approve items four through forty-four of the Consent agenda. Motion carried unanimously.

4 [20-10640](#)

Minutes of the November 17, 2020 Council Meeting

Approved on the Consent Agenda

5 [20-10658](#)

Ratification of the application for the FY2020 Urban Area Security Initiative (UASI) Grant of approximately \$164,243; authorize the City Manager to accept the grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division

Approved on the Consent Agenda

6 [20-10671](#)

Price agreement for cleaning and chemical supplies from State Industrial Products through a State Inter-Local agreement with The Interlocal Purchasing System (TIPS), at an estimated annual cost of \$25,000 for one year with the option to renew for four additional one-year periods totaling \$125,000 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

7 [20-10647](#)

Price Agreement for Priority Service Plan from Audio Fidelity Communications Corp dba Whitlock through a national inter-local agreement with DIR for an initial 15-month term at an estimated annual cost of \$38,496.56 with the option to renew for one additional one-year period in the amount of \$32,980; totaling \$71,476.56 if the extension is exercised and authorize the City Manager to execute the renewal options 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

8 [20-10592](#)

Price agreement for temporary banquet, bar, wait & support staff from Vine Group (up to \$200,000 annually) for one year with the option to renew for four additional one year periods totaling \$1,000,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuation 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 [20-10604](#) Price Agreement for OEM preventive maintenance, repairs and parts on police pursuit motorcycles from Longhorn Harley-Davidson through a national interlocal agreement with BuyBoard at an estimated annual cost of \$50,000 for one year with the option to renew for two additional one-year periods totaling \$150,000 if all extensions are exercised and authorize the City Manager to execute the renewal options 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 [20-10623](#) Price Agreement for a Police and Fire Employee Assistance Program (EAP) from Workers Assistance Program, Inc. dba Alliance Work Partners (at a Per Employee Per Month (PEPM) cost of \$1.52; estimated \$12,768 annually) beginning January 1, 2021 for one year with the option to renew for four additional one-year periods with a 5% increase every two-years, totaling \$66,528 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 [20-10590](#) Purchase of Electric and Gas Utility Auditing services from Troy & Banks at 33% of realized savings

Approved on the Consent Agenda

- 12 [20-10599](#) Purchase two (2) new Godwin NC100S trailer mounted pumpset for \$44,946.20 each, from Xylem Dewatering Solutions, Inc., through an inter-local agreement with Houston-Galveston Area Council (HGAC)

Approved on the Consent Agenda

- 13 [20-10667](#) Purchase of seven (7) new 18-passenger para-transit buses for \$80,771 each, from Creative Bus Sales, Inc., respectively for a combined total of \$565,397

Approved on the Consent Agenda

- 14 [20-10646](#) Purchase of seven (7) new Dodge Charger SXT sedan for \$25,550 each, from Morse Operations, Inc. dba Ed Morse Automotive, respectively for a combined total of \$179,450 through national interlocal agreement with HGAC

Approved on the Consent Agenda

- 15 [20-10634](#) Purchase of one (1) new Kenworth T440 tandem truck with dump body for

\$153,527.05, one (1) new Kenworth T370 truck with dump body for \$113,317.55, one (1) new Kenworth T370 truck with utility body for \$149,800.55, and two (2) new Kenworth T370 truck with grapppler body for \$198,221.69 each, from Texas Kenworth Co. dba MHC Kenworth-Dallas, respectively for a combined total of \$815,088.53 through national interlocal agreements with BuyBoard and Sourcewell

Approved on the Consent Agenda

- 16 [20-10655](#) Purchase of Lifepak CR2 Fully-Automatic Electronic Defibrillator (AED) from Sterling Medical for \$68,556.00 through a national inter-local agreement with BuyBoard

Approved on the Consent Agenda

- 17 [20-9860](#) Cityworks Software License Agreement with Azteca Systems, Inc. in the annual estimated amount of \$40,000 (approximately \$200,000 for five years) with the option to renew annually unless terminated by either party and authorize the City Manager to execute up to four annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Renewal options beyond the four specified can be authorized, however, will require additional City Council approval

Approved on the Consent Agenda

- 18 [20-10656](#) Purchase of one (1) Gasmeter Model GT5000 Portable FTIR Multi-component Gas Analyzer (FTIR) at a cost of \$89,738.03 through sole-source vendor REPSS Inc of Houston, TX.

Approved on the Consent Agenda

- 19 [20-10600](#) Revised Agreement and time extension with Global Gaming LSP, LLC for the Lone Star Park Logo on the Bowles Water Tower for an additional 5-year term at \$600 monthly

Approved on the Consent Agenda

- 20 [20-10628](#) Board Appointment to Animal Shelter Advisory Board - Appointment of Destinee Wright to replace Mattie McClean, Program Supervisor

Approved on the Consent Agenda

- 21 [20-10632](#) Parkview PID Change Order/Amendment No. 2 for Site Landscape Development for landscape maintenance in the total amount of \$14,221.50 (Council District 1).

Approved on the Consent Agenda

- 22 [20-10635](#) Change Order #2 with LPS Fire, LLC in the amount of \$50,000 to add Fire Safety and Security Solutions as needed to City buildings
Approved on the Consent Agenda
- 23 [20-10644](#) Professional engineering services contract with Infrastructure Management Services (IMS) to perform a pavement condition index analysis for arterials and collector roadways and to provide an effective 5-year pavement management plan (the total amount of this contract is \$98,261 through a cooperative purchasing program with the North Central Texas Council of Governments (NCTCOG))
Approved on the Consent Agenda
- 24 [20-10653](#) Ground Lease with Urban Partners Development, LLC for 2401 W. Hunter Ferrell and 1921 W. Hunter Ferrell for \$19,000 Annual Rent for a Ten (10) Year Term
Approved on the Consent Agenda
- 25 [20-10659](#) Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Rick Coleman in the annual amount not to exceed \$55,000, plus \$10,000.00 for approved reimbursables; with the option to renew for one (1) additional one (1) year period for a total amount of \$130,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract.
Approved on the Consent Agenda
- 26 [20-10660](#) Independent Contractor/Personal Services contract for strategic planning at Epic Central for one year with Jason Alan Smith in the annual amount not to exceed \$35,000, plus \$5,000 for approved reimbursable expenses; with the option to renew for one (1) additional one (1) year period for a total amount of \$80,000 if all renewals are exercised; authorize City Manager to execute renewals under the same terms as the original contract
Approved on the Consent Agenda
- 27 [20-10662](#) Amendment No.1 to extend Professional Planning Services contract terms to September 2021 with Kendig Keast Collaborative for planning, corridor studies, and urban design of Pioneer Parkway from the City Limits at Asia Times Square to Belt Line Road
Approved on the Consent Agenda
- 28 [20-10665](#) Contract for Credit Card Payment System with sole source provider OpenEdge for an initial term of 1 year with options to renew annually; OpenEdge will have an effective rate of 0.95% (estimated at \$11,964 annually); Authorize the City Manager to execute up to 5 renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as enough funding is appropriated by the City Council to satisfy the City's obligation during the

renewal terms; additional renewals past 5 require additional City Council approval

Approved on the Consent Agenda

- 29** [20-10666](#) Change Order/Amendment No. 5 with McMahon Contracting, L.P. in the net negative amount of (\$7,231.22) for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road
- Approved on the Consent Agenda**
- 30** [20-10670](#) Agreement to lease SendPro P Series Mail Sorting and Postage Hardware with Software for four years from Pitney Bowes Inc. through a national inter-local agreement with BuyBoard at an estimated annual cost of \$16,822 for a total cost for all four years of \$67,286
- Approved on the Consent Agenda**
- 31** [20-10642](#) Resolution amending Resolution 5126-2020 for a Chapter 380 Economic Development Agreement with Grand Prairie Local Government Corporation to increase the cash grant to a total of \$2,900,000 to be used for purchase and maintenance of real property; identify the property located at 401 W. Church Street as a suitable site for the location, relocation or expansion of a business within the City
- Adopted**
- Enactment No: RES 5135-2020
- 32** [20-10649](#) Resolution approving the City's Investment Policy
- Adopted**
- Enactment No: RES 5136-2020
- 33** [20-10638](#) Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$141,392.17 regarding credit card transaction processing
- Adopted**
- Enactment No: RES 5137-2020
- 34** [20-10625](#) Resolution adopting amendments to the Bylaws of Reinvestment Zone Number One, Interstate Highway 30 Area Tax Increment Financing (TIF) District
- Adopted**
- Enactment No: RES 5138-2020
- 35** [20-10661](#) Resolution accepting a donation of property from Davis Rd Development LLC for the construction of a fire station on Davis Road

Adopted

Enactment No: RES 5139-2020

- 36 [20-10624](#) Resolution adopting amendments to the Bylaws of Reinvestment Zone Number Three, Peninsula Tax Increment Financing (TIF) District

Adopted

Enactment No: RES 5140-2020

- 37 [20-10627](#) Resolution appointing Mia Fuller, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)

Adopted

Enactment No: RES 5141-2020

- 38 [20-10672](#) Resolution Establishing the City of Grand Prairie's Chapter 380 Economic Development Program

Adopted

Enactment No: RES 5142-2020

- 39 [20-10685](#) Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; contract to replace electrical panels and related components at The Summit with Voss Lighting in the amount of \$90,820 with a 5% contingency of \$4,541 through a national inter-local agreement with cooperative agreement through National Cooperative Purchasing Alliance for a total project cost not to exceed \$95,361.

Adopted

Enactment No: ORD 10945-2020

- 40 [20-10645](#) Ordinance amending the FY 2020/2021 Baseball Operating Fund by appropriating \$1,300,000 from fund balance for a cash grant to MLC Dallas Stadium Co, LLC (or related assignee), and \$200,000 from contingency for a maintenance reserve deposit

Adopted

Enactment No: ORD 10946-2020

- 41 [20-10605](#) Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget; Professional Services Contract with Freese and Nichols, Inc.(FNI) for the 360 South Area Plan in the not to exceed amount of \$110,000

Adopted

Enactment No: ORD 10947-2020

- 42 [20-10641](#) Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget;; one time purchase of eleven (11) model 7 Tasers, holsters and additional cartridges from Axon Enterprise Inc. in the amount of \$23,514.59

Adopted

Enactment No: ORD 10948-2020

- 43 [20-10651](#) Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Change Order #1 in the amount of \$64,000 to add twenty (20) additional EnerGov Business Management Suite Licenses from Tyler Technologies. In addition, a contract amendment for the removal of EnerGov software components deemed no longer necessary resulting in a decrease in contract costs of \$15,000

Adopted

Enactment No: ORD 10949-2020

- 44 [20-10673](#) Ordinance adopting TIF Board Recommendation related to TIRZ #3 Amended Project Plan & Financing Plan

Adopted

Enactment No: ORD 10950-2020

Planning and Zoning Items to be Tabled

- 45 [20-10569](#) SU201101 - Specific Use Permit/Site Plan - Impound Lot at 2409 E Main St (City Council District 5). Amendment of Specific Use Permit & Site Plan to allow Auto Impound Lot as an additional use under current SUP for Used Auto Sales. 1.402 acres out of the Thomas Collins Survey, Abstract 308, being Westover Place Addition, Block A, Lots 3,4,7 & 8, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District and designated Specific Use Permit-814A, located in CBD No. 4, generally located southeast of E. Main Street and Bagdad Road, and addressed as 2409 E. Main Street. (On November 9, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 6-2. The applicant has filed an appeal requesting that this item be forwarded to the City Council for consideration on December 15, 2020).

Tabled

Public Hearing on Zoning Applications

- 46 [20-10616](#) Z201102 - Zoning Change - SF-5 at 1609 Ranch Rd (City Council District 6). A request to change the base zoning from Agriculture District (A) to Single-Family Five Residential District (SF-5) to allow for the construction of a single-family residence at this location. Located at 1609 Ranch Road, legally described as Tract 63, SH 1B, Matthew Road Mobile Home Estates, a .43 acre tract of land situated

in the Thomas J. Tone Survey, Abstract No. 1460, Page 225, City of Grand Prairie, Dallas County, Texas, zoned Agriculture District. This property is generally located south of Camp Wisdom Road and east of Matthew Road. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Council Member Wooldridge moved to close the public hearing and approve, seconded by Mayor Jensen. The motion carried unanimously.

Adopted

Enactment No: ORD 10951-2020

- 47 [20-10617](#) Z201103 - Zoning Change - C at 4106 Lake Ridge Pkwy (City Council District 6). A request to change the base zoning from Single Family-One Residential District (SF-1) to Commercial District (C) to allow for future commercial development at this location. Located at 4106 Lake Ridge Parkway, legally described as Lot 1, Block 1, Lobb Addition, and Lot 1, Block 1, Lane Addition, City of Grand Prairie, Dallas County, Texas, zoned Single-Family One Residential District. This property is generally located south of Interstate 20 and west of Lake Ridge Parkway, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mayor Jensen recused himself from reviewing this item. Applicant requested to withdraw application. Council Member Wooldridge moved to close the public hearing and accept the applicant's withdrawal. Council Member Copeland seconded. The motion carried unanimously.

Withdrawn

- 48 [20-10618](#) TA201101 - Text Amendment - Article 9: Sign Standards. Ordinance approving a text amendment to Article 9 of the Unified Development Code to amend required approval process for murals within the Central Area (CA) zoning district. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0-1 Max Coleman abstaining).

Council Member Giessner moved to close the public hearing and table this item as recommended by staff, seconded by Council Member Wooldridge. The motion carried unanimously.

Tabled

- 49 [20-10619](#) CP200801 - Concept Plan - Cottages at Dechman (City Council District 2). Concept Plan for the Cottages at Dechman, a multi-family development with a mixture of attached and detached units on 15.91 acres. Tract 2 of Leonidas O'Gwinn Survey, Abstract No. 1105, City of Grand Prairie, Dallas County, Texas, zoned PD-20, within the IH-20 Corridor Overlay District, and generally located at the northwest corner of Dechman Dr and the IH-20 frontage road. (On November

23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Council Member Copeland moved to close the public hearing and approve, Mayor Jensen seconded. The motion was denied.

Denied

Ayes: 4 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland and Council Member Greg Giessner

Nayes: 4 - Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez and Council Member Jeff Wooldridge

Planning and Zoning Items for Individual Consideration

- 50** [20-10612](#) S201102 - Site Plan - Wolff Multi-Family Phase 2 (City Council District 2). Site Plan for a multi-family development of 326 units and eight buildings on 13.536 acres. Located at 2105 South Forum Drive, legally described as Lot 1, Block A, Forum at Sara Jane Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-377 District. This property is generally located south of Forum Drive and West of Sara Jane Parkway, and is within the SH 161 and I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Approved

- 51** [20-10613](#) S201103 - Site Plan - Shady Grove Industrial (City Council District 1). Site Plan for a 209K SF industrial warehouse building on one lot on 12.130 acres. Being 12.130 acres (two tracts) out of the John Spoon Survey, Abstract 1326, PG 150, City of Grand Prairie, Dallas County, Texas, generally located northeast of SH 161 Service Road and W. Shady Grove Road, specifically addressed at 804 W. Shady Grove Road. Zoned LI Light Industrial and within the 161 Corridor Overlay. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

- 52** [20-10614](#) S201104 - Site Plan - Springs at Grand Prairie (City Council District 2). Site Plan for a multi-family development of 276 units in twelve buildings on 18.97 acres. Being 18.975 acres situated in the Charles D. Ball Survey, Abstract No. 1699 (Tract 2-15.5 acres) and the William H. Beeman Survey, Abstract No. 126 (Portions of Tracts 1&2-3.4 acres), City of Grand Prairie, Dallas County, Texas, zoned PD-288, within the SH-161 Corridor Overlay District, and generally located

on the southwest of S. Forum Drive at Sarah Jane Parkway. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Approved

53 [20-10615](#)

S201105 - Site Plan - Hamilton Matthew Business Center (City Council District 6). Site Plan for (2) two Office/Warehouse Distribution Buildings on two lots. The proposed buildings are 52,000 and 31,540 square feet. Located at 4200 Matthew Road, legally described as 7.0 acre tract situated in the Memucan Hunt Survey, Tract 2.2, Abstract No. 1723, Page 570, City of Grand Prairie, Dallas County, Texas, zoned Planned Development - 30 District. This property is generally located south of Bardin Road and West of Matthew Road, within the I-20 Corridor Overlay District. (On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

Recess

Mayor Jensen recessed the meeting at 9:06 p.m. Mayor Jensen reconvened the meeting at 9:11 p.m.

Mayor Jensen recessed the meeting at 9:13 p.m. Mayor Jensen reconvened the meeting at 9:19 p.m.

Citizen Comments

Speaker - Brad Williams, 2728 N. Harwood Street, asked Council to reconsider and vote in favor of the concept plan discussed earlier.

Adjournment

Mayor Jensen adjourned the meeting at 9:21 p.m.