



# CITY OF GRAND PRAIRIE

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## MINUTES

### City Council Meeting

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Tuesday, May 21, 2024

4:30 PM

City Hall - Briefing Room

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#### CALL TO ORDER

*Mayor Jensen called the meeting to order at 4:30 p.m. and commended Dr. Linda Ellis on her retirement as Grand Prairie ISD School Superintendent.*

#### PRESENT

*Mayor Ron Jensen*

*Mayor Pro Tem John Lopez*

*Deputy Mayor Pro Tem Jorja Clemson*

*Council Member District 2 Jacquin Headen*

*Council Member District 3 Mike Del Bosque*

*Council Member District 6 Kurt Johnson*

*Council Member District 5 Tony Shotwell*

*Council Member At Large Place 7 Bessye Adams*

*Council Member At Large Place 8 Junior Ezeonu*

#### STAFF PRESENTATIONS

##### 1. Main Street Fest 2024

*Ray Cerda, Parks, Arts and Recreation Director provided an overview of the 2024 Main Street Fest event which included changes in the layout of event, expanded carnival rides, additional food trucks, increased ticket booths and location of the main stage. He noted every city department worked to make the event a success and thanked Mayor and Council.*

*Administration and Community Engagement Manager Kelly Eddlemon provided an overview of the event and thanked all involved, including GPISD who provided a shuttle and catering. He displayed a photo the crowd on Saturday night, discussed overall attendance of forty to fifty thousand people compared to thirty thousand last year. Mr. Eddlemon discussed safety efforts and increased vendors and sponsors. Special Events Manager Emily Linares discussed social media positive responses and improved layout and the success of the carnival noting twenty-five hundred coupons were redeemed. She discussed increased ticket booths and placement noting this was the largest revenue in the carnival since the beginning of Main Street Fest. Ms. Linares said next year's event is scheduled for April 25 through 27 and discussed increasing number of bathrooms, expanding sponsorships and adding performers. Fiscal Manager Stephen Bowles advised cost recovery this year was two-hundred thirteen thousand dollars compared to last year of about ninety thousand dollars. He said less was spent on entertainment, though more was spent on headliners. Mr. Bowles said net cost was two hundred eighty-nine thousand dollars, or \$7 per person, which is forty-two percent cost recovery. Marketing and Communications Supervisor Jonathan Thompson discussed media coverage including local news, onsite radio activations, online media features, both in English*

*and Spanish. He said there were over fourteen features with over one hundred fifteen thousand views. Mr. Thompson provided an overview of paid media and advertising, updated billboards and additional digital board. He discussed social media highlights, reaching over seven hundred eighty thousand social media accounts including a video of “favorite things” about Main Street Fest. Council Member Ezeonu liked the increased revenues and said he enjoyed the reel. Council Member Johnson inquired about performer comments. Mr. Bowles said George Clinton enjoyed the introduction. Deputy Mayor Pro Tem Clemson asked if Main Street businesses were impacted. Downtown Manager Chip Nami discussed the business who reported increased business. There was discussion on date/month changes for future events. Mr. Eddlemon confirmed event contractor BWeiss did not recommend a date change. Mayor Jensen said there is relatively good success and discussed the buzz created in the city beyond those who attend. Mayor Pro Tem Lopez noted there was great positive feedback. There was discussion on music volume, whether nearby residents were affected by parking, booking the bands early this year for 2025 and marketing on how vendors can register next year. Ms. Linares advised she is already preparing a sponsorship package for 2025 and noted alcohol sales increased to nineteen thousand from twelve thousand last year and reviewed alcohol permit type. Council Member Del Bosque noted the temperature in the tent was really warm and Ms. Linares made note.*

## **PRESENTED**

2. Discuss policy on use of the guest suite at Texas Trust CU Theater

*Mayor Jensen discussed renovations of the guest suite at Texas Trust Theater, history of issues with uninvited people entering the suite. There was discussion on whether council wants someone sitting at the door to check tickets. Council Member Del Bosque supported having someone at the door or requesting the bartender check tickets. Mayor Jensen does not support having a guard outside the suite door, but maybe having one indoor. City Manager William Hills discussed written guidelines on hosting the city suites including providing menu choices in advance and having each guest show their ticket upon arrival to receive a wrist band. There was discussion on whether the bartender can accept the responsibility of issuing the wrist band. Jeff with Texas Trust Theater confirmed the bartender can take care of it and confirmed there is no added cost for the bartender even if only sodas are served. Mr. Hills confirmed if a council member is unable to attend, the council member may request another council member to host or can ask a staff member to attend. Mayor Jensen said at least one council member should host. Mr. Hills discussed how redistribution of tickets is to be handled and confirmed tickets cannot be gifted nor sold to anyone else. He reviewed process for donating tickets for charity auctions and issuance of an auction certificate for donation. Mr. Hills confirmed food/beverages in the suite are for guests of the suite which will display a wrist band. There was discussion on selecting menu items, tipping the bartender, though Mayor Jensen said tipping is suggested not required as the bartenders are getting paid. Mr. Hills noted if a council member is hosting suite, the council member should be there while their guests are there. Mayor Jensen confirmed this goes for Lone Star Park and Texas Trust Theater. There was discussion on using a standard template, what happens when guests cannot attend and how to communicate it to the host, providing names of guests and accountability.*

## **PRESENTED**

## **AGENDA REVIEW**

*Mayor Pro Tem Lopez asked if Council had any questions on Consent Agenda items six through thirty-two. Deputy Mayor Pro Tem Clemson asked to clarify item twenty-two. Fleet Services Superintendent Colby Frantz reviewed what a freightliner does during pipeline repair. Mayor Pro Tem Lopez noted item twenty-nine would be delayed to the June 4, 2024, City Council meeting.*

## **EXECUTIVE SESSION**

*Mayor Jensen called a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following Section 551.071 "Consultation with Attorney."*

## **RECESS MEETING**

*Mayor Jensen adjourned the closed meeting at 5:39 p.m. and called a recess.*

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### **6:30 PM Council Chambers**

## **RECONVENE MEETING**

*Mayor Jensen called the meeting to order at 6:30 p.m.*

**Invocation led by Pastor Brian Loveless of Calvary Baptist Church.**

**Pledge of Allegiance to the US Flag and Texas Flag led by Mayor Pro Tem Lopez.**

3. Certificate of Election and Oath of Office for Council Member District Five, Council Member District Six and Council Member Place Eight at Large

*City Attorney Maleshia McGinnis individually gave each elected official their Oath of Office and City Secretary Mona Lisa Galicia presented their Certificates of Election.*

*Mayor Jensen called a recess 6:36 p.m.*

*Mayor Jensen welcomed back Council Member Shotwell who thanked everyone who voted and helped with his campaign. He acknowledge his wife Tisha, Karen Cox and others who helped, noting it was hard work. Council Member Shotwell discussed his past health concerns which held him back from running for office earlier, noting he enjoys knocking on doors. He said it is a hard job but wants to do it because there are a few things that need to be changed and said he likes to give staff the tools they need then get out of their way to let them do what they need to and expressed joy to be back.*

*Council Member Johnson expressed gratitude and humility for be re-elected noting is a testament to the strength of the community. He thanked his family for standing by him through his years in public service. Council Member Johnson thanked friends who helped with his campaign, his extended family members, voters of District 6 and discussed his commitment to hearing their needs and his willingness to be responsive. He discussed unity and inclusivity as essential in building a community where everyone feels valued and discussed opportunities for Council to work together.*

*Council Member Ezeonu thanked God for his ability to serve the last three years and expressed gratitude thanking his parents, siblings and supporters. He discussed his last three years of service and growth as a leader and as a man, noting he has learned and led with empathy and*

*compassion, and has focused on fiscal responsibility with public funds and built trust. Council Member Ezeonu thanked Mayor Jensen and Council noting Council puts the city first, and the city has a great city manager and staff. He said he was called by God to serve and encouraged citizens to continue being a part of the city and attend council meetings in person or watch online and ask questions, to hold Council accountable and honest, to remain engaged and noted his readiness to get back to work asking for God's blessing upon all.*

## **PRESENTATIONS**

*Mayor Jensen called the meeting to order at 6:49 p.m.*

4. Certificate of Recognition - Paula T. Owonikoko of Grand Prairie Fine Arts Academy for earning the Bobby Bragan Scholarship

*Mayor Jensen read the certificate and presented it to the sole recipient of the Bobby Bragan Scholarship in Grand Prairie ISD, Miss Owonikoko, who thanked Mayor and Council, her Grand Prairie ISD instructors.*

### **PRESENTED**

5. Proclamation Acknowledging Mental Health Month

*Mayor Pro Tem Lopez read the proclamation. Mayor Jensen presented it to Public Health Director Cindy Mendez, and he thanked each organization present for the work they do.*

### **PRESENTED**

## **CONSENT AGENDA**

*Mayor Pro Tem Lopez moved, seconded by Council Member Del Bosque, to approve items six through thirty-two, delaying item twenty-nine until the June 4<sup>th</sup> City Council meeting. The motion carried unanimously.*

6. Minutes of the May 7, 2024, City Council Meeting

### **APPROVED**

7. Annual contract for street sweeping services to Sweeping Corporation of America, LLC for up to \$141,678.79 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$708,393.95 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 04/09/2024)

### **APPROVED**

8. Annual contract for Employee Benefits Insurance Consulting services from Lockton-Dunning Series of Lockton Companies, LLC, for \$90,000 annually. This contract is for an initial term of three years, with the option to renew for four additional one-year periods, for a total of \$630,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 05/07/2024)

### **APPROVED**

9. Professional Services Agreement with Focused Advocacy, LLC, for Legislative & Regulatory Services for a two-year term, at an estimated annual cost of \$154,200 and a total of \$308,400 over the two-year term of the agreement. Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations not to exceed \$50,000 within a two-year term, so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.

*Harold Willis, 538 Lindly, spoke in opposition of this item.*

**APPROVED**

10. Annual contract to broadcast and archive meetings from Granicus LLC for up to \$17,205.50 annually through a Master Cooperative agreement with The Interlocal Purchasing System (TIPS). This agreement will be for three years with no renewals, totaling \$55,318.68 (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

11. Annual Contract for Adobe software subscriptions licensing from Insight Public Sector, Inc in the estimated amount of \$57,707.86 annually through a National Cooperative Agreement with DIR. This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 8% with an estimated total of \$338,548.99 if all extensions are exercised (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

12. Annual contract with the City of Fort Worth for Motorola Radio System Upgrade Agreement for one (1) year in the amount of \$97,558.26. This contract will be for one year, with the option to renew for four additional one-year periods, allowing an increase not to exceed 5% with an estimated total of \$539,070.97 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 05/13/2024)

**APPROVED**

13. Purchase of diesel generator from Holt/Cat Power Systems in the amount of \$57,836.91 (Reviewed by the Public Safety, Health, and Environmental Committee on 05/13/2024)

*Harold Willis, 538 Lindly, spoke in support of this item.*

**APPROVED**

14. Purchase of 40 Motorola APX6000 P25 Portable radios and 20 Motorola APX8000XE P25 Portable radios for Police and Fire departments from Motorola Solutions in the amount of \$348,919.00 (Reviewed by the Public Safety, Health, and Environmental Committee on 05/13/2024)

**APPROVED**

15. Price Agreement for a Web-based reservation software to be utilized at Loyd Park & Lynn Creek Park from US eDirect, Inc., a wholly owned subsidiary of Tyler Technologies, Inc. through a national cooperative agreement with Sourcewell at an estimated annual amount of \$18,000. This agreement will be for one year with the option to renew for four (4) additional one-year periods totaling \$90,000 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

16. Price Agreement for Loyd Park Golf Cart Lease from Metro Golf Cars through a national cooperative agreement with Sourcewell Contract #122220-CCR at an estimated annual amount of \$35,856.00. This agreement will be for an initial 48- month term with the option to renew for two (2) additional 48-month periods totaling \$215,136 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

17. Contract with KSA Engineering Group in the amount of \$99,400.00 for professional engineering and building services for the EPIC Recreation Center for mechanical, electrical, plumbing, fire/life safety and structural system analysis to evaluate existing system relative to need for replacement (Reviewed by the Finance and Government Committee on 05/07/2024)

*Harold Willis, 538 Lindly, spoke in support of this item.*

*Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.*

**APPROVED**

18. One-Time purchase of a Modular Office for use of a central office space at Loyd Park from Mobile Modular Management Corporation, through a national interlocal agreement with Buyboard for a total of \$139,927 (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

19. Contract with Ponder Company, Inc in the amount of \$120,000.00 including contingency, for multipurpose court floor replacement at the EPIC Recreation Center through a national cooperative agreement with BuyBoard (Reviewed by the Finance and Government Committee on 05/07/2024)

*Harold Willis, 538 Lindly, spoke in support of this item.*

*Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.*

**APPROVED**



20. Purchase of cardio and fitness equipment from Marathan Fitness in the amount of \$112,148, Advanced Exercise in the amount of \$16,606.19 and BSN Sports in the amount of \$2,842.10 for a total of \$131,596.29 for the Summit through national cooperative agreements with BuyBoard (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

21. Annual contract for plumbing services from The Brandt Companies LLC through a national inter-local agreement with BuyBoard. This contract will be for one year (up to \$175,000 annually) with the option to renew for two additional one-year periods (up to \$175,000 annually), totaling \$525,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 05/07/2024)

**APPROVED**

22. Purchase one (1) new Freightliner 114SD Plus Hydro-Excavator with Vac-Con System (\$590,023.50) for Engineering/Utility Services – Water Distribution from Houston Freightliner through a Cooperative Agreement with Houston-Galveston Area Council (HGAC)

**APPROVED**

23. Purchase of Airport Pavement Repair Services from CI Pavement (\$56,837.50) through a National Inter-Local Agreement with The Interlocal Purchasing System (TIPS). Work shall begin on or after June 1, 2024, and be completed no later than July 31, 2024.

**APPROVED**

24. Reject all bids from RFB #24104 for library mobile app (Reviewed by the Public Safety, Health, and Environmental Committee on 05/13/2024)

*Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.*

**APPROVED**

25. Annual Revenue Contract for Inmate Communication System services from Securus Technologies, Inc., in the annual estimated revenue amount of \$25,000. This contract will have an initial term of one year, with the option to renew for four additional one-year periods, totaling \$125,000 in estimated revenue (Reviewed by the Public Safety, Health, and Environment Committee on 05/13/2024)

**APPROVED**

26. Purchase of emergency vehicle equipment and installation labor services for 12 Police Department vehicles, from Siddons-Martin Emergency Group in the total amount of \$392,230.80, through a national cooperative agreement with Buyboard (Reviewed by the Public Safety, Health, and Environment Committee on 05/13/2024)

*Harold Willis, 538 Lindly, spoke in support of this item.*

**APPROVED**

27. Contract for Personal Services with Highland Market Research, LLC in the amount not to exceed \$90,000 for administrative coordination, consulting, and proposal submission to the Texas Event Trust Program (ETF) and Major Event Reimbursement Program (MERP). Authorize the City Manager to execute any additional renewal options with aggregate price fluctuations not to exceed \$50,000 within a one-year term, so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (Reviewed by the City Council Development Committee on 05/21/2024)

*Harold Willis, 538 Lindly, spoke in opposition of this item.*

**APPROVED**

28. Resolution Establishing a Public Hearing Date of July 16, 2024 to Consider the Land Use Assumptions (LUA) and Capital Improvements Plan (CIP) for the City of Grand Prairie's Water and Wastewater Service Area

**ADOPTED**

**RES 5411-2024**

29. Ordinance amending the FY 2023/2024 Operating budget in the Airport Fund; Annual Contract for Aviation Fuel from AvFuel Corporation (up to \$1,300,000.00 annually). This Contract will be for one year with the option to renew for (4) Four additional one-year periods totaling \$6,500,000.00 if all extensions are exercised (Reviewed by the Public Safety, Health, and Environmental Committee on 05/13/2024)

**TABLED TO JUNE 4, 2024, CITY COUNCIL MEETING**

30. Ordinance amending the FY 2023/2024 Operating Budget for the Tree Preservation Fund; Construction contract with EarthWorks, Inc. for The Summit Landscape and Irrigation Replacement construction in the amount of \$282,313.28 plus a 5% contingency in the amount of \$14,115.66 for a total project cost of \$296,428.94 (Reviewed by Finance and Government Committee on 05/07/2024)

*Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.*

**ADOPTED**

**ORD 11542-2024**

31. Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2024 and Fiscal year 2023-2024

**ADOPTED**

**ORD 11543-2024**

32. Ordinance amending the FY 2023/2024 Approved Budget for the Capital Improvement Budgets (Reviewed by the Finance and Government Committee on 05/07/2024)

*Kate Deremo, 4365 Ashley Ln, spoke in opposition of this item.*



*Council Member Shotwell asked to clarify Section 16 Street CIP fund. Audit and Budget Director Thao Vo noted it is for the winter material storage building. He said it would be moved into the Municipal Utilities Fund as it should not have been put in Streets Fund since it is earmarked for the building.*

**ADOPTED**

**ORD 11544-2024**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

33. Second reading and adoption of an Ordinance amending the Code of Ordinances, Chapter 26, “Utilities and Services” relating to fees for water and wastewater

*Ms. Mahan said this is a public hearing and second reading, then reviewed water/wastewater fees. Mayor Jensen called for speakers and there were none. Mayor Pro Tem Lopez move, seconded by Council Member Headen to adopt this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11545-2024**

**PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION**

34. STP-24-03-0014 - Site Plan Amendment– Walmart #4503 - 2650 S Hwy 161 (City Council District 2). Site Plan Amendment for an existing retail development on 19.62 acres. Lot 1, Block A, Bush & Pioneer Centre, City of Grand Prairie, Dallas County addressed as 2650 SH-161 (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Chief City Planner Savannah Ware presented the site plan amendment request to revise the approved site plan and landscape plan for an existing Walmart with variance requested for the 30-foot landscape buffer for all parking or drive areas situated along public streets to allow for an 8-foot landscape buffer. The Planning and Zoning Commission (P&Z) recommend approval. The Development Review Committee (DRC) recommends approval with the condition that building permits shall not be issued until a license agreement over an existing water line easement located along Southgate Drive is obtained by the applicant. Council Member Ezeonu asked to clarify if they are required to pay into the tree preservation fund for tree removal. Ms. Ware noted they are adding trees not required.*

*City Attorney Malisha McGinnis Jose C. Gonzalez, 4329 Ridge Point Ln, Plano, recorded his support but did not wish to speak. Council Member Headen moved, seconded by Council Member Clemson, to approve this item with a permit to be issued per staff recommendations. The motion carried unanimously.*

**APPROVED**

**PUBLIC HEARING ZONING APPLICATIONS**

35. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 6-1)

*Council Member Johnson moved, seconded by Council Member Adams, to table this item. The motion carried unanimously. Council Member Shotwell asked for this to be re-noticed. Ms. Ware said since this is not tabled to a specific date, staff will re-notice it and Mayor Jensen confirmed.*

*Those recording opposition: John E. Stewart, 4315 Hampton Circle; Harold R. Willis, 538 Lindly.*

### **TABLED**

36. SUP-24-03-0013 - Specific Use Permit - Fiesta Kids Play (City Council District 2). Specific Use Permit request for a Special Event Center in an existing commercial lease space at Carrier Towne Crossing. Lot 5, Block 1, Carrier Towne Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-223, within the IH-20 Corridor Overlay, and addressed as 594 W. IH 20, Suite 235 (On April 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

*Ms. Ware presented this Specific Use Permit request for a Special Event Center in an existing commercial lease space. She discussed operations and security, noting it is specifically for children's birthday parties and events with no alcohol and up to 49 attendees. Ms. Ware discussed event hours, Sunday-Thursday: 10:00 AM to 9:00 PM, Friday-Saturday: 10:00 AM to 10:00 PM, events will be by appointment only. She said catering companies will be allowed to provide food and drink. Guests will also be allowed to provide their own food and beverages, with alcohol being prohibited. Ms. Ware confirmed DRC and P&Z recommended approval. Council Member Headen advised she met with the applicant. There was discussion on how parking is assessed. Ms. Ware confirmed staff has no concerns with the parking.*

*Sonia Resendez, 3241 Maberry Ct, said she listened to what council suggested last time and amended the request to host only kids' parties and no alcohol. Council Member Adams asked to clarify security efforts. Ms. Resendiz noted they will have cameras inside and outside and will be installing a gate although the space does not have high traffic. Mayor Pro Tem Lopez asked if there was a prep area with water. Ms. Resendez discussed the storage area and noted nothing would be cooked there, there would be no open fire just a microwave. Council Member Headen and if clients will be made aware of no alcohol permitted. Ms. Resendez confirmed it is in the rental contract and there will also be clear instructions on vacating the property. She then discussed different indoor attractions, confirming there would be no bounce house.*

*Juan Rios, 3241 Maberry Ct, did not wish to speak but recorded his support. Council Member Headen moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item with the condition of no alcohol on property. The motion carried unanimously.*

## ADOPTED

### ORD 11546-2024

37. ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

*Ms. Ware presented items thirty-seven and thirty-eight together, noting the purpose of the request is to amend PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room. She reviewed a map of the property, discussed the proposed definition of a Private Card Room as a private place where members gather to play card games, including poker, billiards, chess, or other similar games. Ms. Ware noted P&Z recommended denial and staff takes no position on the zoning change, but notes the use is consistent with entertainment uses currently permitted in PD-217. Ms. Ware reviewed site plan, business plan, membership requirement. She reviewed the floor plan, hours of operation with plans to expand to 24 hours a day, food and beverage plans and security. Ms. Ware said staff takes no position on the Specific Use Permit, but recommends the following conditions as noted in the agenda packet if request is approved: Individuals under the age of 21 shall not be permitted inside the location; the private card room shall check identification at the entrance to ensure all individuals entering the private card room are members and at least 21 years of age; the membership shall be a minimum of three months. Membership must be limited in number and may not be transferable; the private card room shall have security personnel, licensed in accordance with the Texas Occupations Code, on-site at all times the business is open, or any employee is present; the private card room shall have a silent panic or holdup alarm system for which a permit has been issued in accordance with chapter 17, article III of the Code of Ordinances. This system shall, at a minimum, include two panic buttons. One panic button must be located within reach of the cash cage and the other must be located at a place where the entrance is visible. The panic buttons shall be out of view of the customers. Such panic buttons shall generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response; the private card room shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use; the private card room shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor. A drop safe may have a time-delay mechanism to allow small amounts of change to be removed; the private card room shall have a cash accountability policy to limit the amounts of cash easily accessible to employees; the private card room shall have digital, high-resolution surveillance cameras which capture high-resolution digital recordings which display the correct date and time of recording and comply with the following: a. The cameras shall be located throughout the parking area and interior of the private card room. b. At least one camera must have an overall view of the cash cage area, one camera must have a view of the main entrance/exit area of the building, and one camera must have a view of the parking lot entrance/exit; c. The parking lot*

entrance/exit area camera shall be placed to provide a clear and identifiable image of the license plate number of vehicles entering/exiting the parking lot; d. The building entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face; e. The cameras and recording system shall be operated at all times, including hours when the private card room is not open for business. f. The owner shall provide the police department with digital color images in connection with crime investigations upon request; g. The owner shall maintain a library of the recorded digital images for not less than thirty (30) days; A private card room shall have posted, at or near the cash cage signs or decals indicating that surveillance cameras are in use; Prior to beginning operations as a private card room and at least every year thereafter, the Grand Prairie Police Department shall be allowed to complete a Crime Prevention Through Environmental Design Survey; If a court whose jurisdiction is binding upon the location where the property is located issues a judgment or the Criminal District Attorney whose office is responsible for prosecuting; criminal offenses occurring at the location where the property is located issues a statement or other opinion and said judgment, statement, or opinion finds that any operations of the type included in the operational plan are a violation of the Texas Constitution, Texas Penal Code laws, or any other state law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit. If an amendment to state or federal law would make any operations of the type included in the operational plan a violation of law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit; The operation of the facility shall be in strict compliance with all applicable laws and the requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration; Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific use Permit by the City Council; The alcohol sales shall follow all TABC regulations and City ordinances as approved by the Public Health and Environmental Quality Department; No indoor smoking or smoking within 25 feet of the facility will be allowed unless the applicant obtains a TABC license as a private club. If the operation is classified as a private club, it will comply with all TABC and City ordinances.

Jonathan Tooley, Peck Commercial, 401 E. Palace Pkwy, congratulated council on their elections, discussed consultants and engineers on the project. He discussed Merriman Anderson Architects, MEP engineer, security, and card room operations. Mr. Tooley reviewed the aerial map, conceptual floorplans, first floor with administrative offices and second floor with the card room. He played a concept video, reviewed membership criteria, membership tiers, discussed food and beverage offerings, outdoor smoking, discussed giving back to the community and projected three-year tax revenue.

Hamilton Peck, 401 E Palace Pkwy, discussed his residency in Grand Prairie, his employment at Texas Instruments, and additional technology company successes. He discussed his expertise in technology but noted they hired security consultants and introduced Bill Zender and Charles Barry. Charles Barry, 239 N 340 E Ivins, Utah, said he has over thirty years in law enforcement and in senior corporate security positions. He discussed crime prevention through security design and reviewed high security standards and guidelines.

Harold Willis, 538 Lindly, spoke in support noting it would be beneficial and asked for a timeline. Barry Sanders, 2128 Westfield, said he has lived in District 1 for 8 years noting this is the one spot in Grand Prairie favorable to put this business. He discussed other entertainment in the area and said this is legal and popular in Texas. Mr. Sanders discussed betting being legal at the nearby racetrack, reviewed proposed legislation and encouraged council to vote for items thirty-seven and thirty-eight. Kate Deremo, 4365 Ashely Ln, spoke in opposition and asked what the goal is. Planning Director Rashad Jackson said there is no current classification allowing this use by right. Patsy Ray, 2217 El Paso, spoke in opposition noting she is not pleased with card gambling in District 1 and has concerns including membership requirements, discrimination, possible fights and Police needing to be present. Sammie Anderson, 3951 Dechman Dr, #3103, feels citizens should vote for this, has traffic concerns, and expressed opposition. Trina Hall, (no address), spoke in opposition, expressed the need for better community options; discussed mental health issues and helping the homeless in Grand Prairie. Nathan Kay, 300 N. Field St., recorded his support but did not wish to speak. John Stewart, 4315 Hampton Cir, discussed pros & cons to gambling, supports business and decisions made with a moral compass. Council Member Johnson said he reviewed P&Z's denial of this item but did not agree with it. He discussed Lone Star Park allowing gambling, property tax relief and noted this developer is bringing a tax revenue base. There was discussion on reviewing the SUP annually and whether a poker house is legal. Mayor Jensen discussed state legislature and how some across the state have been shut down and the issue being over the term "private." Mayor Jensen said he is not against gambling and reminded Council he is president of Sports Facilities Development Corporation but noted he will not be voting to support because he feels it does not fit the intent of the law. Mr. Tooley said it is based on interpretation and to them it is within the law. Mr. Peck said seventy-one card rooms are operating in Texas and some have been shut down. Council Member Adams asked if they are willing to take a chance to open the business when it may be shut down and asked for capacity. Mr. Peck and Mr. Tooley said yes, and noted they are aware. Mr. Tooley said capacity is three hundred fifty people. Mayor Jensen said he will lobby hard in Austin for legal card rooms, but his personal opinion is based on his own research. Council Member Shotwell said he cannot opine on the law and will not if they are willing to fund this. He discussed gambling in Texas, said he agrees with Mr. Sanders on location and feels waiting for perfection when there is opportunity for improvement is nonsense, so he supports this item. Council Member Ezeonu asked to review how someone becomes a member of this private club. Mr. Peck discussed application process, payment of a fee and a background check for violent crime which will exclude them from being let in. Council Member Ezeonu asked if fraud is part of the review. Mr. Peck confirmed.

Deputy Mayor Pro Tem Clemson said she thinks the project is nice and is not against gambling, but she knows District 1 citizens and how they feel about it in the district. She does not support the location and would prefer it was by Lone Star Park, noting it backs up to International Estates residential. Deputy Mayor Pro Tem Clemson said she has concerns when there must be background checks and hiring the best of the best security. She said she could not support it and takes pride that Grand Prairie is a family friendly place, and this does not fit in that category in that particular location. Deputy Mayor Pro Tem Clemson said the bar should be set high to get what you feel is best for the area, she expressed concerns with a 24-hour operation in the future with it being legally in a grey area.



*Council Member Del Bosque is concerned the community is hurt because people are going to Irving or other areas to shop and to be entertained. He noted Grand Prairie needs opportunity and feels the north will be left behind again. Council Member Del Bosque said this can generate funds to give back to the community then asked for Chief Scesney for his opinion. Chief Scesney said he does not feel comfortable giving an opinion but is confident telling about crime and the law, then noted there are no crime issues in other areas. He discussed the law saying it is illegal, but it provides an affirmative defense for it. Council Member Del Bosque said there is a nicely attended card room in Las Colinas and supports bringing this to Grand Prairie. Council Member Headen spoke in support of constituents serving on Boards and Commissions. She discussed this same council recently holding off on a certain hotel for a better hotel and feels that strategy is not ridiculous and said taking time to make sure it suits everyone makes sense. Mayor Pro Tem Lopez said the confidence level for the other group was not there, but this one is a little more appealing and confirmed they are investing \$3M knowing a judge may come in and closed them down. He also expressed concern with staying open 24 hours, 7 days a week and selling alcohol. Mr. Tooley confirmed they can operate 10:00 a.m. to 2:00 a.m., and do not need to be open 24 hours. He also reminded council there is currently a city owned building with a restaurant which turns into a night club. Deputy Mayor Pro Tem Clemson said Epic Central is not a comparison to this as it has family friendly time and nighttime events. She noted this would have no family time.*

*Motion made by Deputy Mayor Pro Tem Clemson, Seconded by Council Member District 2 Headen to close the public hearing and deny item thirty-seven. Voting Yea: Mayor Jensen, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen*

*Voting Nay: Mayor Pro Tem Lopez, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu*

*Motion to deny failed, 3-6.*

*Motion made by Council Member District 3 Del Bosque, Seconded by Council Member District 5 Shotwell to close the public hearing and approve this item.*

*Voting Yea: Mayor Pro Tem Lopez, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu*

*Voting Nay: Mayor Jensen, Deputy Mayor Pro Tem Clemson, Council Member District 2 Headen*

*Motion carried, 6-3.*

## **ADOPTED**

### **ORD 11547-2024**

38. SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael



Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy (On April 8, 2024, the Planning and Zoning Commission recommended denial by a vote of 8-0)

*Council Member Shotwell asked if the applicant accepts everything staff recommends for SUP. Mr. Peck said yes. Mr. Jackson suggested a one-year review for renewal of the SUP per Council Member Ezeonu's request. Council Member Shotwell asked to confirm if there are problems the city can shut them down anytime. Mr. Jackson confirmed and restated agreed operation hours of 10:00 a.m. to 2:00 a.m. There was discussion on complying with the proposed floor plans and the SUP can being tied to the property and not to this operator. Mr. Jackson suggested the motion to approve with staff conditions with addition of revised hours and one year renewal and sixty days for keeping videos.*

*Motion made by Council Member District 5 Shotwell, Seconded by Council Member District 6 Johnson, to close the public hearing and approve with staff conditions, operating hours of 10:00 a.m. to 2:00 a.m., sixty days on keeping videos and a one-year review of the SUP for renewal.*

*Voting Yea: Mayor Jensen, Mayor Pro Tem Lopez, Deputy Mayor Pro Tem Clemson, Council Member District 3 Del Bosque, Council Member District 6 Johnson, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Ezeonu*

*Voting Nay: Council Member District 2 Headen*

*The motion carried 8-1.*

## **ADOPTED**

## **ORD 11548-2024**

### **CITIZEN COMMENTS**

*Rabbi De Lesli, 3217 Tribble Dr., submitted a speaker card but was not present when called to speak.*

*Jasper Walker, 1622 Ernie Lane, asked council to do what is right for the city and not for themselves individually, not to cater to certain groups and encouraged council to give responsibility to City Manager William A. Hills to handle city operations.*

*Kate Deremo, 4365 Ashley Ln, congratulated officials who were elected/re-elected then asked Council to pass a cease fire resolution and discussed the war and humanitarian issues in Gaza.*

*Trina Hall, 2225 Ave B, said council is here to help the community and should not be there for personal gain then she discussed issues with Cottonwood park bridge.*

*Harold Willis, 538 Lindly, congratulated council on elections and discussed Fort Worth City Council's recent decision putting EMS in hands of the city instead of a third-party provider and discussed serving on Grand Prairie's EMS committee in years past.*

*Patsy Ray, 2217 El Paso, discussed her involvement with Community Step In, noting she is a certified mental health responder and would like her group recognized then discussed Dr. Oz and Jerry Jones' connection to the group.*

*Carol Harrison Lafayette, 2012 Spike St, discussed her oldest son living in Puerto Rico, being raised in Grand Prairie, childhood trauma, her first job working for the city manager and said she wants to be recognized noting she has (through her organization) certified several people in Grand Prairie and discussed her partnership with the Super Bowl.*

*John Stewart, 4315 Hampton Circle, said he is the president of a homeowners association, discussed complaints he has received noting having a moral compass helps him, his past service as a hospice chaplain where he saw abuse of the disadvantaged, complimented Code Compliance and Police for their assistance and urged property owners to be responsible and take care of their properties.*

*Kenneth Bobbtemple, 3946 Chesapeake Ln, Forney, said he is a mental health attendee and was invited to attend.*

*Robert Johnson, 1645 Sotogrande Blvd, Hurst, spoke on behalf of mental health and how Community Step In has certified many people in Grand Prairie, and expressed disappointment that Carol Harrison's name was not mentioned.*

*Sammie Anderson, 3951 Dechman Dr., #3103, said she moved here in October of 2023 and started a petition of citizens currently with over 250 people who feel the city needs an oversight committee because they feel they are not being treated fairly by the Police Department and discussed her son's arrest in December.*

## **ADJOURNMENT**

*Mayor Jensen adjourned meeting at 9:44 p.m.*

*The foregoing minutes were approved at the June 4, 2024, City Council meeting.*

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*Mona Lisa Galicia, City Secretary*