



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, January 7, 2020

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

**Mayor Jensen called the meeting to order at 4:34 p.m.**

- Present** 8 - Mayor Ron Jensen  
Mayor Pro Tem Greg Giessner  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Mike Del Bosque  
Council Member Cole Humphreys  
Council Member John Lopez  
Council Member Jim Swafford  
Council Member Jeff Wooldridge
- Absent** 1 - Council Member Jeff Copeland

#### Staff Presentations

- 1** Sales Tax Update - Presented by Andrew Fortune, Assistant to the City Manager

*Andrew Fortune, Assistant to the City Manager, gave a brief update on the Comptroller's sales tax changes with regard to point of origin and the impact on the city's budget.*

**Presented**

- 2** I-20 and I-30 TXDOT Frontage Roads Update - Presented by Walter Shumac, Transportation Director

*Walter Shumac, Transportation Director, updated Council on the progress of the I-20 and I-30 frontage road projects.*

**Presented**

#### Agenda Review

*Mayor Pro Tem Giessner stated that Items 9 and 30 on the Consent Agenda would be tabled.*

*Mayor Jensen suggested that Council travel to Flower Mound to look at home on 30 ft. lots that are selling for \$400,000. He said they share parking with upscale apartments behind them.*

## Executive Session

*Mayor Jensen convened a closed session at 5:03 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 closed session at 5:35 p.m.*

## Recess Meeting

**Mayor Jensen recessed the meeting at 5:35 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.**

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

## Presentations

- 3** Lunar New Year Proclamation - Presented to Matthew and Steve Loh

*Deputy Mayor Pro Tem Clemson read a proclamation for Lunar New Year. Mayor Jensen presented the proclamation to Matthew Loh.*

**Presented**

*Mayor Pro Tem Giessner read a proclamation for See It Through Foundation. Mayor Jensen presented the proclamation to Bill Hills, Housing and Neighborhood Services Director, and to members of his fraternity.*

## Consent Agenda

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 4 through 8 on the Consent Agenda, table Item 9, approve Items 10-29, table Item 30 and approve Items 31 through 36. The motion carried unanimously.**

- 4** Minutes of the December 17, 2019 Meeting

**Approved on the Consent Agenda**

- 5 Confirmation of the appointment of Daniel Scesney as Grand Prairie Police Chief, in accordance with Local Government Code, Section 143.013(a)(1), effective January 18, 2020  
**Approved on the Consent Agenda**
- 6 Price Agreement for Traffic Signals/Fiber Optic Ground Boxes with Dynamic Vision Company, Inc., at an estimated annual cost of \$41,639. This agreement will be for one year with the option to renew for four additional one year periods totaling \$208,195 if all extensions are exercised. Also 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 term(s)  
**Approved on the Consent Agenda**
- 7 Amend and restate existing Ellis County Interlocal Agreement establishing platting procedures for property in the ETJ  
**Approved on the Consent Agenda**
- 8 Contract with Future Outdoors, LLC for Fence Construction in the amount of \$67,309 - Forum Estates PID (Council District 4)  
**Approved on the Consent Agenda**
- 9 Developer Agreement Final Reconciliation Change Order for Greenway Trails with WM SUB GT, LP in the negative amount of \$879,167.67 (This item was tabled at the January 7, 2020 Council meeting.)  
**Tabled**
- 10 Copier leases from Ricoh in the total estimated amount, over all lease years, not-to-exceed \$1,000,000 through a national interlocal agreement with Department of Information Resources (DIR)  
**Approved on the Consent Agenda**
- 11 Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$215,295.30 in High Hawk PID (City Council District 6) for a one-year term  
**Approved on the Consent Agenda**
- 12 Renewal of an integrated supply agreement with Genuine Parts Co. dba NAPA for on-site fleet parts store management and parts purchases to extend the final renewal option for an amount not to exceed \$1,350,000 through a Master Interlocal Agreement with Sourcewell  
**Approved on the Consent Agenda**

- 13 Renewal of the city's contract with Life Extension Clinics, Inc. DBA Life Scan Wellness Center for Annual Medical Evaluations for Fire Personnel in the increased annual amount of \$50,000 through an interlocal agreement with the City of Plano for a one-year term with two additional one-year renewal periods remaining totaling \$180,000 if all extensions are exercised

**Approved on the Consent Agenda**

- 14 Renewal of Tax Factory Support Software with Business Software, Inc., as a sole source provider, in the annual amount of \$6,676.82 with 5% annual increase, for a one-year term with four additional one-year renewal periods for a total not to exceed \$38,738.33 if all renewal periods are exercised and authorize the City Manager to execute any additional renewals 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 term(s)

**Approved on the Consent Agenda**

- 15 Renewal of a price agreement for veterinarian test kits from sole source provider IDEXX Laboratories with a monetary increase of \$10,000 (for a total not-to-exceed \$30,000 annually) for one year with the option to renew for four additional one year periods now totaling \$140,000 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**

- 16 Renewal of polygraph and psychological testing services contracts with Sage Cognitive Solutions in the annual amount not to exceed \$12,000; renewal of our psychological testing services contracts with Pepper Psychological Services, PLLC in the annual amount not to exceed \$10,000; renewal of our psychological testing services contracts with Altman Psychological Services, PLLC in the annual amount not to exceed \$1,500; renewal of our psychological testing services contracts with Price, Proctor & Associates, LLP in the annual amount not to exceed \$3,000; renewal of our polygraph testing services contracts with Behavioral Measures & Forensic Services in the annual amount not to exceed \$3,000; All agreements were for an initial one year term and are requested to be renewed for an additional one-year term with the addition of three additional one-year renewal options for a total not to exceed \$162,450 if all renewal options are exercised

**Approved on the Consent Agenda**

- 17 Contract for the purchase and installation of protective rain canopies and shade

structures for Firehouse Gastro Park from Playground Solutions of Texas, Inc. in the amount of \$149,122 through a national interlocal agreement with Sourcewell; city staff is recommending a foundations coordination allowance of \$30,000 and an allowance of \$20,000 for existing facility adjustments required, bringing the total funding request to \$199,122

**Approved on the Consent Agenda**

- 18** Purchase of one (1) new Ram 3500 crew cab with dump body (\$48,904), one (1) new Ram 3500 crew cab with flatbed body (\$52,235.90), one (1) new Ram 3500 crew cab pickup with gooseneck body (\$55,719), one (1) new Ram 3500 crew cab pickup with utility body (\$45,916.70), one (1) new Ram 2500 crew cab utility body and crane (\$47,224.75) from Cowboy Chrysler Dodge Jeep, respectively for a combined total of \$250,000.05 through an Interlocal Agreement with GoodBuy

**Approved on the Consent Agenda**

- 19** Purchase of one (1) new Ram 5500 regular cab pickup with Versalift aerial lift (\$139,632), and one (1) new Ram 5500 crew cab pickup with dump body (\$62,207) from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$201,839 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 20** Purchase and installation of all network infrastructure equipment for new Fire Station 3 from Facility Solutions Group (FSG) in the amount of \$18,687 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 21** Purchase and installation of all security and door access control equipment for new Fire Station 3 from Videotronic, Inc. (dba VTI Security) in the amount of \$41,263.38 through a national interlocal purchasing agreement with the State of Minnesota.

**Approved on the Consent Agenda**

- 22** Purchase and installation of all audio/video equipment for phase two of the new City Hall project from Infinity Sound, Ltd. in the amount of \$196,955 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 23** Purchase and installation of all security and door access control equipment for phase two of the new City Hall project from Videotronic, Inc. (dba VTI Security) in the amount of \$92,190.60 through a national interlocal purchasing agreement with the State of Minnesota.

**Approved on the Consent Agenda**

- 24 Purchase and installation of all network infrastructure equipment for phase two of the new City Hall project from Facility Solutions Group (FSG) in the amount of \$94,931 through a national interlocal agreement with BuyBoard
- Approved on the Consent Agenda**
- 25 Change Order/Amendment No 2 with TBG Partners in the amount of \$44,950 for design of parking lot and modification of overall Master Plan for PlayGrand Adventures
- Approved on the Consent Agenda**
- 26 Construction Contract with McMahon Contracting, L.P. in the amount of \$3,522,865.43 for Paving, Drainage and Water Improvements in Ragland Road and Day Miar Road; Material Testing with Kleinfelder in the amount of \$32,416.55; contract contingency in the amount of \$176,143; In-House labor distribution in the amount of \$176,143 for a total project cost of \$3,907,567.98
- Approved on the Consent Agenda**
- 27 Contract with LandCare for Landscape Maintenance for one year in the amount of \$693,500 in Peninsula PID (Council Districts 4 and 6)
- Approved on the Consent Agenda**
- 28 Authorize the City Manager to accept a grant from the Texas Department of State Health Services (DSHS), Tobacco Prevention and Control Branch Tobacco Enforcement Program, through an Interlocal Agreement with Texas State University up to the amount of \$37,500 for the purpose of compliance-related activities of tobacco retailers.
- Approved on the Consent Agenda**
- 29 Change Order/Amendment No. 6 with Hill & Wilkinson General Contractors for phase one of the New City Hall Complex in the amount of \$129,952.64 for landscape revisions, handrail changes, utility coordination, added security provisions, signage credit, south stairwell conditioning, glass vision panels, engraved outlet plates, parking curb adjustments, millwork modifications, increased concrete scope, added drainage, door hardware keying revisions, construction schedule impacts and credits for eliminated scope of work
- Approved on the Consent Agenda**
- 30 Resolution authorizing the City Manager to enter into a Project Specific Agreement Amendment with Dallas County for the widening of Camp Wisdom Road MCIP 40811 from approximately 1700 linear feet west of Carrier Pkwy to FM 1382 and commit the city to additional funding from the City's original share of \$3 million to be increased to \$8,597,939 (This item was tabled at the January 7, 2020 meeting.)

**Tabled**

- 31** Resolution in support of the Lennox House application for Tax Credits

**Adopted**

Enactment No: RES 5067-2020

- 32** Ordinance authorizing assignment and special pay for certain Police Officers who perform specialized Dive Team functions in the Police Department.\

**Adopted**

Enactment No: ORD 10783-2020

- 33** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$260,000; and approve a contract with DCC, through a national interlocal agreement with BuyBoard, for pool replaster repairs at McFalls and Bowles Pools in an amount not to exceed \$115,000

**Adopted**

Enactment No: ORD 10784-2020

- 34** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; construction contract with Gra-Tex Utilities in the amount of \$2,558,259 for sanitary sewer and electrical improvements at Loyd Park; material testing with Kleinfelder Consultants in the amount of \$23,513; contract contingency in the amount of \$127,913; In-house labor distribution in the amount of \$127,913 for a total project cost of \$2,837,598

**Adopted**

Enactment No: ORD 10785-2020

- 35** Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Purchase and installation of a security system in the Main Library parking lot in the amount of \$26,936.21 through an existing City price agreement with Videotronix, Inc. DBA VTI Security

**Adopted**

Enactment No: ORD 10786-2020

- 36** Ordinance amending the Code of Ordinances, Chapter 13, Article XX. Automotive Related Business Regulations

**Adopted**

Enactment No: ORD 10787-2020

## Public Hearing on Zoning Applications

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Z181101A/CP181101A - Zoning Change/Concept Plan - Lake Ridge Commons (Commissioner Connor/City Council District 4). Zoning Change and Concept Plan to amend the Planned Development District and Concept Plan for Lake Ridge Commons, a development on 91.113 acres, which includes single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1726, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The consultant is Phillip Fisher, Macatee Engineering and the owner is Terry Jobe, Alluvium Development. (On December 2, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 5-0).

*David Jones, Chief City Planner, reviewed Case Z181101A/CP181101A that was tabled at the December 17, 2019 Council meeting. He stated that the developer has replaced the cottages with townhomes and is taking 2.5 acres from the townhomes and adding to the multi-family portion. He said the retail component would be changing from a ratio of 50% to 38% of multi-family. Mr. Jones said the developer will be coming back with a site plan on all three uses.*

*Council Member Lopez asked if there were any drive-thrus. Mr. Jones replied there were not any drive-thrus. Mr. Lopez asked if this was open parking or gated. Mr. Jones said it would all be gated except for parking on the corner. He said all parking for multi-family would be behind gates. Council Member Wooldridge asked if the developer had met all landscaping requirements. Mr. Jones said the developer had not asked for any variances.*

*Terrence Jobe, 2415 Summerfield, Midlothian, was present to answer questions.*

**Council Member Lopez moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z181101A/CP181101A as presented by staff. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; 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 10788-2020

## Items for Individual Consideration

38

SNC191001 - Street Name Change - Locker Street to Brisket Lane (City Council District 5). Street Name Change request to change Locker Street between W Main Street and W Pacific Street to "Brisket Lane".

*Mr. Jones presented the street name change request to change the name of Locker*



*Street to Brisket Lane. He said there were no addresses on this street.*

**Council Member Humphreys moved, seconded by Council Member Del Bosque, to approve SNC191001. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; 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 10789-2020

## Citizen Comments

*Angela Luckey, President of the Grand Prairie NAACP, 4473 Harpers Ferry Drive, stated that a veteran was given two tickets in 2019 for walking on I-30. She stated that she has viewed the video from the office's bodycam and the veteran was not disorderly. There were no posted signs to prohibit walking where this veteran was walking. Ms. Luckey asked Council to look at this case and dismiss his tickets.*

*Earnest Walker, Dallas, stated he is a veteran and was walking on I-30 from Dallas to Fort Worth on November 22 to commemorate President Kennedy's death. While walking, he encountered three Dallas police officers and he had previously sent a letter regarding this walk to Grand Prairie and other cities. Four Dallas officers stopped him and then stopped traffic and told him to continue. In Grand Prairie, one officer said it was a great thing he was doing. Officer Jefferson stopped him; Officer Jefferson was training another officer. Three other Grand Prairie officers responded and they were very helpful. None of the other officers supported Officer Jefferson. Mr. Walker said that officers need to be retrained. He asked that the tickets be dismissed.*

*Trina Hall, 2646 Bradey Lane, stated she would like a citizen review board because many citizens have complaints about the police department. She said there is a lack of respect to citizens. Ms. Hall said that improvements need to be made on how to handle mentally ill citizens, persons with PTSD or head injuries. She said the homeless are harassed by the police department. She asked for a citizen review board with representation from all areas of the city.*

*Karen Love, 1350 Skyline Road, said she was the General Secretary for Community Step-up which does case management. Ms. Love said a man asked her for help and she tried to contact Lt. Martinez who never returns calls, but Officer Martinez said he tried to call the man but he did not. She said this man was wrongly accused and protocol was not followed when he broke his foot. Ms. Love said when she went to file a complaint today, Officer Murphy just wanted to get rid of her. She said officers need training to learn how to deal with the mentally ill. She stated that Detective Martinez did not do his job.*

*Ann Ooko, 12708 Chattomwood, said she came from Kenya and there she could not speak before the Mayor. She stated she was Director of Community Step Up and there are many complaints about the police in Grand Prairie.*

*Clayton Harrison, 702 W. Warrior Trail, said there needs to be transparency in the police department. He said the officers use military tactics and threats of bodily harm. Mr. Harrison said arrest tactics need to be reviewed.*

*Carol Harrison-Lafayette, 1350 Skyline Road, stated there are Grand Prairie police officers that falsify police reports and do not follow policies. She stated she was the*

*President of Community Step Up. Ms. Harrison-Lafayette said police officers escalate a situation. She stated that Mayor Jensen is a great mayor. In the past, she had developed great relationships with officers. She stated there are officers not being held responsible for falsifying reports. Ms. Harrison-Lafayette said Brent McCoy refused to let her file a police report.*

*David Johnson, 206 Skyline, submitted a Citizen Comments card, but was not present when called to speak.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 7:20 p.m.**

*The foregoing minutes were approved at the January 21, 2020 meeting.*

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*Catherine E. DiMaggio  
City Secretary*