



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, March 21, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Pro Tem Clemson called the meeting to order at 4:30 p.m.

NOTE: Mayor Jensen arrived late on a return from testifying in Austin.

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Jorja Clemson
Deputy Mayor Pro Tem Jeff Wooldridge
Council Member Jeff Copeland
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Jim Swafford
Council Member Lila Thorn

Staff Presentations

- 1** 1/4 Cent Street Sales Tax Education Program - Presented by Amy Sprinkles, Marketing, Communications and Library Director

Amy Sprinkles, Director of Communications and Marketing, presented the informational brochure on the 1/4 cent street sales tax election. She explained that a survey would not be done for this election since the proposition has historically passed by 70% or more. Ms. Sprinkles added that Tarrant County Elections now requires the brochure to be translated into Vietnamese in addition to Spanish.

Presented
- 2** Prairie Lights Update - Presented by Mae Smith, Duane Strawn and Chief Dye

This presentation was postponed to the April 4, 2017 meeting.

Postpone
- 3** Comprehensive Annual Financial Report - Presented by Diana Ortiz, Chief Financial Officer, and Jerry Gaither, Weaver, LLP

Mr. Gaither, stated there were no significant changes from the draft that was presented earlier. He said the only changes were in the pension plan. Mr. Gaither said the CAFR contained a report on internal control and found no significant issues or weaknesses. The federal financial assistance programs audit was an unmodified report.

Diana Ortiz, Chief Financial Officer, thanked the Finance and Government Committee members for their support.

Presented**Agenda Review**

Deputy Pro Tem Wooldridge asked if Council had any questions on Consent Agenda Items 4 through 15. Council Member Giessner referred to Consent Agenda Item 14 (380 Incentive Agreement with Cardinal Health) and asked if the rebate was only for online sales tax. City Manager Tom Hart replied this would be discussed in executive session.

Council Member Swafford referred to Consent Agenda Item 13 (contract for safety netting and padding replacement for Airhog Stadium). Mr. Swafford expressed concerns about the reliability of the winning bid (\$77,935) since the other bids were \$50,000 to \$100,000 more than that bid. Robert Myers, Purchasing Manager, said the winning vendor met specifications and staff walked through specifics with the vendor and also checked his references. He said he felt the winning vendor, Collins Company, submitted a good bid.

Mayor Pro Tem Clemson made a correction to the Minutes to change "Gophers" to "realtors" in the staff presentation on volunteers.

Deputy Mayor Pro Tem Wooldridge asked Mr. Crolley if there were any changes to Item 18 (Zoning Case S170302). Mr. Crolley stated he had added the correct staff report. Mr. Crolley asked to table Item 16 (Case TA170101) and Item 23 (six month moratorium on permits for schools) to the April 18 meeting. He stated that staff had received a letter of opposition regarding Zoning Case Z70101/CP170101 (Agenda Item 19).

Ron McCuller, Public Works Director, stated that Item 24 was for a public hearing on water and wastewater impact fees that will be increasing for the north and south sectors.

Executive Session

Mayor Pro Tem Clemson convened a closed session at 4:47 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.087 "Deliberations Regarding Economic Development Negotiations." The closed session was recessed at 5:55 p.m. and reconvened at 8:08 p.m. and was adjourned at 8:30 p.m.

Recess Meeting

Mayor Pro Tem Clemson recessed the meeting at 5:56 p.m.

6:30 PM Council Chambers

The Invocation was given by Ray Bush, Chaplain, Grand Prairie Crisis Response Ministry. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Shotwell.

Consent Agenda

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Thorn, to approve Items 4 through 13, remove Item 14 for individual consideration, and approve Item 15 on the Consent Agenda. The motion carried unanimously.

- 4** Minutes of the March 7, 2017 Meeting

Approved on the Consent Agenda

- 5** Accept the City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2016

Approved on the Consent Agenda

- 6** Price agreement for Safariland ballistic vests from GT Distributors, Inc., in the annual estimated amount of \$85,000 for one year with the option to renew for four additional one-year periods 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

- 7** Price agreement for plumbing services from The Brandt Companies through a national inter-local agreement with Buyboard at an estimated annual cost of \$100,000 for one year; 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

- 8** Professional Services Contract with Freese and Nichols to Update Grand Prairie Master Transportation Plan and Comprehensive Plan in the amount of \$375,053

Approved on the Consent Agenda

- 9** Two year renewal with OverDrive, Inc. for e-books through the OverDrive platform in an amount up to \$130,000 for the two year period (\$65,000 annually); authorize the City Manager to execute future renewals so long as each renewal does not exceed \$130,000 and 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

- 10** Contract with BrightView Landscapes, LLC for landscape maintenance (\$749,581) in Peninsula PID (Council Districts 4 and 6)
Approved on the Consent Agenda
- 11** Contract with High Sierra Electronics, Inc. for the purchase and installation of four (4) Automated Low Water Crossing Gates in the amount of \$160,118
Approved on the Consent Agenda
- 12** Engineering and Surveying Services contract with RLG Consulting Engineers for FY17 Neighborhood Drainage Improvements in the amount of \$84,261, plus a 5% contingency of \$4,213 for a total project request of \$88,474
Approved on the Consent Agenda
- 13** Award a contract to the recommended low bidder, Collins Company, for safety netting and safety padding replacement for the Airhog Baseball Stadium in the amount of \$77,935
Approved on the Consent Agenda
- 14** Resolution granting 380 Incentive Agreement with CardinalHealth; granting a five-year 50% rebate on sales tax revenues
Council Member Shotwell stated that because of a Senate Bill being considered to cap ad valorem taxes, he could not support this incentive agreement.
Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Copeland, to approve Item 14 with the following amendment: authorize the City Manager to negotiate and execute an alternate agreement with a combination of rebates of sales tax and ad valorem taxes in an equivalent amount of the current proposed 380 Tax Incentive Agreement. The motion carried.
Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Jim Swafford and Council Member Lila Thorn
Nayes: 1 - Council Member Tony Shotwell
Enactment No: RES 4878-2017
- 15** Ordinance authorizing the abandonment of utility easements at 218 East Main contingent upon building expansion plans
Adopted
Enactment No: ORD 10242-2017

Public Hearing Consent Agenda

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Thorn, to close the public hearing and table Item 16 and approve Items 17 and 18 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 16** TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0; tabled at the January 24, 2017 Council meeting)

Tabled

- 17** S170301 - Site Plan - Arise and Build Christian Church (City Council District 5). Approve a site plan for a new 3,250 sf sanctuary building addition to an existing church campus on one lot on 1.19 acres. The 1.19 acre property is generally located at the southeast corner of N.W. 17th Street and Cain Lane (518 N.W. 17th Street). The property is zoned Single Family 4 (SF-4) District and is within the State Highway 161 Overlay Corridor District (SH-161). The applicant is James Buford, Arise and Build Church. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Gary Ethridge, 502 NW 16th Street, submitted a speaker card in support of this item.

Approved

- 18** S170302 - Site Plan - Murco Warehouse Facility (City Council District 5). Approve a site plan for a new single story, 7,800 sf office/showroom-warehouse facility on one lot on 0.51 acres. The 0.51 acre property is generally located at the southwest corner of East Main Street and S.E. 19th Street (1825 E. Main Street). The property is zoned Light Industrial (LI) District and is within the Central Business District Overlay Corridor District, Section 3 (CDB-3). The agent is Jim Snyder, Bennett Building System and the owner is Juan Benton, FJM Legacy Property Mgmt. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Approved

Public Hearing on Zoning Applications

- 19** Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to rezone 19.94 acres from Planned Development-77 (P-77) District to a Planned Development for single family detached uses. The subject property is addressed as 3600 S. Great Southwest Parkway, located on the southwest corner of S. Great Southwest Parkway and S. Forum Drive, and zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On March 6,

2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case Z170101/CP170101. He showed adjacent land uses and stated the minimum lot size would be 5,000 sq. ft. Mr. Crolley went through the list of proposed standards. Mr. Crolley said the Open Space Plan took into account the adjacent property owners. There will be a landscape buffer between this development and existing homes. There will be a detention pond to the south and subdivision screening will match Forum PID walls. There will be a mandatory homeowners association and it is within PID 5. There will also be a centralized mail delivery kiosk. Mr. Crolley said the Planning and Zoning Commission and the DRC recommended approval.

Council Member Copeland asked about the masonry PID wall. Mr. Crolley said there would be a masonry wall along Great Southwest Parkway and Forum Drive. Mr. Copeland stated that residents could not go out the north entrance and turn left and there is no light at Great Southwest Parkway to get into the neighborhood. Going northbound to make a left turn into the development with no light would be almost impossible. He said this is a concern because you would have to go to Forum and make a U-turn and come back to the development. He asked about the possibility of making a cut through on Forum Drive. Mr. Crolley said staff would have to see if there is sufficient room to put in a turn lane and this could be reviewed with the platting process. Council Member Copeland said drivers would not be able to make a left off of Great Southwest Parkway. Mr. Crolley said there will be a left turn lane off Great Southwest Parkway into the development. Council Member Copeland said if he approved this plan, he would need assurance this is not written in stone because he could not support it as it is drawn. Mr. Crolley said one of the conditions could be to look at ingress and egress off of Forum.

Council Member Fregoe said he had similar concerns as Council Member Copeland's. Mr. Fregoe asked if the tree line that goes across the west side in back would be retained. Mr. Crolley said the applicant is proposing a landscaped area and a berm. He said there may be some thinning out of scrub brush but it is not their intent to remove trees. Mr. Fregoe if there would be sidewalks. Mr. Crolley said there will be sidewalks on Great Southwest Parkway. Council Member Fregoe asked if the current plan shows a left turn lane going north on Great Southwest Parkway. Mr. Crolley replied that it does. Council Member Fregoe asked if there would be an entry lane going south in the proposed plans for widening of Great Southwest Parkway. Mr. Crolley said initially staff did not think there would be enough traffic to justify a right turn lane off Great Southwest Parkway but this can be considered with the widening project.

Council Member Shotwell asked if there would be a left turn lane added at Great Southwest Parkway into the drive to this development. Mr. Crolley said the turn lane would be added during the widening of Great Southwest Parkway or when this project starts, depending on the timing of both projects. Council Member Shotwell asked if that would meet warrants for a red light. Walter Shumac, Transportation Director, stated it would not. Council Member Shotwell asked to make the left turn lane as long as possible to stack as many cars as possible.

Council Member Copeland said he felt a left turn lane off Great Southwest Parkway is a waste because people will not be able to make a left turn there. He asked if the wall on the west side is a PID wall. Mr. Crolley replied it was not. Council Member Copeland asked if the homes that do not have fence would be required to put them up. Mr. Crolley said they would not be required to put up a fence but there will be a landscape buffer along that area.

Council Member Swafford said these were all good points about ingress and egress. He pointed out there are two lots on the north and asked if the road could be moved. Mr. Crolley said staff can look at that during platting. Mr. Swafford asked if there were 50' lots in this area. Mr. Crolley replied that everything existing is on a 60' lot. He explained that this is a small tract of land and the density did not work for an infill development for 60' lots. Mr. Crolley said the left turn lane on Great Southwest Parkway during heavy Traders Village days would definitely be a problem, but most other times that access point will be needed. Council Member Copeland said it would be a problem even on non-Traders Village days.

Council Member Giessner asked if it would help to move the road a little to the north. Council Member Copeland said he would hate to lose one of the new six lanes to a left turn lane if they cannot make a left turn anyway. Mr. Crolley suggested that Council put considerations in the motion to look at during platting.

Council Member Fregoe moved, seconded by Council Member Thorn, to close the public hearing and approve Case Z170101/CP170101. Council Member Swafford asked for an amendment to have staff look into the possibility of moving the street on the north approximately 100 ft. at the final platting. The amendment was accepted. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

Excused: 1 - Mayor Ron Jensen

Enactment No: ORD 10243-2017

20

CP170301 - Concept Plan - SEC of Hwy 161 and Arkansas Ln (City Council District 2). Approval of a Concept Plan for three retail/restaurant buildings, two restaurants, and one hotel on 10 acres. The subject property, addressed as 951 and 1001 Arkansas Lane, is located on the southeast corner of S. Highway 161 and Arkansas Lane, zoned Planned Development 273-A (PD-273A) District, and within the SH 161 Corridor Overlay District. The agent is Byron Waddey, Vasquex Engineering, LLC and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case CP170301. He said staff wanted to make sure there is good traffic circulation between lots and that is the reason for concept plans. Mr. Crolley went over the site layout which includes six lots which will be accessible by SH161 and Arkansas Lane. He said there will be three restaurant/retail buildings with a total of 21,600 sq. ft. The site plan will come before Council and if the plan includes drive-thrus in restaurants, it will require an SUP. There will be two quick service restaurants and a four-story hotel with 120 rooms which will require an SUP and site plan. Mr. Crolley said staff had met with the Brookfield North HOA and discussed the development. The walking trail to Arkansas will connect to the trail at Dubiski High School. Mr. Crolley said the Planning and Zoning Commission and the DRC recommended approval.

Byron Waddey, 1919 S. Shiloh Road, #446, Garland, TX, was present to answer questions.

Don Sopranzi, 10260 N. Central Expressway, Suite 159, Dallas, TX, was present to

answer questions.

Council Member Copeland referred to the timing of lights on north and southbound lanes on SH161 and said they run for a minute and twenty seconds while the lights on the east and westbound lanes run for 20 seconds. Mr. Shumac said the city controls those lights and they could be modified.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case CP170301. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

21

Z170202/CP170201 - Zoning Change/Concept Plan - General Retail and add approximately 19 acres of Urban Residential and Multi Family (City Council District 2). A request for approval of a Concept Plan to establish access and circulation for general retail and multi-family residential uses on 39.22 acres. The subject property is addressed as 3600 Robinson Road, generally located at the northeast corner of S. Highway 161 and S. Forum Drive, zoned Planned Development 294 (PD-294) District, and within the SH 161 Corridor Overlay District. The agent is Rob Parsons, Gateway Planning, the applicant is Charlie Anderson, TA Land Fund LP, and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case Z170202/CP170201. He said the proposed zoning allows for mixed use: office/retail and transitional retail district to add an urban multi-family district of about 15 acres. Mr. Crolley said this will be a horizontally mixed-use development with walkable retail and residential. The plan also contains a hotel and restaurant pads. Proposed elements include mandatory circulation; amendments to the General Retail Standards; addition of multi-family use and amendments to design standards. He said apartments would be closer to the street.

Mr. Crolley stated maximum height is 50' but it is 65' for hotel uses. If the hotel is within 300' of single family it would require an SUP. If the hotel is placed as proposed in this concept plan, no SUP would be required, and the same for SUP for restaurants. Mr. Crolley went over the Multi-Family Use with Amendments with regard to density; height; front and rear setbacks; side interior setback; minimum side street setback; building materials; attached parking garage; and attached garage variances not included in the Planning and Zoning recommendation to approve.

Mr. Crolley said the following items would be reviewed with the Site Plan: Crime Prevention through Environmental Design; Crime Free Multi-Housing Program; gates; emergency auxiliary gate for first responders; opticom devices; and surveillance video at entrances.

Council Member Shotwell asked if adjacent property owners were notified of this case. Mr. Crolley replied that they were. Council Member Shotwell noted the requirement for hotels further than 300' would not require an SUP. He asked if the notification said there would be a hotel in this development. Mr. Crolley said he did not believe that hotels were listed as part of the notice. Council Member Shotwell said he liked the idea of getting things closer to the street and asked what is meant

by walkup. Mr. Crolley replied there was no parking on Robinson.

Mayor Pro Tem Clemson asked if restaurants would need an SUP for a drive-thru. Mr. Crolley replied that an SUP would be required for a drive-thru.

Charlie Anderson, 4801 W. Lovers Lane, Dallas, said he was looking at this retail transition area and the most logical is a multi-family transition. He said on the corner there is an area out of 15 acres that will be a detention area. He said this development is basically what was approved at Ragland and SH360.

Mayor Jensen noted that this would be the first development of this style in Grand Prairie.

Scott Polikov, 3100 McKinnon, Dallas,, said he wanted to bring a walkable environment to this area. He said this will be a high-quality multi-family development which is walkable to the hotel and retail. Mr. Polikov said going down to 15% covered parking is a better thing because it is an urban multi-family concept and there will not be a lot of parking surrounding the buildings and if 30% is required, there would be less multi-family. If 30% is required, they would only be able to do garden-style multi-family. In terms of masonry, he said they want 80% rather than 90% to give designers some flexibility. The hotel is outside of 300'. Homes on Robinson face to the side and buildings are limited to three stories with landscaping.

Council Member Swafford asked if building height will be 3-story. Mr. Polikov replied the three-story limit is only on Robinson. Council Member Shotwell asked what other building materials would be used. Mr. Polikov said there would be all kinds of architectural elements, such as glass and certain types of metals, and other interesting masonry products. He said the Planning and Zoning Commission wanted 90% masonry but the developer is asking for 80%. Mr. Shotwell said he agreed with Mr. Polikov to allow other types of building materials.

Council Member Copeland said he was supportive of smaller setbacks off Robinson and walkups on Robinson, but he asked about the safety aspect of a car going by and road noise. Mr. Polikov said current construction practices are better on noise attenuation. With regard to safety, they may plant some street trees between the cars and sidewalk on Robinson Road. Copeland said he was very supportive of this development and asked if these safeguards needed to be included in the motion. Mr. Crolley said as part of site plan staff can look at noise attenuation and street trees.

Rob Parsons, 3100 McKinnon, Dallas, submitted a speaker card in support of this case.

Mayor Jensen stated it was important that they were coordinating this development with Mr. Weber's projects.

Council Member Swafford told Mr. Anderson that the City Manager's Office is in contact with Ikea to explain what is happening with adjacent projects.

Council Member Swafford moved, seconded by Council Member Thorn, to close the public hearing and approve Case Z170202/CP170201 as approved by the Planning and Zoning Commission with changes to the building materials of 80% masonry, 20% other; additional parking garage to be 15%. Council Member Copeland asked to add street trees at the final plan and noise attenuation and safety on Robinson on the site plan. Council Member Shotwell asked about the SUP requirement for a hotel. Mr. Crolley said that does not apply since this hotel is not with 300' of residential. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

Enactment No: ORD 10244-2017

22

Z170301 - Zoning Change - Single Family at Seeton Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to a Planned Development for single family uses. The 8.76-acre property, addressed as 2700 and 2720 E Seeton Road, is generally located east of Day Miar Road. The agent is Rich Darragh, Skorborg Company and the owner is Michael Farah, Rafah Real Estate, LLC. (On March 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case Z170301. He said the surrounding property is single family and with some Corps property. There is one adjacent house. The development will match existing residential. This includes the new Seeton Road alignment to connect the road at both ends. Mr. Crolley said staff and the Planning and Zoning Commission recommended approval. He added that this development will be part of the Peninsula PID and will have a mandatory HOA and a centralized mailbox kiosk.

Rich Darragh, 8214 Westchester Drive, Ste. 710, Dallas, showed some other developments that they have built. He said Lake Ridge High School is adjacent with some existing residential. There will be 35 single family lots with six lots at 65 x 120' and 29 lots at 65 x 125' at 4 units per acre. He said the proposed development meets or exceeds standards of Resolution 3924.

John Arnold, 3214 Westchester Street, Ste. 710, Dallas, submitted a speaker card in support.

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case Z170301. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

Enactment No: ORD 10245-2017

Items for Individual Consideration

23

Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools

Council Member Swafford moved, seconded by Council Member Thorn, to table Item 23 to the April 18, 2017 meeting. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

24**Public Hearing regarding Water & Wastewater Impact Fees**

Mayor Jensen opened the public hearing. Mr. McCuller stated that Grand Prairie does not have roadway impact fees. He said the North Sector Fees would apply to all developments above the Ellis and Johnson County lines. The current North Sector Impact Fee is \$2,254 and the proposed fee is \$2,554.

Mr. McCuller said the South Sector has different sources of water and a different wastewater treatment plant and there was no infrastructure so the south sector impact fees are higher. The current South Sector Impact Fee is \$4,875 and the proposed rate is \$6,300.

Mayor Jensen asked if there were any comments from the public and hearing none closed the public hearing.

Council Member Fregoe moved, seconded by Council Member Thorn to close the public hearing. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swafford and Council Member Lila Thorn

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 8:30 p.m.

The foregoing minutes were approved at the April 4, 2017 meeting.

Catherine E. DiMaggio, City Secretary