



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Action Minutes City Council Meeting

Tuesday, August 20, 2024

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. Main Street Fest 2025 Update

Parks Administration and Community Engagement Manager Kelly Eddlemon discussed the Texas Country Reporter Festival to be held in April 2025 in downtown Grand Prairie which conflicts with the normal time for Main Street Fest. He said the proposed fall dates for Main Street Fest are October 24 through 26 which will be after the State Fair dates. He noted they considered April historical weather concerns, the potential conflict with the Texas County Reporter event, and increased logistical demands around City Hall during April. Mayor Jensen asked what the suggestion is for the Dia De Los Muertos (DDLMM) event. Parks Special Events Manager Emily Linares advised next year's DDLMM event falls on November 1. Council Member Lopez confirmed this was discussed with that committee earlier in the day. There was discussion regarding concerns holding the event in May and whether or not there would be conflicts with college football games in October, and the Grand Prairie High and South Grand Prairie High football games. Deputy Mayor Pro Tem Ezeonu asked to clarify how long the contract is with the Texas Country Reporter. Mayor Jensen confirmed three years and noted he likes having the event in April but understands and remembers having to ask people to leave due to inclement weather in April. There was discussion on Main Street Fest being a long standing event and on considering spring break time in March. Ms. Linares advised March is okay but there may be issues with long standing contractors but also said they are not opposed to finding new contractors. Mr. Eddlemon said March is also sometimes a little colder. Mayor Pro Tem Clemson said though she enjoys Main Street Fest's continuity, she likes having two great events within about six months of each other. Council Member Shotwell supports moving

the event to October noting people will come to it no matter when it is because of what it is. Council confirmed their support to move Main Street Fest to October.

PRESENTED

2. Presentation by Lone Star Consulting, LLC regarding the 6-month update of grant and legislative activities on behalf of the City of Grand Prairie

Managing Director Lisa Norris introduced Steve Hoffman with Lone Star Consulting who works with federal advocacy in Washington, DC and discussed his roles and responsibilities which include helping with grants, connecting with federal/state resources, general lobbying, overall governmental assistance, building lobbying relationships for those grants applied and monitoring community projects (earmarks). Mr. Hoffman finds grants, drafts grants to make city's requests stand out and submits for grants. He connects with federal/state resources and provides monthly reports. Mr. Hoffman discussed current grants applied for including the DOT RAISE grant, DOT Bridge Grant, DOT Rural Grant, and EPA Technical Assistance Grant. He reviewed upcoming grants – Reconnecting Communities, EDA Public Works, EDA Disaster Preparedness, EPA Large Community Projects, FEMA Hazard Mitigation and EV Infrastructure. Mr. Hoffman discussed Community Project Funding (earmarks) and reviewed eight requests the city put forward. Council Member Adams asked who vets the wish list for the city. Deputy City Manager Megan Mahan explained it is a collaborative effort – the city shared what projects we already had, and Mr. Hoffman reviewed. Mayor Jensen added, those on the CIP list. Council Member Ezeonu asked about and there was discussion on the status of the Farm Bill. Mr. Hoffman confirmed the funds left Washington, DC, and went to states where it is being held. He noted they will likely let some go before the November elections as they are sitting on billions. Council Member Lopez recommended sharing what he is working on so council can collaborate since council member often communicate with congressional officials. He added that he currently sits on National League of Cities (NLC) Transportation Board, and they are working to rewrite the infrastructure bill so he would like to communicate the city's wish list. Council Member Del Bosque said affordable housing and fiber optics was discussed earlier with Mr. Hoffman at the City Council Development Committee. Council Member Headen asked Mr. Hoffman to follow up with CCDC regarding various topics that may be reviewed by council district. City Manager Hills asked Council to channel their requests through Ms. Norris who would communicate with Mr. Hoffman. Mayor Jensen noted he is pleased the city has someone in Washington, DC.

PRESENTED

3. Southern Sector Multi-Use Facility Survey Results

Ms. Mahan introduced Mr. Bryan and Mr. Derwin with KAI who reviewed the Community Outreach Survey Results. Questions for two locations were considered: NW corner England Pkwy and Lakeridge Pkwy, and 5523 & 5531 Lake Ridge. Bryan noted the survey was open for one month in July – 19,959 surveys mailed and there were 2314 survey responses, an 11.6% response rate. He said 66% yes to a facility and 34% of respondents said no. He reviewed the twelve zip codes involved and the raw data, noting five hundred ninety six of the yes responses were for the NW corner England and Lake ridge, and seven hundred sixty-eight yes responses were for the other location. He noted a majority of responses came from zip codes 75052 & 75054. He discussed how many wanted one or the other site and some who wanted both sites. He noted 61% of those who selected yes were in zip code 75054 and 85% of responses were in

other zip codes. Council Member Johnson asked for summary of what the survey says. Mr. Bryan said generally it is a yes. Mayor Jensen noted they want it at the northern site generally and said the city does not have a funding source for it yet and so nothing needs to be done with land yet as the city already own the property. There was discussion on possible funding from the Parks plan or maybe a bond in 2028. Mayor Jensen said Council may need to decide soon on which one to keep and to change zoning on both. Council Member Johnson said concerns are that there is not enough information to decide, and he suggested discussing it at some of the upcoming town hall meetings and PID board meetings for feedback. Deputy mayor Pro Tem Ezeonu supports discussing it at his town hall meeting on September 4th and said residents want a facility but do not want it in their 75054 community. Council Member Adams confirmed 66% yes regardless of the zip code or location. Mayor Jensen confirmed the data indicates they do not want it at England Parkway. There was discussion on cost and affordability, applying for federal funding for a cultural center, and money needed to staff it. Mayor Jensen said there will need to be a decision on what they want to build and when. Design and Construction Manager Andy Henning said the proposed cost was at \$21-22 million. Council Member Adams said they do not want a recreation center down south and asked if the discussion will continue to have something down south. Council Member Johnson said he feels comfortable with this survey and will go wherever the data shows. Mayor Jensen said there are decisions to be made for that site. Mayor Jensen noted some citizens would like the land to remain vacant. Deputy Mayor Pro Tem Ezeonu said single family would make the most sense.

PRESENTED

4. Community Engagement Committee Recommendations

Council Member Lopez said the committee, which included Mayor Pro Tem Clemson, Council Member Headen, Debbie Johnston, Marcela Perez and himself, met earlier this year. Ms. Norris discussed the committee's objective and charge. She discussed recommendations on event naming, noting it should not have a council member's name in the title but should have "hosted by council-members-name." She said event hosing event would need to be an original concept and the council member would need to be present at the event and actively involved in bringing the event to fruition. Ms. Norris noted the 3P checklist – the event should serve a public interest, cannot be political and can be a partnership. She added the maximum is two events per council member per year, not including town halls and the budget would be \$10,000 total per council member per year pending annual budget approval. Ms. Norris said the committee recommended investing in a less expensive virtual access option for townhall meetings. She said if political events are personally sponsored by a council member and the event has political backing, the city should not be mentioned as a sponsor of that event. There was discussion on past events held when the city sponsored as well as events when they were not involved. Council Member Lopez advised it can be a back to school event, a health fair, a music event such as the Tejano night event held at The Summit. There was discussion on the planned budget amount of \$10,000 and Ms. Norris said it is not currently in the budget. Council Member Shotwell asked if there are any such events currently planned. Mayor Jensen said no and suggested putting this item on the agenda for the September 17th meeting. Mayor Pro Tem Clemson asked if townhalls are currently budgeted and Mr. Hills confirmed. There was discussion on the cost for various needs and rentals for an event. Mayor Jensen advised staff time will not be charged. Mayor Jensen said there is no limit for community engagement. Deputy Mayor Pro Tem Ezeonu asked what the decision is for advertising. There was discussion on allowing costs to count toward the \$10,000 per council member per year budget

and for city staff to assist with advertising as a city event, on adding a proposed disclaimer noting when an event is not sponsored by the City of Grand Prairie, on tv shows counting as one of these events and how payment would be processed/ reimbursed.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Clemson asked if anyone had questions regarding Consent Agenda items five through sixteen. Council Member Shotwell asked to clarify the rejection agenda item number ten. Parks, Arts and Recreation Director Ray Cerda provided information regarding the bid process. Mr. Cerda also said for item nine, his staff reached out to the vendor's contractor manager who confirmed Grand Prairie residents who live in Tarrant County are included in the free meal program as long as they are sixty years old or older and are Grand Prairie residents. Council supported this.

EXECUTIVE SESSION

There was no closed session.

RECESS MEETING

Mayor Jensen called a recess at 5:50 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 Heath Hogue of Open Door Baptist Church.

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

CONSENT AGENDA

Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve consent agenda items five through fourteen. Motion carried unanimously.

5. Minutes of the August 6, 2024, City Council Meeting

APPROVED ON CONSENT AGENDA

6. Nomination of Juan Martinez to the Building Advisory and Appeals Board and Valerie Hernandez to the Housing and Community Improvement Commission for terms expiring July 31, 2027

APPROVED ON CONSENT AGENDA

7. Peninsula PID Contract with Premier Oaks Lighting for holiday decorations in the amount of \$88,798.25 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 7/24/2024

APPROVED ON CONSENT AGENDA

8. Annual contract with Simacor for Support and Maintenance of the Infor Lawson Software in the estimated amount up to \$80,200.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$401,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 08/06/2024)

APPROVED ON CONSENT AGENDA

9. Request to enter into an agreement with Dallas Area Agency on Aging (DAAA) for a total budget of \$207,957 (Less program reimbursements of \$176,141) for Congregate Meals and Transportation program located at the Summit (Reviewed by the Finance and Government Committee on 08/06/2024)

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

APPROVED ON CONSENT AGENDA

10. Reject all bids for propane gas at Prairie Lakes Golf Course for RFP # 23084; Price Agreement with Ferrell Gas for propane gas to be utilized at Prairie Lakes Golf through a national cooperative agreement with Allied States Cooperative at an estimated annual amount of \$35,000. This agreement will be for one year with the option to renew for four (4) additional one-year periods totaling \$175,000 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 08/06/2024)

APPROVED ON CONSENT AGENDA

11. Tarrant County 9-1-1 District FY 2025 Budget (Reviewed by the Public Safety, Health and Environment Committee on 08/12/2024)

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

APPROVED ON CONSENT AGENDA

12. Ordinance amending the FY 2023/2024 budget for Capital Lending Fund for Event Trust Fund and Major Events Reimbursement Program Share Local funding to the State for \$224,103.18

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

ADOPTED

ORD 11579-2024

13. Ordinance amending the FY2023/2024 Capital Improvement Projects Budget; Professional Master Planning Service contract with Halff Associates, Inc. for an update to the Parks, Recreation and Open Space Master Plan in the amount of \$439,177 plus a 4.7% contingency in the amount of \$20,823 for a total project cost of \$460,000 (Reviewed by the Finance and Government Committee on 08/06/2024)

Harold Willis, 538 Lindly, recorded his support of this item.

Patsy Ray, 2217 El Paso St, spoke in support of this item.

ADOPTED

ORD 11580-2024

14. Resolution Removing and Appointing Grand Prairie Crime Control and Prevention District Board of Directors

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

ADOPTED

RES 5425-2024

ITEMS FOR INDIVIDUAL CONSIDERATION

15. Consider setting a proposed property tax rate of \$0.660000/\$100 valuation supporting the FY2024-2025 Budget, and set September 17, 2024, as the public hearing date and adoption date of the 2024 proposed tax rate via a record vote

Management Services / Budget Director Thao Vo recommended setting the proposed tax rate at \$0.660000/\$100 which is above the no new revenue rate but below voter approval rate and is the same rate as last year. He said the final tax rate will be considered at the September 17th City Council meeting.

Motion to approve as presented made by Mayor Pro Tem Clemson, Seconded by Deputy Mayor Pro Tem Ezeonu. Mayor Jensen took a roll call vote. Voting Yea: Mayor Jensen, Mayor Pro Tem Clemson, Deputy Mayor Pro Tem Ezeonu, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member District 6 Johnson, Council Member At Large Place 7 Adams. Motion carried, 9-0.

APPROVED

16. Request the City Council to set a public hearing date of September 17, 2024, in which the City Council will meet to discuss and adopt the FY2024-2025 Operating Budget and Capital Improvement Plan

Mr. Vo presented this item to set a date for a public hearing.

Patsy Ray, 2217 El Paso Street, recorded her support and asked council to consider the homeless people in city and recommended using the store front for homeless assistance. Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Ezeonu, to approve this item as presented. The motion carried unanimously.

APPROVED

PUBLIC HEARING ZONING APPLICATIONS

17. ZON-24-06-0017 - Zoning Change – 1423 E Marshall (City Council District 3). Zoning Change from Commercial (C) to Single Family-Five (SF-5) on 0.15 acres. Lot 2, Block C, Carbaugh Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 1423 E Marshall Dr (On July 22, 2024, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Chief City Planner Savannah Ware advised the purpose of the request is to rezone the property to allow the construction of a single-family residence, noting the property is currently zoned Commercial, which does not allow single-family residential. She reviewed the site plan and advised the Planning and Zoning Commission and Development Review Committee recommended approval.

Patsy Ray, 2217 El Paso St, recorded her support of this item and asked if this would be low income housing. Mayor Jensen said there is no information yet, this would just change the zoning if approved.

Council Member Del Bosque moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11581-2024

CITIZEN COMMENTS

Harold Willis, 538 Lindly, thanked staff for the sewage leak failure response at Joe Pool Lake, then discussed fires in Kingston and Fort Worth, toll roads and holding people accountable for various auto accidents.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 6:50 p.m.

The foregoing minutes were approved at the September 3, 2024, City Council meeting.

Mona Lisa Galicia