



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, June 18, 2019

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

#### Staff Presentations

- 1 Update on the death of Officer A. J. Casteneda - Presented by Chief Dye  
  
*Steve Dye, Police Chief and Deputy City Manager, updated Council on the details of the death of Officer A. J. Casteneda.*  
  
**Presented**
  
- 2 Overview of the First Annual Volunteer Appreciation Event - Presented by Marcela Perez, Volunteer Coordinator  
  
*Marcela Perez, Volunteer Coordinator, stated that 300 volunteers attended the first annual event on June 3, 2019 at AirHogs Stadium.*  
  
**Presented**
  
- 3 2020 Plan of Capital Finance - Presented by Becky Brooks, Chief Financial Officer, and Brady Olsen, Treasury and Debt Manager  
  
*Becky Brooks, Chief Financial Officer, introduced Brady Olsen, new Cash and Debt Manager. Mr. Olsen went over the 2020 CIP debt issuance of \$34 million over 20 years. He stated there were refunding opportunities with potential savings of 7.19%. At the August 6, 2019 meeting Council will be considering tax notes, taxable Certificates of Obligation, tax exempt Certificates of Obligation and refunding. Council Member Swafford noted that the Finance and Government Committee had reviewed Items 39 and 40 (issuance of 2019A Certificates of Obligation and issuance of 2019B Certificates of Obligation).*  
  
**Presented**

#### Agenda Review

*Mayor Pro Tem Copeland asked if Council had any questions on the Consent Agenda items. There were no questions. Mr. Copeland said staff has asked to table Item 26 (Amendment of UDC regarding appointments of ZBA members) and refer it to the Planning and Zoning Commission.*

*Council Member Fregoe stated this was his last Council meeting (Note: Council*

*Member Fregoe was defeated in a June 8, 2019 Runoff Election by John Lopez.) and thanked all who participated in programs and events that he had worked on for the last many years.*

### **Executive Session**

*Mayor Jensen convened a closed session at 5:09 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" Finesse Construction LLC v. City of Grand Prairie, DC-19-06115 (E-101 Jud. Dist.); Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:58 p.m.*

### **Recess Meeting**

**Mayor Jensen recessed the meeting at 5:58 p.m.**

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

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**Mayor Jensen reconvened the meeting at 6:30 p.m.**

**The Invocation was given by Pastor David Grice, Lighthouse Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Jeff Wooldridge.**

- 4** Resolution canvassing the votes of the June 8, 2019 Runoff Election for Council Member, District 4

*Council Member Fregoe thanked those who helped with his campaign. He thanked his wife, Gisela Fregoe, President of the Purple Martin Landlords, for her support. He thanked city staff and each of the Council Members and Mayor.*

**Mayor Pro Tem Copeland moved, seconded by Council Member Del Bosque, to adopt the resolution canvassing the votes of the June 8, 2019 runoff election. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Council Member Jeff Copeland; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: RES 5022-2019

- 5** Administer the Oath of Office to John Lopez, Council Member, District 4

*Megan Mahan, City Attorney, gave the oath of office to John Lopez, new District Four Council Member.*

*Council Member Lopez thanked Mr. Fregoe for his service for the past 25 years on the City Council. Mr. Lopez thanked his family and friends for their support and his campaign workers and supporters during his recent campaigns. He said he would continue to work to move the city in the right direction.*

**Received and Filed**

**Presentations**

6

Beverly Grogan Proclamation

*Deputy Mayor Pro Tem Giessner read a proclamation honoring Beverly Grogan for her service to the Rotary Club. Mayor Jensen presented the proclamation to Ms. Grogan.*

**Presented**

7

Girl Scout Gold Award Certificate - Presented to Becky Bender Jutzi

**Postpone**

8

Recognition of David Turner - Presented by Mayor Ron Jensen

*Mayor Jensen recognized David Turner, a blind citizen who was a viral sensation on the internet for making a basket from several feet away from the basket. A video was shown of the event that has several thousand viewers on the internet.*

**Presented**

9

Presentation of \$10,000 check from the Law Enforcement Torch Run to Mr. Doug Ray, Special Olympics of North Texas

*A \$10,000 check was presented from the Law Enforcement Torch Run to Mr. Doug Ray, Special Olympics.*

*Chief Dye thanked everyone for their support of the department during the recent death of Officer A. J. Casteneda.*

*Mayor Pro Tem Copeland stated that the Police Department has lost a dear co-worker. He asked everyone to thank a police officer when they see them.*

**Presented**

**Consent Agenda**

**Mayor Pro Tem Copeland moved, seconded by Council Member Clemson, to approve Items 10 through 25, table Item 26. The motion carried unanimously.**

10

Minutes of the June 4, 2019 Meeting

**Approved on the Consent Agenda**

11

Price Agreement for general labor temporary staffing from Ad-A-Staff, Inc. through a regional interlocal agreement with NCTCOG's North Texas Share Cooperative

at an estimated six month cost not to exceed \$150,000; this initial agreement will be for six months with the option to renew for ----one, one-year period totaling \$450,000 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** Authorize payment of the City of Grand Prairie's portion of the Motorola Software Upgrade Agreement in the amount of \$90,671, to be paid to the City of Fort Worth per an established Communication Systems Agreement with the City of Fort Worth on 8/10/2015

**Approved on the Consent Agenda**

- 13** Purchase Agreement with SHI Government Solutions Inc. for CrowdStrike's anti-malware, anti-ransomware, licensing and maintenance support services for use by the Information Technology Department in the first year amount not to exceed \$143,720.00, then recurring annual amount of \$60,280.40 for one year with the option to renew for four additional one year periods totaling \$384,841.60 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**

- 14** Terminate a Price Agreement with Weldon's Lawn and Tree and award a price agreement to Terry Rutland for grounds maintenance for various City well sites (\$25,550 Recurring Landscape Services), (\$5,450 for as-needed Landscape Services) for a combined total of \$31,000 annually for one year with the option to renew for four additional one-year periods totaling \$155,000, 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**

- 15** Purchase of chain link and rod iron fencing from Llano River Fence in the amount of \$69,779.82 for Clear Zone property

**Approved on the Consent Agenda**

- 16** Construction contract with SYB Construction Company, Inc. for Drainage Improvements 1800-2200 North Carrier Parkway in the total amount of \$898,656.84; material testing with Alliance Geotechnical Group in the amount of

\$24,659.63; in-house engineering in the amount of \$44,932.84; and 5% construction contract contingency in the amount of \$44,932.84; for a total project cost of \$1,013,182.15

**Approved on the Consent Agenda**

17 Authorize settlement with the Trinity River Authority of Texas

**Approved on the Consent Agenda**

18 Settlement Agreement for *Finesse Construction LLC v. City of Grand Prairie*, DC-19-06115 (E-101 Jud. Dist.) in the amount of \$28,000

**Approved on the Consent Agenda**

19 Resolution amending the Authorized Representatives for TexPool

**Adopted**

Enactment No: RES 5023-2019

20 Resolution Amending the Authorized Representatives for TexSTAR

**Adopted**

Enactment No: RES 5024-2019

21 Resolution approving and authorizing a Principal Forgiveness Agreement between the Texas Water Development Board and the City

**Adopted**

Enactment No: RES 5025-2019

22 Consideration of all matters incident and related to the issuance and sale of “City of Grand Prairie, Texas, Water and Wastewater System Revenue Bonds, New Series 2019”, including the adoption of an ordinance authorizing the issuance of such bonds

**Adopted**

Enactment No: ORD 10647-2019

23 Resolution granting a Chapter 380 Incentive Agreement totaling \$1.8 million for Epic West Towne Crossing, L.P., a Texas limited partnership

**Adopted**

Enactment No: RES 5026-2019

24 Ordinance amending the FY2018/19 Capital Improvement Projects Budget; Construction contract with McMahon Contracting, LP for Dalworth Street at

Dalworth Creek Drainage Improvements in the total amount of \$647,047.17; material testing with Team Consultants, Inc. in the amount of \$25,767.25; in-house engineering in the amount of \$32,352.36; and 5% construction contract contingency in the amount of \$32,352.36; for a total project cost of \$737,519.14

**Adopted**

Enactment No: ORD 10648-2019

**25**

Ordinance amending the Code of Ordinances, Chapter 2 "Administration," Section 2-7(g), to reflect that appointments to the Board of Adjustment shall be for two-year terms

**Adopted**

Enactment No: ORD 10649-2019

**26**

TA190701 - Text Amendment - Ordinance amending Article 2, Section 5, "Zoning Board of Adjustments and Appeals," of the Unified Development Code of the City of Grand Prairie, Texas to clarify term limits of Board Members. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Tabled**

## **Public Hearing Consent Agenda**

**Mayor Pro Tem Copeland moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearings and table Items 27 and 28 and approve Items 29 and 30. The motion carried unanimously.**

**27**

Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4). Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Tabled**

**28**

SU190602/S190602 - Specific Use Permit/Site Plan - Raising Cane's at Epic West Towne Crossing, 3158 S. HWY 161 (City Council District 2). Specific Use Permit and Site Plan for a 3,639 sq. ft. Restaurant with a Drive-Through on 1.47 acres. Lot 1, Block B, Epic West Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District, and

addressed as 3158 S HWY 161. The agent is Lauren Nuffer, Kimley-Horn & Associates, Inc., the applicant is Luaron McCormack, Raising Cane's Restaurants, LLC, and the owner is Mark Davis, Epic West Towne Crossing LP. (On July 1, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Tabled**

- 29** SU161203A - Specific Use Permit Renewal - U-Haul (City Council District 2) - A request for a Specific Use Permit Renewal at 2418 Robinson Road, being all of Lots 1 and 2, Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

Enactment No: ORD 10650-2019

- 30** S190603 - Site Plan - Retail at Epic East Towne Crossing, 1010 Mayfield Rd. (City Council District 2). Site Plan for a 7,067 sq. ft. retail building. Lot 5, Block A, Epic East Towne Crossing Phase 1, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within SH-161 Corridor Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Mark Davis, Epic East Towne Crossing, L.P. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Adopted**

### **Public Hearing on Zoning Applications**

- 31** S190601 - Site Plan - Kednus Office/Showroom-Warehouse (GSW Logistics Addition) (City Council District 1). Site Plan request for a two-story, 32,000 sq.ft. office/showroom-warehouse facility on 7.5 acres situated in the Joseph R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas. The property is zoned Light Industrial (LI) District, generally located southwest of East Avenue J and 107th Street, specifically addressed at 616 107th Street. The agent is Gina McLean, Nationwide Construction, the applicant is Marshall Seavers, and the owner is Anthony Hernandez. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*David P. Jones, Chief City Planner, reviewed Case S190601. He said this site is zoned Light Industrial, and is subject to the new industrial standards. The case had met all requirements except for two requested variances: 1) building elevations of 30% window requirement; and 2) 15% area articulation requirement. He said staff supported these variances because the applicant will be saving some trees which have been credited against building requirements. The Planning and Zoning Commission recommended approval of this case.*

*Gina McLean, 721 S. 5th Avenue, Mansfield, representing Kednus, said they added*

*lighting and articulation around the top of the building. She added that a canopy of trees along the road was being saved. There were no questions from Council.*

**Council Member Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve Case S190601. The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

**32**

S190607 - Site Plan - Lakes at Grand Prairie (City Council District 4). Site Plan for Lakes at Grand Prairie, a 140-unit, multi-family development on 7.15 acres. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Jones reviewed Case S190607 for an age-restricted multi-family development. He said the case had met all density and dimensional requirements and it conforms with the concept plan. There will be 137 units and will be three stories. Mr. Jones said there were no comments from the neighborhood across from this site. He said there was a letter from NTTA expressing a concern about placing residences this close to SH161 and that it should have noise attenuation. There will be reserve parking which will remain green space until fully leased and demand requires. "No Parking" signs shall be installed on Doryn.*

*Council Member Wooldridge said the No Parking was a great recommendation. Mayor Pro Tem Copeland asked if the NTTA could come back and say they are not going to add noise abatement. Mr. Jones replied there is nothing the city can do to require them to add noise attenuation. Council Member Lopez asked if the neighborhood next door sees parking along the street, would the "No Parking" be monitored. Mr. Jones replied there will be no parking on Doryn and Magna Carta and cars can be towed.*

**Council Member Lopez moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case S190607. The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

**33**

SU190601 - Specific Use Permit - Enchanted Event Hall (City Council District 2). Specific Use Permit to allow for an Event Center named Enchanted Event Hall. The 4.2 acre property is zoned GR, General Retail District. The property is generally located at the northeast corner of S. Carrier Parkway and W. Warrior Trail. The property is addressed at 3005 S. Carrier Parkway, Suite 112. The applicant is Cynthia Trejo and the owner is Malik Bhagat. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote



of 6-1).

*Mr. Jones reviewed Case SU190601 for an event hall. He showed the floor plan for the hall and stated that staff suggested that the center be sprinklered if more than 100 would be attending events. He said the applicant requested Friday and Saturday hours until 1:00 a.m. while most other event center have midnight ending time and staff recommended midnight. Mr. Jones said this would be a BYOB center. Staff has recommended qualified security and a review period of six months.*

*Council Member Swafford asked how parking spaces were required. Mr. Jones replied that one parking space is required for every three seats, so if the center accommodates up to 100, it will have 30 spaces. He added this will not change in the new ordinance. Council Member Swafford said the best he could count that would be available to this site if the rest of center was occupied was 18-20 spaces maximum. He said there is a dumpster sitting in the middle of the parking lot. Mr. Swafford stated that not being sprinklered was a significant problem. Mr. Jones said parking is certainly something that can be addressed in the new ordinance. He said the parking lot is currently underutilized. He said Council could set occupancy to whatever they choose and it can be reviewed in six months. Council Member Swafford said if the rest of the center is leased in six months, there would not be enough parking.*

*Cynthia Trejo, 3005 S. Carrier Parkway, the applicant, said she was present to answer questions. Council Member Swafford asked how many other facilities Ms. Trejo had operated. Ms. Trejo said this is the first one. Council Member Swafford said there needed to be more than 18-20 spaces. Ms. Trejo said she could work with the landowner on building more parking spaces, perhaps on the grass area. Malik Bhagat, the property manager, stated that if parking was needed, part of the grassy area could be converted into additional parking. Also, the hours of operation of other tenants are different from the hours of operation of this event center. He said several leased spaces are vacant and there is plenty of land to build parking. Council Member Swafford commented that parking spaces could not be swapped because of different hours of operation.*

*Council Member Lopez said that the applicant would need to make sure the party is not continued out in the parking lot after closing and to make sure security officers are present so this does not happen. Council Member Humphreys said that is a big issue with Council and the CO may not get renewed if this happens. Council Member Humphreys asked Mr. Jones about the legality of parking on grass. Mr. Jones said that non-paved spaces cannot be counted as parking.*

*Council Member Del Bosque asked about the number of guests per security officer. Mr. Jones said after 200 guests, they need to include an additional officer that is required whenever alcohol is served. Council Member Del Bosque reiterated the problem of securing the parking lot after closing. He asked for assurance from the property manager that, if needed, additional parking would be built. Mr. Bhagat agreed.*

*Mayor Pro Tem Copeland stated that the six month review of the SUP will go quickly. He asked Ms. Trejo how long the lease was. Mr. Bhagat said it is a three-year lease and there is an event center across the street that has not had these types of problems. He said \$750,000 has been spent on this property and added that he inspects the property at least once a week and if there are issues, they are addressed immediately.*

*Council Member Swafford said the Planning and Zoning minutes says if they are found*

*with more than 100 guests, you will need to add a sprinkler system. Mr. Bhagat said bids are being sought at this time and if required, they will install the sprinkler system. Mr. Jones said the occupancy will be set at time of the Certificate of Occupancy so it is not certain what the occupancy will be. Council Member Swafford asked what the Fire Marshall would approve with a sprinkler system. Mr. Jones said it has to do with occupancy of the building and he would not want to have to add a sprinkler system if only 5 or so more people were added (i.e. 105). Council Member Wooldridge asked when the six months would start. Mr. Jones replied it would start at the time of the issuance of the Certificate of Occupancy.*

*Alfredo Duran, 3005 S. Carrier Parkway, stated he ran the Metro PCS in the center. There were no questions.*

*Mheras Sumabhagat, 3005 S. Carrier Parkway, said he placed his total retirement into this property and had spent \$750,000 on this property. He said there is a lot of development near SH161 and if the city is putting a lot of restrictions on small property owners, it will be difficult for the city to grow. He requested that the Council think carefully and promote small businesses. Mr. Sumabhagat had been told that this was grandfathered but now he was being told they would need a sprinkler system. He said from front to back it is only 50' deep and there is no second story. It is difficult to lease some spaces because there is a problem in the back of this development from residents in the apartments behind damaging his property. Whenever additional parking is required he said he would take care of it.*

*Mayor Jensen pointed out that the fire marshall said it did not need a sprinkler system if the capacity is less than 100. Council Member Swafford said the owner said they are ready to put it in, so we do not have to enforce the 100 limit.*

**Council Member Swafford moved to deny Case SU190601. The motion died for lack of a second.**

**Mayor Jensen moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU190601 as passed by the Planning and Zoning Commission with a six-month review period. The motion carried as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, and Wooldridge**

**Nays: Council Member Swafford**

Enactment No: ORD 10651-2019

**34**

CPA190603 - Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial and Commercial/Retail/Office to High-Density Residential on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District and PD-260 Planned Development 260 District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. 3514-3560 Hardrock Road & 4701 Rock Island Road. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Jones stated he would be presenting both Item 34 and 35 together. He said Case Z190603/CP190603 was a request to rezone 31 acres of multi-family development. Mr. Jones said this would be a multi-phased build-out up to 10 years. The first phase will be along SH161. He said the case had met several tenants of the Comprehensive Plan. The Development Review Committee recommended approval of the high density residential. The zoning change would be to PD for Multi-family development. The case has met dimensional and parking requirements. Exceptions include from the required 26 units per acre to 35 units per acre and the height limitation would be exceeded. The Concept Plan has access from the SH 161 frontage road and W. Rock Island Road. The applicant will be responsible for improving Rock Island and Hardrock Road. Mr. Jones showed conceptual elevations. He said there would be underground parking. The applicant will have to come back with a site plan. Mr. Jones said staff recommended approval with a density of 35 units per acre and a maximum building height of 100 ft.. The Planning and Zoning Commission recommended approval.*

*Council Member Swafford asked Mr. Jones about the current definition of high density: Mr. Jones stated it is above 12 units per acre according to the Comprehensive Plan.*

*Hamilton Peck, 2507 Croft Creek Circle, stated he was present to answer questions. There were no questions from Council.*

**Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and approve Case CPA190603 The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

Enactment No: ORD 10652-2019

**35**

Z190603/CP190603 - Zoning Change/Concept Plan - 3514-3560 Hardrock Road & 4701 Rock Island Road (City Council District 1). Planned Development request and Concept Plan for Multi-Family uses on 31.33 acres. The Concept Plan depicts 1,072 multi-family units on the east and west sides of Hardrock Road west of SH 161 on 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned "SF-1" Single-Family One Residential District and "PD-260" Planned Development 260 District within the Highway 161 Corridor, generally located southwest of the intersection of Highway 161 and West Rock Island Road addressed as 3514-3560 Hardrock Road and 4701 Rock Island Road. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Ruth Nevil, Paul Trang, Larry Causey, Raymond Montreuil, HighPlains Children's Home and Family Services Foundation Inc., Patricia Yantch Perkins and Edward Yantch. (On June 3, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

**Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and approve Case Z190603/CP190603. The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem**

**Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

Enactment No: ORD 10653-2019

### **Items for Individual Consideration**

**36**

Selection of Mayor Pro Tem and Deputy Mayor Pro Tem

*Mayor Pro Tem Copeland thanked Mayor Jensen for the honor of serving as his Mayor Pro Tem for the past year.*

**Mayor Pro Tem Copeland moved, seconded by Council Member Wooldridge, to nominate Greg Giessner as Mayor Pro Tem and Jorja Clemson as Deputy Mayor Pro Tem. The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Copeland, Deputy Mayor Pro Tem Giessner, Council Members Clemson, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

**37**

Authorize City Manager to Execute a Development Agreement with Concord Hospitality (or affiliated entity) for the development of the EpicCentral Hotel and Convention Center Project, and the accompanying Ground Lease, Convention Center Lease, and Management Agreements for the operation of the EpicCentral Hotel and Convention Center Project

**Note: Council Member Swafford was absent from the Chambers during the vote on this item.**

**Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to authorize the city manager to execute a development agreement with Concord. The motion carried as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Giessner, Deputy Mayor Pro Tem Clemson, Council Members Copeland, Del Bosque, Humphreys, Lopez and Wooldridge**

**38**

Ordinance Amending the Code of Ordinances, Chapter 24-1.1 "Taxation," to increase the Homestead Exemption percentage and change the minimum amount to the greater of 7.5% or \$5,000

*Mayor Jensen stated that the city had tried to get legislation passed for a \$10,000 minimum but the state representatives for the city would not carry the bill.*

**Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to adopt an ordinance to amend the homestead exemption to 7.5% basis with a \$5000 minimum. The motion carried as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Giessner, Deputy Mayor Pro Tem Clemson, Council Members Copeland, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

Enactment No: ORD 10654-2019

- 39** Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2019A Certificates of Obligation, including the adoption of a resolution pertaining thereto

*Brady Olsen, Cash and Debt Manager, stated Items 39 and 40 were for two issuances, one taxable and the other tax exempt. He said final numbers would be presented to Council on August 6, 2019.*

**Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to adopt a resolution to authorize publication of a notice of intention to issue Series 2019A Certificates of Obligation. The motion carried as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Giessner, Deputy Mayor Pro Tem Clemson, Council Members Copeland, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

Enactment No: RES 5027-2019

- 40** Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Taxable Series 2019B Certificates of Obligation, including the adoption of a resolution pertaining thereto

**Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to adopt a resolution to authorize publication of a notice of intention to issue Series 2019B Certificates of Obligation. The motion carried as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Giessner, Deputy Mayor Pro Tem Clemson, Council Members Copeland, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

Enactment No: RES 5028-2019

- 41** Board and Commission Appointments

**Mayor Pro Tem Giessner moved, seconded by Council Member Lopez, to appoint Warren Landrum to the Planning and Zoning Commission. The motion carried unanimously as follows:**

**Ayes: Mayor Jensen, Mayor Pro Tem Giessner, Deputy Mayor Pro Tem Clemson, Council Members Copeland, Del Bosque, Humphreys, Lopez, Swafford and Wooldridge**

## Citizen Comments

*Trina Hall, 1000 Block of Beltline Road, stated that Carlos High Sr. died on April 23 2018. She said a caller only asked for a welfare check in the 911 call. Ms. Hall said Mr. High was asleep in his car at Ikea. He had mental issues in the last few years of his life. She said Mr. High had an appointment that evening at Metro Care; he needed help but did not receive it. Ms. Hall said Mr. High was shot at over 100 times and no one was present to provide mental health assistance. She said the city needed a task force to provide mental health assistance and to help the homeless. Ms. Hall said citizens should not be intimidated.*

*Angela Luckey, 4473 Harpers Ferry Drive, congratulated John Lopez on being elected to serve on the City Council and to Mayor Jensen. She said Ann Gresham and Ruthe*

*Jackson paved the way for women to run for Council and Mayor. Ms. Luckey said she was concerned about development on the north side. She stated that Council should have an audit of the Housing Finance Corporation. She said she had reviewed the Administrative Directives and found that many were out of date.*

*Angelico McKinney, 3562 W. Boyce Avenue, Fort Worth, 76133, Brotherhood Fort Worth, said Carlos High Sr. was murdered by Grand Prairie Police on April 23, 2018 and was shot 100 times. Mr. McKinney said he had a gun in his lap but his hands were up. Mr. McKinney said Mrs. High deserved an apology from the City.*

*Tina High, 504 SW 23rd Street, #1310, submitted a speaker card but did not speak.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 8:35 p.m.**

**The foregoing minutes were approved at the July 16, 2019 Council Meeting.**

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**Catherine E. DiMaggio, City Secretary**