



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes - Action Only

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 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

Staff Presentations

- 1 [20-10049](#) COVID Update - Steve Dye, Deputy City Manager/Chief Operating Officer
Presented

Agenda Review

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 [20-9808](#) 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)

3 [20-10070](#) Resolution for Community Diversity, Inclusion, Justice and Equality

Adopted

Enactment No: RES 5090-2020

Consent Agenda

4 [20-10060](#) Minutes of the June 2, 2020 Council Meeting

Approved on the Consent Agenda

5 [20-10043](#) 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 [20-10052](#) 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 [20-9856](#) 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 [20-10015](#) Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

Approved on the Consent Agenda

- 9 [20-10042](#) Compromise, Settlement and Release Agreement with HKS Architects regarding Epic Waters and The Epic

Approved on the Consent Agenda

- 10 [20-10046](#) 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 [20-10055](#) Sale of 1413 Avenue B, Lake Crest No. 1 Addition to the highest bidder and declare lot surplus

Approved on the Consent Agenda

- 12 [20-10058](#) 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 years with the option to renew for four additional one year periods totaling \$115,244. 30if all extensions are authorized

Approved on the Consent Agenda

- 13 [20-10059](#) 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 [20-10061](#) 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 [20-10057](#) 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 [20-10047](#) Ordinance Amending Ordinance No. 10846-2020 to Locally Adopt Governor's Executive Order GA-26

Adopted

Enactment No: ORD 10859-2020

- 17 [20-10045](#) 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

Adopted

Enactment No: RES 5091-2020

- 18 [20-10036](#) 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 [20-10009](#) 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 [20-10066](#) 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 [20-10031](#) 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 Artechga, 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).

Adopted

Enactment No: ORD 10860-2020

Items for Individual Consideration

- 22** [20-10038](#) 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.

Adopted

Enactment No: ORD 10861-2020

- 23** [20-10051](#) 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

Adopted

Enactment No: ORD 10862-2020

Citizen Comments

There were no citizen comments.

Adjournment

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