



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, January 5, 2021

4:30 PM

City Hall - Council Chambers  
300 W. Main Street

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#### Call to Order

*Mayor Jensen called the meeting to order at 4:47 p.m.*

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

#### Staff Presentations

- 1 COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer  
  
*Deputy City Manager Steve Dye reviewed the surge in COVID-19 numbers at the local, state and national level, hospitalization rates and information on vaccine distribution. Mr. Dye discussed the City of Grand Prairie employee vaccination process which is currently in the 1B stage. Council Member Humphreys asked whether the city is aware of availability of other type of vaccines. Mr. Dye advised he did yet have information about the Johnson and Johnson or other brands of vaccines. Mr. Dye provided an update on the emergency assistance program funding including the Texas Department of Housing and Community Affairs program.*  
**Presented**
- 2 Short Term Rentals - Presented by Steve Collins, Code Compliance Manager, and Mark Dempsey, Deputy City Attorney  
  
**Postpone**
- 3 Implementation of the "Text to 9-1-1" initiative (Next Generation 9-1-1 (NG911) digital technologies) - Presented by Aubrey Insco  
  
*Police Department Emergency Communications Manager Aubrey Insco presented information regarding the program which was implemented on November 3, 2020, and noted that it services the entire city. Ms. Insco advised voice calls to 9-1-1 are still preferred, but this tool is available for those who cannot communicate by voice. She informed Council that Rtt or Tdd communication requires certain equipment to be*

*established within the home, whereas Text to 9-1-1 gives another option. Ms. Insco said the option has been advertised on social media and will be sent out via public service announcement to the community. She also noted that Text 9-1-1 cannot receive emoji, video chat nor photos and that Google translation services would be utilized with the system. Ms. Insco added that technology and training was funded 100% through the Tarrant County 9-1-1 District. Ms. Insco reviewed 2019 Emergency Communications 9-1-1 Call Statistics.*

**Presented**

## **Agenda Review**

*Mayor Pro Tem Clemson noted items 6 through 29 are on Consent agenda and advised item 30 would be tabled to accept the applicant's request for withdrawal.*

*Mayor Jensen noted items 36 and 37 would be discussed and that he would be asking Mayor Pro Tem Clemson to nominate Council Member Del Bosque for Deputy Mayor Pro Tem and Council Member Wooldridge to the board of the Sports Facilities Development Corporation.*

## **Executive Session**

*Mayor Jensen convened a closed session at 5:26 p.m. pursuant to Section 551.071 "Consultation with Attorney" Cottages at Dechman, 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 and recessed the meeting.*

## **Recess Meeting**

**Mayor Jensen reconvened the meeting at 6:31 p.m.**

**Invocation was given by Andrew Fortune, Assistant to the City Manager and the pledge of Allegiance to the US Flag and to the Texas Flag was led by Mayor Pro Tem Jorja Clemson.**

## **Presentations**

**4**

Proclamation in memory of Deputy Mayor Pro Tem Jim Swafford

*Mayor Jensen presented the Proclamation to Mr. Swafford's family, Ms. Renea Reckner and Mr. Robert Swafford.*

**Presented**

**5**

Mayor's Comments in Memory of Janice England, former City First Lady

*Mayor Jensen shared comments while various photos of Janice England were shared with the public.*

**Presented**

## Consent Agenda

*Mayor Pro Tem Clemson moved to approve, seconded by Council Member Lopez, items six through twenty-nine on the consent agenda. The motion carried unanimously.*

- 6** Minutes of the December 15, 2020, City Council meeting
- Approved on the Consent Agenda**
- 7** Ratify a contract for vaccination services with TopCare Medical as an exigency purchase for a cost not to exceed \$164,800
- Harold Willis at 538 Lindly asked for additional information about this item. Mr. Dye clarified it is a contract for city employees to receive COVID-19 vaccines. Mr. Willis expressed his concern for the lack of vaccines available to the public.*
- Approved on the Consent Agenda**
- 8** Ratify Application for Texas Emergency Rental Assistance Program grant funding in the amount of \$363,210.74 for the purpose of administering rental assistance to eligible applicants in Grand Prairie through a third party administrator; Authorize City Manager to accept grant if awarded
- Approved on the Consent Agenda**
- 9** Price agreement for handicap ramp repairs, residential and school sidewalk repairs from New Star Grading at an annual cost of \$1,893,300, with a secondary for HUB member, Axis Contracting, at an annual cost of \$1,915,250, and a tertiary with Parking Lot Pros with an annual amount of \$1,848,375. All agreements will be for one year with the option to renew for four additional one-year periods totaling \$9,466,500 for New Star Grading, \$9,576,250, with Axis Contracting and \$9,241,875 with Parking Lot Pros, 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 term(s).
- Approved on the Consent Agenda**
- 10** Price Agreement for yard waste grinding from Thelin Recycling of Fort Worth, TX (up to \$147,000 annually) for one year with the option to renew for four additional one-year periods totaling \$735,000 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**

- 11** Price agreement for tree and brush services from Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) for one year with the option to renew for four additional one year periods totaling \$750,000 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**

- 12** Purchase of one (1) new Ram 5500 regular cab pickup with utility body from Grapevine Dodge Chrysler Jeep for a total of \$76,550 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 13** Purchase of one (1) new E35 R-Series Bobcat Compact Excavator from Bobcat of North Texas for a total of \$63,637.98 through a national interlocal agreement with BuyBoard

**Approved on the Consent Agenda**

- 14** Contract with Arbor Masters Tree Service for tree services for one year in the amount of \$75,000 in Westchester PID (Council District 6)

**Approved on the Consent Agenda**

- 15** 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**

- 16** Contract with Bob Owens Electric Co. to add new electric service pedestals in the amount of \$53,110 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 17** Contract with Lake Management Services, L.P. for Pond Management Services for one year in the amount of \$142,400 in Peninsula PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 18** Contract with LandWorks for Landscape Maintenance for \$162,647 in Forum Estates PID (Council District 4)

**Approved on the Consent Agenda**

- 19 Contract with LandCare for Landscape Maintenance for one year in the amount of \$735,000 in Peninsula PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 20 Contract with Brick & Stone Master for Brick Wall Construction in the Amount of \$201,594 - High Hawk PID (Council District 6)

**Approved on the Consent Agenda**

- 21 Westchester PID Contract with Site Landscape Development for landscape maintenance in the amount of \$456,005 for a one year term (Council District 6)

**Approved on the Consent Agenda**

- 22 Access agreement to Oncor Electric Delivery Company, LLC, (Oncor) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way (Arbor Creek) for change out of electric poles located along SH 161 and Egyptian Way

**Approved on the Consent Agenda**

- 23 Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Symone Construction Services, LLC in the amount of \$129,928.68

**Approved on the Consent Agenda**

- 24 Change Order/Amendment No.1 for Vision Communities Management for Westchester PID management services and miscellaneous repairs in the total amount of \$50,000 (Council District 6)

**Approved on the Consent Agenda**

- 25 Professional Services Agreement with Arnold & Associates Inc. for forensic building and mechanical systems investigation at Epic and Epic Waters in the amount not to exceed \$116,140

*Harold Willis at 538 Lindly asked for additional information about this item. Deputy City Manager Cheryl DeLeon clarified this contract entails maintenance of mechanical systems and soil stabilization at the Epic and Epic Waters and advised it would be funded from the city's Risk Fund.*

**Approved on the Consent Agenda**

- 26 Annual Agreement for Laserfiche Avante Records Management System maintenance services from MCCi, LLC through a national inter-local agreement with Buyboard at an estimated annual cost of \$23,613.80 for one year with the option to renew for ----two additional one year periods totaling \$70,841.40 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**

- 27** Ordinance ordering the special election to fill a vacancy in the office of Council Member District 2

**Adopted**

Enactment No: ORD 10952-2020

- 28** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$48,500 for Professional Engineering Services contract with Criado and Associates for Dechman Drive from Westchester Parkway to Bardin Road; Authorize City Manager to enter into Professional Engineering Services Contract with Criado and Associates

**Adopted**

Enactment No: RES 5143-2020

- 29** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$36,000 for Professional Engineering Services contract with Innovative Transportation Solutions, Inc. (up to \$36,000 annually) for one year with the option to renew for four additional one-year periods, totaling \$180,000 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 funds is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Adopted**

Enactment No: RES 5145-2020

### **Planning and Zoning Items to be Tabled**

- 30** Z201201 - Zoning Change - Zoning Change at 1620 Vicky Lane (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 1620 Vicky Lane, legally described as 1.49 acres out of Tract 36.1, W. H. Beeman Survey, Abstract 126, Page 11, 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 Interstate 20 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission tabled this case by a vote of 8-0)

*Mayor Pro Tem Clemson moved, seconded by Mr. Wooldridge, to accept the*

*applicant's withdrawal and table this item. The motion carried unanimously.*

**Tabled**

## **Public Hearing on Zoning Applications**

**31**

CP200801 - Concept Plan - Cottages at Dechman (City Council District 2).

**Rescind prior action and reconsider 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 December 15, 2020, City Council's motion to approve failed by a vote of 4-4. On November 23, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

*Planning Director Rashad Jackson presented revisions to the prior concept plan. Council Member Humphreys inquired about development of the space near the frontage road. Mr. Jackson advised it is public right of way and not developable. Applicant Phillip Thompson advised they have complied with recommendations of staff except for the garages. Mayor Jensen and Council Member Wooldridge thanked Mr. Thompson for working with staff on the changes. Council Member Lopez asked Mr. Thompson to keep in mind the safety of school children walking or waiting for school buses since there is a Harmony School nearby. Mr. Thompson agreed. Council Member Wooldridge moved to rescind his vote and prior action and moved, seconded by Council Member Del Bosque, to reconsider and accept the Concept Plan as presented this evening. The motion carried unanimously.*

**Approved**

**32**

SU180504C - Specific Use Permit Renewal - 3025 Hardrock Rd (City Council District 1). Renewal of a Specific Use Permit for a Trucking and Storage Terminal Facility located at 3025 Hardrock Rd. Lot 3, Block A, Matt M. Lavail Addition, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and generally located north of W Oakdale Rd and east of Hardrock Rd. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

*Chief Planner Savannah Ware presented the renewal of a Specific Use Permit for a trucking and storage terminal facility located at 3025 Hardrock Rd. Mayor Pro Tem Clemson thanked the applicant and moved, seconded by Council Member Lopez, to close the public hearing and approve this item as presented. The motion carried unanimously.*

**Adopted**

Enactment No: ORD 10953-2020

**33**

SU191101A - Specific Use Permit Renewal - Kia Auto Sales (City Council

District 5). Renew a Specific Use Permit (SUP) for Internet Auto Sales and amend the SUP to add Major Auto Repair. Lot 446R of Burbank Gardens Unit 2, zoned Commercial (C), within the Central Business District No. 4, and addressed as 3118 E Main St. (On December 14, 2020, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

*Chief Planner Savannah Ware presented Kia Auto Sales request to renew a Specific Use Permit (SUP) for Internet Auto Sales and to amend the Specific Use Permit to add major auto repair. Council Member Humphreys asked if all major auto repair must take place within the designated 1600 square foot space. Ms. Ware confirmed that it does. Council Member Humphreys asked where cars would be parked. Ms. Ware indicated on the map presented; Council Member Lopez asked if an inoperable vehicle could be stored there. Ms. Ware advised they cannot store inoperable vehicles. Mr. Humphreys moved, seconded by Council Member Del Bosque, to close the public hearing and approve the special use permit and amendments as presented. The motion carried unanimously.*

**Adopted**

Enactment No: ORD 10954-2020

## **Planning and Zoning Items for Individual Consideration**

**34**

S201201 - Site Plan - Warehouse at 2700 Avenue K East (City Council District 1). Site Plan for a 198K SF industrial warehouse building on one lot on 26.46 acres. Tract 4 of M. K. Selvidge Survey, Abstract No. 1423 and Lot 1, Block 6, Safety Net Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), generally located northwest of Avenue K and future extension of N. Great Southwest Parkway Road, and specifically addressed at 2700 E. Avenue K. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Ms. Ware presented this site plan. She advised there were concerns expressed to staff and to Mayor Pro Tem Clemson from citizens regarding truck traffic, noise, storage of hazardous materials, the relocation of a gas line and the Great Southwest Parkway extension, design and timing. Council Member Wooldridge asked what could be done about the relocation of the gas line so that it would not have to be moved a second time later. Ms. Ware said the applicant and engineers are addressing and coordinating efforts. Transportation Director Walter Shumac confirmed they are reviewing that information. Council Member Lopez asked if truck travel is being addressed in that area. Mr. Shumac confirmed and advised there are signs there now. Mr. Dye advised police officers also work with the trucking managers and companies to educate them about travel and restrictions in that area. Mayor Pro Tem Clemson noted this area is zoned light industrial and this item met the requirements. Mayor Pro Tem Clemson moved, seconded by Council Member Lopez, to approve this item as presented. The motion carried unanimously.*



**Approved****35**

S201202 - Site Plan - Prairie Modern Apartments (City Council District 1). Site Plan for Prairie Modern Apartments, which includes 272 multi-family units in one building with a five-story parking garage on 5.355 acres. Legally described as Tract 6, Elizabeth Gray Survey, Abstract No. 517, Page 215, City of Grand Prairie, Dallas County, Texas, and zoned PD-388. Generally located east of State Highway 161 and north of Dickey Road and within the SH-161 Corridor Overlay District. (On December 14, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Ms. Ware presented this site plan and discussed variances requested by the applicant, including parking, fencing and dumpster location. The Mayor commented on the great look of the 4 to 5 story buildings. Council Member Humphreys inquired what was previously presented regarding density. Ms. Ware advised density is much higher than other multifamily development. Council Member Wooldridge asked if there was a traffic impact analysis. Ms. Ware advised there was a traffic impact analysis. Mr. Shumac clarified traffic signal timing would be adjusted. Mayor Jensen discussed current Dickey Road traffic flow. Council Member Wooldridge inquired about the internal access drives. Ms. Ware advised the applicant is responsible for them. Council Member Lopez inquired about guest parking. Ms. Ware reviewed parking options. Ms. Clemson asked about rental rates would be. Ms. Ware said she would inquire. Mayor Pro Tem Clemson asked if the developer was provided information about the police officer program. The developer was present and advised they have submitted information regarding the police officer program.*

*Mayor Pro Tem Clemson moved to approve, seconded by Council Member Humphreys, this item with recommendations as presented by staff and as approved by the Planning and Zoning Commission. The motion carried unanimously.*

**Approved****Items for Individual Consideration****36**

Appointment of Deputy Mayor Pro Tem

*Mayor Pro Tem Clemson moved to approve, seconded by Council Member Wooldridge, the appointment. The motion carried unanimously.*

**Approved****37**

Appointment to fill a vacancy on the Sports Corporation

*Mayor Pro Tem Clemson moved to approve, seconded by Council Member Giessner, the appointment. The motion carried unanimously.*

**Approved****Citizen Comments**

*Robert Johnson, 1350 Skyline Road, spoke about a young man who was injured and did not receive proper aid and also spoke about a traffic stop involving a police officer.*

*Carol Harrison Lafayette, 1350 Skyline Road, spoke about her son Clayton Harrison to clarify he was not attempting to commit suicide and advised she called police, city staff and City Council for assistance.*

*Trina Hall, 530 Forest Hill Lane, spoke about Council Member Swafford and also asked for improvement and growth and action.*

*Harold Willis (address noted above) spoke about several people effected by COVID-19.*

## **Adjournment**