



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, May 5, 2020

6:30 PM

Videoconference

Call to Order

Mayor Jensen called the meeting to order at 6:30 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

Presentations

1

Update on City Partnerships with Community Organizations Providing COVID-19 Relief - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer

Steve Dye, Deputy City Manager/Chief Operating Officer, stated that \$100,000 has been allocated for food, housing, mental health issues and loss of funding for various charities in the city because of the COVID pandemic. He stated that cities over 500,000 in population are the only cities receiving funding from the CARES federal funding. Mr. Dye said community organizations which have received funding will be required to show invoices for expenditures in order to be reimbursed.

Council Member Copeland asked if organizations had to be a 501(c)(3) in order to receive this funding. Mr. Dye said that was not a requirement, but the city needs to know that the money is helping those in Grand Prairie and used for housing, mental health assistance, or food.

Council Member Lopez asked if this was the only section on the agenda where Council would be discussing COVID. Mayor Jensen said there was also an item under Items for Individual Consideration. Council Member Lopez asked for highlights in addressing needs and challenges. Mr. Dye replied that at first testing was considered, but the city was not staffed to do this because there is no hospital in Grand Prairie, so the county put the testing site in Dallas. The two federal sites in Dallas are open free of charge to those who are symptomatic. There is also a testing site at 410 E. Pioneer for private testing for a fee. On May 8 there will be testing at Parkland Clinic so that if someone is a patient at Parkland, they can be tested free of charge. There are regional sites in Arlington and Fort Worth. Mr. Dye added that Grand Prairie has never been offered free test kits.

Presented

Consent Agenda

Mayor Pro Tem Glessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve items 2 through 12 on the Consent Agenda. The motion carried unanimously.

- 2 Minutes of the April 21, 2020 Meeting
- Approved on the Consent Agenda**
- 3 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, from Kirby Smith Machinery, Inc. in the total amount of \$66,200 through a national interlocal agreement with BuyBoard
- Adopted**
- Enactment No: ORD 10832-2020
- 4 Ordinance authorizing the abandonment of part of an un-needed utility easement containing 60-square feet located at 7056 Playa to John P. Arana, Jr., and Karen L. Arana for \$250.00
- Adopted**
- Enactment No: ORD 10833-2020
- 5 Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction Contract with SEMA Construction, Inc. in the amount of \$6,216,113.75 for Seeton Road Phase II and Taaffe Creek Stream Stability Improvements; Material Testing with TEAM Consultants in the amount of \$108,231.20; 5% contract contingency in the amount of \$310,805.69; In-House labor distribution in the amount of \$310,805.69; Street lighting allowance in the amount of \$39,000 for a total project cost of \$6,984,956.32.
- Adopted**
- Enactment No: ORD 10834-2020
- 6 Ordinance amending the FY 2019/2020 Epic Fund Operating Budget; Ratifying the emergency appropriation of \$800,000 to fund minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down
- Adopted**
- Enactment No: ORD 10835-2020
- 7 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Ratification of the appropriation of \$100,000 for the purpose of providing funds to assist the local community during the COVID-19 pandemic

Adopted

Enactment No: ORD 10836-2020

- 8 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$500,000 for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade

Adopted

Enactment No: ORD 10837-2020

- 9 Ordinance appointing Bryan Arnold, Presiding Judge; William Mazur, Associate Judge; and Frank Hagle, Glen Holley, Ann Poston, and Kristine Primrose as Alternate Judges effective April 1, 2020

Adopted

Enactment No: ORD 10838-2020

- 10 Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 16 with Lee Lewis Construction, Inc. in the amount of \$123,633.50 for all remaining agreed upon Change Orders to their contract in order to allow for closeout of The Epic and Epic Waters construction projects (change orders include work associated with added mechanical design, millwork revisions, structural relocation, adjustments to conform with the Americans with Disabilities Act, sports court layout changes, elevator camera additions and alteration of landscape plantings)

Adopted

Enactment No: ORD 10839-2020

- 11 Consideration of all matters incident and related to amending Ordinance No. 8051 authorizing the City of Grand Prairie, Texas, Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009, including the adoption of an ordinance pertaining thereto

Adopted

Enactment No: ORD 10840-2020

- 12 Resolution to deny Oncor's Application to Amend its Distribution Cost Recovery Factor (DCRF) to Increase Distribution Rates

Adopted

Enactment No: RES 5079-2020

Public Hearing Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Council Member Swafford, to

close the public hearing and table Case TA200401. The motion carried unanimously.

- 13 TA200401 - Text Amendment - Amend Article 4 and Article 30 of the Unified Development Code to update the definition of and to establish regulations for variety stores, small-format grocery stores, and dollar stores. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-2). (On May 11, 2020, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

Tabled

Public Hearing on Zoning Applications

- 14 Z200301 - Zoning Change - SF-6 at Hardy Rd and Sheridan Dr. (City Council District 3). A request to change the zoning from SF-4 Single-Family Four Residential District, to SF-6 Single-Family Six Residential District for residential use. Located at 1841, 1837, 1833, and 1829 Hardy Road. Legally described as Lots 1, 2, 3, & 4, Block F, Lake Crest No 2 Addition, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single-Family Four Residential District. The consultant is Luke Keeton, Keeton Surveying Co. and the owner is Walter Torres-Martinez, Sekant Development & Investments. **On April 13, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1. This case was tabled by the City Council on May 5, 2020.**

Council Member Del Bosque moved, seconded by Council Member Humphreys, to close the public hearing and table Case Z200301 to the May 19, 2020 Council meeting. 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

- 15 SU200402 - Specific Use Permit for Event Center at 692 W Pioneer Pkwy (City Council District 2). A Specific Use Permit request for an Event Center within a shopping center located at 692 W Pioneer Parkway, Suite 120, legally described as Lot 1, Block 1, Pioneer Court Shopping Center Addition, City of Grand Prairie, Dallas County, Texas, zoned GR General Retail. The owner is Smart Ajayi. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Savannah Ware, Chief City Planner, reviewed Case SU200402 for a 2,240 sq. ft. event center in leased space. She said the applicant would need to add an automatic sprinkler system and two-hour fire separation. Ms. Ware said the Planning and Zoning Commission recommended approval with the condition that the operator comply with UDC requirements for special events centers.

Council Member Swafford stated that this applicant has complied with requirements. Council Member Lopez noted that there are other businesses in the shopping center and asked how the parking for the event center could be closed at the required time. Ms. Ware said the operator and security guard stay for an hour after the event ends to clear out the parking lot. Council Member Lopez asked about the maximum occupancy. Ms. Ware said there was a building inspection process to determine the occupancy before the CO is issued. Council Member Lopez asked if there would be a full kitchen. Ms. Ware said they were not allowed to have a full kitchen, just warming trays. Mayor Pro Tem Giessner asked about the alcoholic beverage regulation. Ms. Ware said they would have to comply with TABC provisions and if a violation of any conditions occurs, the SUP can be revoked.

Council Member Wooldridge said the daiquiri business across the street has well over 100 people there. He asked what time that business closes. Bill Crolley, Deputy City Manager, said he believed they closed at midnight. Council Member Wooldridge asked who is responsible for clearing the parking lot if they are daiquiri customers. Mayor Jensen said drinking in the parking lot is not allowed. Mr. Dye said a few years ago there were significant issues with the parking lot, and this had been discussed with the owner, and since that time this has not been a problem. Mayor Jensen asked about the legality of drinking in a car in a parking lot. Mr. Dye replied as long as the car is not in motion and the person is not intoxicated it is legal.

Council Member Swafford said this event center is not across the street from the shopping center.

Council Member Swafford moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU200402 as recommended by staff and the Planning and Zoning Commission. 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 10841-2020

16

Z200403 - Zoning Change - SF -1 at North St and North Center St (City Council District 5). A request to change the zoning from O Office District, to SF-1 Single-Family One Residential District for residential use. Located at 109 North St, legally described as Lots 4, 5 and 6, Block A, R.L. Hights Addition, City of Grand Prairie, Dallas County, Texas. The agent is E.D. Hill and the owner is Kim Thorne. (On April 27, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Ms. Ware reviewed Case Z200403, for a rezoning from Office to Single Family in order to building a single-family home. She said this zoning change brings this site into compliance with the Future Lane Use Map. Ms. Ware said the Planning and Zoning Commission recommended approval.

Council Member Humphreys said he was excited to see Mr. Thorne construct a home there.

Council Member Humphreys moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z200403. 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 10842-2020

Items for Individual Consideration

17

Public Hearing and Standards of Care Ordinance for 2020 After School Programs and Summer Camps

Duane Strawn, Parks, Arts and Recreation Director, said the city would remain exempt from state licensing requirements for after school programs and day camps by adoption of this ordinance..

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Humphreys, to close the public hearing and adopt the Standards of Care ordinance. 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 10843-2020

18

An Ordinance Amending Ordinance No. 10825-2020 Relative to the Continuation of the Proclamation of a Local State of Disaster; Authorizing Additional Authority Related to the Local State of Disaster; Adopting and Approving Certain Rules to Protect the Health of Persons in the City

Mayor Jensen stated that this ordinance was based on the recommendation from the big city mayors, which suggested instead of changing orders, the ordinance would just state the City of Grand Prairie would follow the Governor's orders. He said the governor needs county and local governments to assist with enforcement.

Council Member Copeland asked if there is a conflict between the county judge's orders and the governor's orders, would the city would follow the governor's orders. Mayor Jensen replied that was his understanding.

Council Member Copeland moved, seconded by Council Member Swafford, to approve Item 18. 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 10844-2020

Citizen Comments

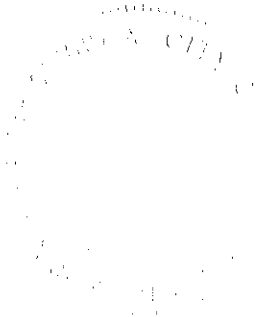
There were no citizen comments.

Adjournment

Mayor Jensen noted that this week was Teacher Appreciation Week and that he was certain many parents were appreciating teachers even more during the stay at home orders for the COVID-19 pandemic.

Mayor Jensen adjourned the meeting at 7:24 p.m.

The foregoing minutes were approved at the May 19, 2020 Council Meeting.



Catherine E. DiMaggio
Catherine E. DiMaggio, City Secretary