



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 04, 2025

4:30 PM

City Hall - Briefing Room

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT

Mayor Ron Jensen

Mayor Pro Tem Jorja Clemson

Deputy Mayor Pro Tem Junior Ezeonu

Council Member District 2 Jacquin Headen

Council Member District 3 Mike Del Bosque

City Council Member District 4 John Lopez

Council Member District 5 Tony Shotwell

Council Member District 6 Kurt Johnson

Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. 2025 Federal Legislative Initiatives (Reviewed by City Council Community Development Committee on 1/21/25, Finance & Government Committee on 2/4/25 and the Public Safety, Health, and Environment Committee on 2/10/25)

City Manager William A. Hills discussed initiatives which were reviewed by all Council committees. Managing Director Lisa Norris provided information regarding the draft infographics prepared for congressional discussions which include information on key projects identified by Council, noting not all are city projects. She advised there would be a report binder provided for to each legislative staffer. Council Member Del Bosque suggested using the one-pager for city projects. There was discussion on only providing a one-pager to each congressman with only pertinent infrastructure information per representative federal congressman, removing other items and providing those other items to state representatives. Discussion on Hensley field contamination. Council Member Adams supports including all of the information. Deputy Mayor Pro Tem Ezeonu supports focusing on infrastructure but having everything in the packet. Council Member Shotwell suggested certain city projects involving mental health and affordable housing are quasi national topics and proposed leaving those on the one-pager. Ms. Norris clarified Council only wanted one-pagers and supporting documents would be prepared for council to take to Washington. Mr. Hills advised Hensley field is important and would be prominent in the packet.

PRESENTED

2. Dino Fest, Dino Dash and Epic Central Spring Break

Library Director Peter Sime discussed spring break in Grand Prairie with Dinofest, noting there will be several dinosaurs and various activities. He reviewed the event site map and operating hours. Mr. Sime confirmed partners include the Parks, Arts and Recreation Department and Epic Central team. The Epic General Manager Chris Ginapp discussed the Dino Dash Relay/Fun Run and 5K to be held on March 22nd; The Epic Fitness Coordinator Nadia Hammond discussed runners wearing an inflatable dinosaur during the official 5K, and participants receiving a medal, t-shirt and swag bag. She advised there are currently 119 participants currently signed up. Mayor Jensen advised last year's Dinofest exceeded his expectations. Epic Central Manager Zane King discussed split spring break dates noting 71% of guests are not from Grand Prairie. He advised bands would perform at 7:30 p.m. nightly, and on Sunday at 6 p.m. Mr. King advised a new Illuvia show would be available and said hotels are over booked at 90% capacity. He also said Bolder Adventure Park and Epic Waters are doing well with sales for Spring Break. Mayor Pro Tem Clemson thanked them for coordinating events around The Big Event date. Deputy Mayor Pro Tem Ezeonu supports coordinating Spring Break events next year for the 5K to be held on a different date than the Big Event. Mr. King noted the Radici Restaurant in Epic Central is set to open in April.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if Council had any questions regarding Consent Agenda items. She advised item eleven will be tabled to the next meeting. Council Member Del Bosque noted the items that were reviewed by the City Council Development Committee. There were no questions.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:04 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:16 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Dennis King of Hope Irving Church.

Pledge of Allegiance to the US Flag and Texas Flag led by Council Member Lopez.

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve items three through ten, table item eleven to the next meeting, and approve items twelve through twenty-nine. The motion carried unanimously.

3. Minutes of the February 11, 2025, Special City Council Meeting and the February 18, 2025, City Council Meeting

Approved on Consent Agenda

4. Boards and Commissions – Appointment to fill a vacancy on Public Health Advisory Committee

Approved on Consent Agenda

5. Westchester PID Contract with Site Landscape Development for Landscape Maintenance Services in the total amount of \$638,537.18, including landscape maintenance \$363,537.18, beautification \$200,000, and irrigation system maintenance services \$75,000, for a one year term (Council Districts 2 and 6)

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

Approved on Consent Agenda

6. Lake Parks PID Contract with Site Landscape Development for landscape maintenance in the total amount of \$244,455.06, including landscape maintenance \$154,455.06, beautification \$60,000, and irrigation system maintenance services \$30,000, for a one-year term (Council Districts 4 and 6)

Approved on Consent Agenda

7. Country Club Park PID contract with Vision Communities Management, Inc. in the total amount of \$56,780.83 for Management Services \$20,700, Decorations \$16,389.85, and Repairs \$19,690.98 for a one year term in Country Club Park PID (Council District 2) Approved by the Country Club Park PID Advisory Board on 1/13/2025 and 7/15/2024

Approved on Consent Agenda

8. Westchester PID Contract with Dragoo Construction, LLC for installation of a retaining wall on Bardin Road from 5720 Palomino Way to 5772 Palomino Way in the amount of \$478,147.02 for a one-year term (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 2/11/2025

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

Approved on Consent Agenda

9. Westchester PID Contract with Site Landscape Development for Tree Pruning in the total amount of \$154,601.57 for a one-year term (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 2/11/2025

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

Approved on Consent Agenda

10. Westchester PID Contract with Future Outdoors, LLC for installation of a 6' tall RhinoRock Precast Concrete Fence on Bardin Road from 5720 Palomino Way to 5772 Palomino Way in the amount of \$158,310 for a one-year term (Council Districts 2 and 6) Approved by the Westchester PID Advisory Board on 2/11/2025

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

Approved on Consent Agenda

11. Amendment of Country Club Park PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement for One Year and Add Cameras at Three Additional Locations in the Total Amount of \$88,400 (Council District 2) Approved by the Country Club Park PID Advisory Board on 8/28/2023

TABLED to March 18, 2025, City Council meeting.

12. Authorize and confirm the purchase of a permanent drainage easement and a temporary construction easement located on a portion of Lot A, Block 1, Lake Park North addition, commonly known address of 2598 Kingswood Boulevard, Tarrant Co., Texas from Lakes Parks North Homeowners Association for a total sum of \$2,500.00, plus anticipated closing costs not to exceed \$1,000.00, for a total cost of \$3,500.00 (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

13. Authorize and confirm the dedication of a permanent drainage easement from Prairie Ridge Capital Corp. to the City on 0.009 acres of property located southwest of the intersection of Lakeview Drive and Highway 287 to allow overflow from the proposed elevated storage tank (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

14. Authorize and confirm the dedication of a permanent water line easement and temporary construction easement from Prairie Ridge Capital Corp. for the Lakeview Elevated Storage Tank project (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

15. Authorize and confirm the purchase of Permanent Water Easement and Temporary Construction Easement located in the a portion J.D. Ellis Survey, Abstract 1274 and the Joseph Stewart Survey, Abstract 961, Ellis County, commonly known address of 5728 Lakeview Drive, Midlothian, Ellis County, Texas, from Toni R. Hendrick for \$12,014.00, the appraised value plus the requested settlement increase of \$4,806.00 for a total purchase price of \$16,820.00, plus anticipated closing costs of up to \$2,500.00 for a total cost of \$19,320.00 (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

16. Reject all Bids from RFB #25008 for Electrical Services for Electrical Maintenance and Repair Services (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

17. Change Order No. 6 to the Contract with Felix Construction Company for the Southwest Sector Pump Station Phase 2 Project in the amount of \$163,932.02 to add construction scope services for said Project, bringing the total contract amount to \$8,198,571.32 (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

18. Agreement with Union Pacific Railroad (UPRR) for reimbursement of UPRR's cost for Third-Party Preliminary Engineering Services related to the widening of West Jefferson Street Capital Improvement Project in an original contract amount not to exceed \$65,000; Authorize contract value increases by an amount not to exceed \$20,000 as a contingency for a total authorized amount not to exceed \$85,000 (Reviewed by the City Council Development Committee on 02/18/2025)

Approved on Consent Agenda

19. Construction Manager at Risk (CMAR) Contract with Fransen-Pittman Construction Co., Inc. for Initial Pre-Construction Services regarding City Hall West Open Space Stage in the amount of \$5,500.00; Approval of a Construction Manager's Fee of 2.9% of the Cost of Work, which will be determined after the Work is competitively bid and prior to construction (Reviewed by the Finance & Government Committee on 03/04/2025)

Approved on Consent Agenda

20. Contract with Sciens LLC for Project Manager Services for the Workday Implementation Project in an amount not to exceed \$327,000. The term of the Contract is 18 months, with the option to renew on a monthly basis until Project completion (Reviewed by the Finance and Government Committee on 03/04/2025)

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

Approved on Consent Agenda

21. Resolution authorizing the City Manager to Enter into an Advance Funding Agreement (AFA) Amendment with the State of Texas through the Texas Department of Transportation (TxDOT) for additional scope of work for the Replacement of the Bridge on Duncan Perry Road over Johnson Creek in the estimated amount of \$1,382,237.00 for a total estimated project cost to the City of \$7,044,744.00 (Reviewed by the City Council Development Committee on 02/18/2025)

ADOPTED

RES 5459-2025

22. Resolution authorizing entering into an Amended and Restated Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to a multifamily apartment facility known as Hill Street Apartments specifically located at 1610 Hill Street, Grand Prairie, Texas 75050

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

ADOPTED

RES 5460-2025

23. Resolution authorizing entering into an Amended and Restated Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to a multifamily apartment facility known as NeuRock of Westchester Apartments specifically located at 605 W. Westchester Parkway, Grand Prairie, Texas 75052

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

ADOPTED

RES 5461-2025

24. Resolution authorizing entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to a multifamily apartment facility known as Derby Park specifically located at 606 Palace Parkway, Grand Prairie, Texas 75050

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

ADOPTED

RES 5462-2025

25. Resolution authorizing entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an initial amount equal to \$3,850.00, increasing by three percent (3%) each year thereafter, to compensate the City for on-going City services provided to a multifamily apartment facility known as Lapiz Flats to be located at 2301 Avenue H East, Grand Prairie, Texas 75050

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

ADOPTED

RES 5463-2025

26. Resolution authorizing entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to a multifamily apartment facility known as Meadow Green specifically located at 3001 E Avenue K, Grand Prairie, Texas 75050

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

ADOPTED

RES 5464-2025

27. Resolution authorizing entering into a Payment Agreement with Grand Prairie Housing Finance Corporation (HFC). HFC will contribute annual payments in an amount equal to thirty-five (35%) of the annual Ground Lease payments to compensate the City for on-going City services provided to a multifamily apartment facility known as The Destino located at 2815 Osler Drive, Grand Prairie, Texas 75051

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

ADOPTED

RES 5465-2025

28. Resolution authorizing the City Manager to enter into an Agreement for the Temporary Closure of State Right of Way with the Texas Department of Transportation (TxDOT) for the temporary closure of a portion of W. Main Street (SH-180) on Saturday April 26, 2025, for the Texas Country Reporter Festival

ADOPTED

RES 5466-2025

29. Resolution declaring support for the preservation of the federal tax exemption of municipal bonds (Reviewed by the Finance & Government Committee on 03/04/2025)

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

ADOPTED

RES 5467-2025

ITEMS FOR INDIVIDUAL CONSIDERATION

30. Public Hearing and Consider Ordinance abandoning a 0.856-acre (37,300 square foot) portion of street right-of-way located adjacent to 10805 Davis Drive and 10815 Davis Drive, and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way to Knox Street Partners No. 30, Ltd. (Reviewed by the City Council Development Committee on 02/18/2025)

Engineering and Utility Services Director Noreen Housewright advised this authorizes the city manager to execute a quit claim deed transferring the right-of-way to Knox Street Partners No. 30, Ltd., and noted all public utilities have agreed to abandonment.

Mayor Jensen called for speakers. There were none. Council Member Shotwell asked to clarify the \$500 fee. Ms. Housewright advised it is the recording fee, and the price for the land is \$0. Council Member Del Bosque moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11671-2025

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

31. STP-24-11-0043 - Site Plan - LivSmart by Hilton (City Council District 1). Site Plan for a five-story extended stay hotel with 112 rooms on 2.18 acres. Lots 1 & 2, Block A, Palace Parkway Hotel Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within the Beltline Corridor Overlay Districts, with approximate addresses of 340 & 360 E Palace Pkwy (On January 13, 2025, the Planning and Zoning Commission recommended approval as presented by a vote of 8-0)

Assistant Director of Planning Savannah Ware presented the site plan for a hotel, noting it is zoned PD-217 and a hotel is allowed by right. She reviewed a few changes the applicant made including a proposed six foot masonry screening wall and adding an outdoor pool. She reviewed project renderings and discussed requested variances.

Amish Patel, 904 Winchester, Southlake was available for questions. Mayor Pro Tem Clemson thanked Mr. Patel for the changes and noted he also owns the nearby La Quinta. She then moved, seconded by Council Member Adams, to approve this item. Deputy Mayor Pro Tem Ezeonu asked why the variance for a 30 foot landscape buffer work. Ms. Ware reviewed the Parkway/ROW providing greenspace which is quite a distance from the curb. The motion carried unanimously.

APPROVED

32. STP-22-08-0040 - Site Plan - MDM Townhomes (City Council District 2). Site Plan for a single-family townhome development with 36 units on 3.145 acres. Saint Louis Townhomes Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-37 district, within the SH-161 Corridor District, and generally located on the east side of SH 360, approximately 120 ft. north of Atrium Dr (On February 10, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 9-0)

Ms. Ware reviewed the proposed site plan for townhome development zoned PD-37 and plan for thirty-six townhome units, an internal private street, guest parking, access from South Highway 360. She advised the homeowners association will maintain it and advised staff evaluated it against current regulations. Ms. Ware reviewed the landscape plan and proposed building elevations. She advised the Planning and Zoning Commission (P&Z) recommended approval with conditions: Prior to the issuance of building permits, the applicant shall replat the property so that lot lines and private streets are consistent with the approved site plan. The replat shall denote that the private street and common areas shall be owned and maintained by the HOA; Screening along SH 360 shall consist of a masonry screening wall or wrought iron fence with masonry columns and a wrought iron gate. An updated screening plan shall be provided prior to the issuance of building permits; The applicant shall create a HOA that will maintain the common areas and fence along SH 360; A total of 30 gallons of shrubs shall be

provided on each townhome lot. The revised landscaping plan shall be included in the submittal for building permits.

Mayor Jensen called for speakers, and there were none. Council Member Adams asked to review the lot size. Council Member Shotwell asked to clarify the staff report from 2003, and Ms. Ware noted site plans expire after five years if no progress has been made towards construction. Mayor Jensen questioned why there should be any deviation. Council Member Headen advised if approved, she would want to approve them on DRC conditions. Mayor Jensen suggested tabling the item for further review. Council Member Headen moved, seconded by Council Member Lopez, to table this item to next council meeting. The motion carried unanimously.

TABLED to March 18, 2025, City Council Meeting

PUBLIC HEARING ZONING APPLICATIONS

33. CPA-25-01-0002 – Comprehensive Plan Amendment – South Grand Prairie Thoroughfare Plan and Map. Ordinance Amending the 2018 Comprehensive Plan by Updating the Master Thoroughfare Plan and Map Specific to the Area located Southwest of US 287 and North of US 67. City of Grand Prairie and City of Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Johnson County, Texas (On February 24, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0) (Reviewed by the City Council Development Committee on 02/18/2025)

Transportation Planner Brett Huntsman reviewed the proposed amendments, location map and background information. Amendments requested are intended to review travel demand, identifies required layout and capacities of roadways, anticipate roadway capacity needs over a long-term span. He discussed results and proposed amendments to the existing throughfare plan and map for the area. Mr. Huntsman said the model does not include the South Highway 360 and US 287 frontage roads and FM 157 widening. He reviewed maps of current thoroughfare plans and proposed thoroughfare, and he discussed roadway alignment changes. Mr. Huntsman advised P&Z, Development Review Committee (DRC) and Cit Council Development Committee (CCDC) recommend approval.

Harold Willis, 538 Lindly, asked to clarify why highways are not included in this report and the population. Mr. Huntsman confirmed reviewed what is being handled by Texas Department of Transportation (TxDOT) and discussed various housing and mixed uses in the area. Mayor Jensen called for additional speakers, and there were none. Council Member Del Bosque advised this was reviewed at the CCDC meeting on February 18th and also discussed with the city's state representative. He then moved, seconded by Council Member Johnson, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11672-2025

34. SUP-24-10-0045 - Specific Use Permit - Flex-N-Gate Private Fuel Station (City Council District 4). Specific Use Permit for a Private Fuel Station at an existing industrial development. Lot 1R, Block D, Bardin Road Addition, City of Grand Prairie, Dallas and Tarrant Counties,

Texas, zoned PD-372, within the IH-20 Corridor Overlay District, and located at 2150 W Bardin Rd (On December 9, 2024, the Planning and Zoning Commission recommended approval by a vote of 8-1)

Ms. Ware presented reviewed the Specific Use Permit (SUP) to install a private fuel station south of the main building, immediately east of the existing guard house. The fuel station will be screened from the adjacent roadways by the guard house and a proposed 10 ft. screening wall on the south and east sides of the fuel station. She advised P&Z and DRC recommend approval.

Cecil Doyle, 16312 CR 1590, Ada, OK, spoke in support. He advised they moved their facility from Arlington to Grand Prairie, are a major supplier to General Motors (GM) and Tesla, have 1400 employees over 300 which are residents of Grand Prairie. He noted the average wage \$18.75, and they have a healthcare package for employees and adult education for literacy. Mr. Doyle said they support various charities in the area. He then reviewed the site location, planned site view, elevation with masonry screen and fuel tank details. Mr. Doyle noted a major benefit of this to community is that they currently have twenty-two fuel runs per day on Bardin Road which would end. Deputy Mayor Pro Tem Ezeonu asked staff where the company is on their outdoor storage issues. Police Department Assistant Director Ryan Simpson advised in October 2024 they were allowed six months to comply, and Code Compliance is working with them. Mayor Jense asked why truck fuel trips are just to go get fuel instead of doing so while on their runs. Mr. Doyle advised it occurs on their way to Oklahoma and noted they do a drop and hook. Mayor Jensen said he is concerned about traffic. Council Member Del Bosque noted two hundred sixty-four trips will go away and asked if this indicates that traffic issue will be eliminated. Mr. Doyle confirmed. Council Member Adams asked what the potential hazard is for having fueling station by residential. Ms. Ware said they must meet TCEQ requirements.

Those recording their support but who did not wish to speak: Smigielski Smite, 6708 Charlotte, Arlington; Sergio Redis, 601 SW 5th St; Marcell Smith, 2864 Granview Dr.; Jorje Nakao, 1225 Academy Court, Arlington; Matthew Workman, 2803 Riverside Pkwy

Debbie Johnston, 1651 Ernie Lane, spoke in opposition and advised the problem started when the warehouse turned into light industrial. She said Flex-n-Gate is a nuisance to the neighborhood, forklifts run twenty-four hours, seven days a week except Sunday evening. Ms. Johnston discussed the issue with outdoor storage and asked council to deny the request until they come into compliance with storage. Mayor Jensen supports reducing trips but the need for the company to come into compliance, and he requested tabling the item indefinitely until they come into compliance. Planning Director Rashad Jackson said they have a plan and are working on the design. Deputy Mayor Pro Tem Ezeonu asked what would happen if they are not in compliance after six months. Mr. Simpson advised the goal is always compliance and they will work with them to get them there and would want to see progress. Mayor Jensen advised at some point there will be fines issued. Deputy Mayor Pro Tem Ezeonu asked where they are in coming to compliance. Mr. Doyle noted they are working on compliance, and added they had a model change at the GM Arlington and ended up with obsolete material which they

want to send back to Oklahoma. Mayor Jensen said he needs to this in compliance. Council Member Shotwell supports tabling and does not want it to be misconstrued that it will be approved. Council Member Headen asked how much time is left for them to come into compliance. Mr. Simpson advised one month, in April. Council Member Lopez moved, seconded by Council Member Del Bosque, to table for further review. The motion carried unanimously. Mayor Jensen asked if they have other fuel stations and Mr. Doyle confirmed they have onsite fuel stations in Illinois and Michigan.

TABLED

CITIZEN COMMENTS

Harold Willis, 538 Lindly, discussed health hazard due to large number of grackle birds at shopping center at Interstate 20 and Great Southwest Parkway.

Deloris Phillips, P.O. Box 530236, Grand Prairie, discussed good treatment of her father at Baylor Hospital, her stolen iPhone and USB drive, and experience with Habitat.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:45 p.m.

The foregoing minutes were approved at the March 18, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary