CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, October 20, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

EXECUTIVE SESSION

The City Council may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

(1) Section 551.071 "Consultation with Attorney"
(2) Section 551.072 "Deliberation Regarding Real Property"
(3) Section 551.074 "Personnel Matters"
(4) Section 551.076 "Deliberation regarding security devices or security audits; closed meeting."
(5) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

City Council also reserves the right to discuss any agenda item in closed session when authorized by the above referenced provisions. Any final action will be taken during open session.

STAFF PRESENTATIONS

1. ACCESS-GP Small Business Enterprise Program Updates
2. Tangle Ridge Golf Club Update
3. EpicCentral Marketing Update

AGENDA REVIEW

RECESS MEETING

RECONVENE MEETING - REGULAR COUNCIL MEETING 6:30 p.m.

Invocation led by Rev. Marsha Middleton of First United Methodist Church.

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

PRESENTATIONS

4. Proclamation Celebrating Hong Kong Market's 40th Anniversary
5. Employee Recognition – Victor M. Genis
6. EpicCentral Dallas Morning News Award for Best Entertainment District in DFW

PUBLIC COMMENTS

Citizens may sign up to speak to the City Council regarding any item on the agenda. All speakers must complete a comment card prior to the meeting being called to order. For items listed on the Consent Agenda, each speaker will have a total of up to five (5) minutes for all items to address the Council. Citizens may speak for up to three (3) minutes on any item scheduled for a Public Hearing, individual consideration or during Citizen Comments. Applicants for zoning items may speak for up to five (5) minutes. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

CONSENT AGENDA

7. Minutes of the August 13, 2026, City Council Budget Workshop and the September 15, 2026, City Council meeting

8. Boards and Commissions – Appointments to fill vacancies on the Public Health Advisory Committee and Animal Shelter Advisory Committee

9. Confirmation of the appointment of James Kubinski as the Grand Prairie Fire Chief, in accordance with Texas Local Government Code Section 143.013(a)(1), effective January 23, 2027

10. Quarterly Investment Report for 2nd Qtr. and 3rd Qtr. (Reviewed by the Finance and Government Committee on 10/06/2026)

11. Consent to lease agreement with U.S. Soccer 5, LLC for lease of approximately 160,000 sq ft at Mountain Creek Soccer Complex located at 3700 S. Belt Line Road, Grand Prairie, TX

12. Request to enter into an agreement with Dallas Area Agency on Aging (DAAA) for a total budget of $294,912 (Less program reimbursements of $212,285) for Congregate Meals and Transportation program located at The Summit (Reviewed by the Finance and Government Committee on 10/06/2026)

13. Annual Contract with Ben E. Keith Company DBA Ben E. Keith Foods DFW for wholesale food and supplies for use by the Summit in an amount not to exceed $100,000 for the initial one-year term with the option to renew for up to two additional one-year terms for a total contract amount not to exceed $300,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

14. Reject all bids submitted for RFB# 26050 Locksmith Services (Reviewed by the Finance and Government Committee on 10/06/2026)

15. Cooperative Contract with Michael's Keys, Inc. for locksmith services at City-owned facilities in an amount not to exceed $50,000.00 annually through a national interlocal agreement with TIPS. This contract will be for an initial one-year term with the option to renew for up to two additional one-year periods, for a total contract amount not to exceed $150,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

16. Cooperative Contract with Industrial Power, LLC dba Industrial Power Truck and Equipment for fire truck, ambulance and other first responder vehicle parts, equipment, and services in an amount not to exceed $100,000.00 annually through a Cooperative Agreement with TIPS. This contract will be for one year, with the option to renew for two additional one-year periods totaling $300,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/06/2026)

17. Cooperative Contract with Samsara, Inc. for vehicle and equipment telematics in an amount not to exceed $189,509.42 annually through a national interlocal agreement with Sourcewell. This contract will be for an initial one year-term with the option to renew for up to two additional one-year periods totaling $568,528.26 if all extensions are exercised (Reviewed by the Finance & Government Committee on 10/06/2026)

18. Amendment to Workday Enterprise Resource Planning (ERP) End User Subscription Agreement with Precision Task Group, Inc. (PTG) to add the Contract Lifecycle Management (CLM) module in the amount of $43,843 effective October 31, 2026. This subscription cost is for one year, with the option to renew for seven additional one-year periods totaling $528,660 if all renewals are exercised (Reviewed by the Finance and Government Committee on 10/6/2026)

19. Professional Services Agreement for Workday Project Management and Leadership Training with BulaNetwork, LLC. This contract will be for one-year in the amount of $218,000, with the option to renew for one additional year, totaling $436,000 if all extensions are granted (Reviewed by the Finance and Government Committee on 10/06/2026)

20. Reappoint Water Utilities Director Charles Brewer as the City's Voting Member and Reappoint Public Infrastructure Director Noreen Housewright as the City's Alternative Member to the City of Fort Worth Wholesale Water and Wastewater Customer Advisory Committee (Reviewed by the City Council Development Committee on 10/15/2026)

21. Cooperative Contract with Nortex Concrete Lift & Stabilization, Inc. for Concrete Pavement Panel Lifting Services through the North Central Texas Council of Governments -TXShare Cooperative Purchasing Program in an annual amount not to exceed $1,200,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $3,600,000.00 if all renewals are exercised (Reviewed by the City Council Development Committee on 10/15/2026)

22. Annual Contract with Innovative Roadway Solutions, LLC for Surface Preservation Treatment Services in an annual amount not to exceed $500,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $1,500,000.00 if all renewals are exercised (Reviewed by City Council Development Committee on 10/15/2026)

23. Amendment #1 to the Professional Engineering Services Contract with Freese and Nichols, Inc. for additional engineering design, bid phase, and construction phase services for the Main Street (SH180) and Jefferson Street Roundabout Project in the amount of $190,000.00, bringing the total contract amount to $947,500.00 (Reviewed by the City Council Development Committee on 10/15/2026)

24. Annual Contract with Reynolds Asphalt & Construction Company for Pavement Resurfacing Services in an amount up to $6,688,800.00 annually. This contract will be a one-year initial term with the option to renew for two additional one-year periods totaling $20,066,400.00 if all extensions are exercised (Reviewed by City Council Development Committee on 10/15/2026)

25. Annual Contract with Curtco, Inc. for Pavement Crack and Joint Sealing Services in an annual amount not to exceed $2,770,000.00. This Contract will be for a one-year initial term with the option to renew for up to two additional one-year periods, totaling $8,310,000.00 if all renewals are exercised (Reviewed by City Council Development Committee on 10/15/2026)

26. Professional Engineering Services Contract with Kimley-Horn and Associates, Inc. for design engineering services for the 20S-30" Waterline Project in an amount up to $378,393.00 (Reviewed by the City Council Development Committee on 10/15/2026)

27. Professional Engineering Services Contract with STV Incorporated for for engineering services for the new 16-inch Waterline Improvement Project on Lakeview Drive in an amount up to $449,095.00 (Reviewed by the City Council Development Committee on 10/15/2026)

28. Developer Participation Agreement with JPI Construction, LLC for the Elevated Storage Tank (EST) Drainage project in an amount up to $314,542.00 (Reviewed by the City Council Development Committee on 10/15/2026)

29. Amendment No. 2 to Professional Architecture and Engineering Services Contract with Dunaway Associates, LLC to the Lynn Creek West to add additional scope of work for a trailhead area with parking and restroom facilities in the amount of up to $171,050.00 bringing the total contract amount to $530,000.00 (Reviewed by the City Council Development Committee on 10/15/2026)

30. Construction Services Agreement with Mart, Inc. for the Loyd Park Cabin Improvements Project, including the renovation of eight cabins, in the amount of $407,415.00 (Reviewed by the City Council Development Committee on 10/15/2026)

31. Resolution Adopting the Grand Prairie Bicycle Master Plan

32. Interlocal agreement with North Texas Tollway Authority (NTTA) for the City of Grand Prairie to provide law enforcement services for NTTA turnpike projects in Grand Prairie, effective September 1, 2026 to September 1, 2028, in exchange for an amount not to exceed $3,746,912.00 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

33. Assignment Agreement assigning the lease for location 25S-C from Staggerwing Development #4 to Staggerwing Development #5 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

34. Commercial Lease for Office Suite 115 and Hangar 23S-1 with Charles C. Brown dba Air Chas at the Rates Contained in the Applicable Grand Prairie Municipal Airport Fee Schedule, effective December 1, 2026 through November 30, 2027, with the option to renew for two (2) additional three-year periods (Reviewed by the Public Safety, Health and Environmental Committee on 10/20/2026)

35. Contract for FY 27 Laboratory Services with Trinity River Authority, effective October 1, 2026 through September 30, 2027, in an amount not to exceed $270,000 for analysis of water, wastewater, and stream samples (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

36. Interlocal Agreement with Dallas County for FY 2027 Health Services, effective October 1, 2026 through September 30, 2027, in an amount not to exceed $38,854 (Reviewed by the Public Safety, Health, and Environment Committee on 10/20/2026)

37. Ordinance abandoning a 0.5971 acre portion of a Water Main And Sanitary Sewer Easement, and a 0.0004 acre portion of a Water Easement located on a portion of a 14.1294 acre tract, being Lot 1, Block 3, Jefferson At Loyd Park Addition, plat recorded as instrument No. D224217752 of the real property records of Tarrant County, Texas and authorizing the City Manager or his designee to execute a Quitclaim Deed to Jefferson Loyd Park (Phase 2), LLC and all related documentation necessary to effectuate the abandonment (Reviewed by the City Council Development Committee on 10/15/2026)

38. Ordinance amending Ordinance No. 11944-2026 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11945-2026 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $992,355.63 from the unobligated fund balance in the Water/Wastewater Fund to the "Small Street Improvement WTER" project within the Water CIP Fund and $344,360.89 from the unobligated fund balance in the Water/Wastewater Fund to the "Small Street Improvement WWST" project within the Wastewater CIP Fund; Construction Contract with 2R Construction Services, LLC for Small Street Water and Wastewater Mains Rehabilitation services for Base Bid Sections I and II in the amount of $2,836,789.60, plus a 5% contingency amount of $141,839.48; Professional Engineer Services Contract with Team Consultants, Inc. for materials testing in an amount not to exceed $70,810.50, for a Total Project cost of $3,049,439.58 (Reviewed by the City Council Development Committee on 10/15/2026)

39. An Ordinance of the City of Grand Prairie Amending the Civil Service Fire Step Plan Pay Scale for Ranks of Firefighter through Fire Assistant Chief Effective October 31, 2026 (Reviewed by the Finance and Government Committee on 10/06/2026)

40. An Ordinance of the City of Grand Prairie Amending the Civil Service Police Step Plan Pay Scale for Ranks of Police Officer through Police Assistant Chief Effective October 31, 2026 (Reviewed by the Finance and Government Committee on 10/06/2026)

41. Ordinance Amending Chapter 25 "Traffic", Article V "Towing", Section 25-60, "Authority to Remove; Procedure; Fees," Subsection (c)(9), of the Code of Ordinances of the City of Grand Prairie, Texas to Increase the Towing Fees for Tows Conducted Under Section 25-60; Containing Savings and Severability Clauses; Repealing All Ordinances in Conflict Herewith; and Providing an Effective Date (Reviewed by the Public Safety, Health, and Environment Committee on 09/15/2026)

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to three (3) minutes on any item not on the agenda by completing and submitting a speaker card prior to the meeting being called to order. The views

expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or the City Council. Council Members are not able to respond to Citizen Comments under state law.

ITEMS FOR INDIVIDUAL CONSIDERATION

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

42. STP-26-07-0016 - Site Plan - 360 Logistics Crossing (City Council District 2). Site Plan to construct a 90,777 sq. ft. distribution warehouse on 5.97 acres. Tracts 3B & 3C, Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-224, within the SH 360 Corridor Overlay District, and addressed as 3611 S Hwy 360 (On September 22, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

43. SUP-26-08-0019 - Specific Use Permit - Texstar Auto at 3317 E Jefferson (City Council District 5). Specific Use Permit for Auto Dealer (Non-Franchise Used) Use at an existing used auto sales lot on 0.72 acres. Tracts 16 & 17, William C. May Survey, Abstract No. 891, City of Grand Prairie, Dallas County, Texas, zoned Heavy Industrial (HI), and addressed as 3317 E Jefferson St and 315 West Ave (On September 8, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

44. VCC-26-08-0001 - Alcohol Variance - Prose and Pours Bookstore (City Council District 5). Variance to Section 4.8.6 of the Unified Development Code (UDC) to allow the sale and on-premise consumption of alcoholic beverages within 300 feet of a church and school on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street

45. SUP-26-08-0020 - Specific Use Permit - Prose and Pours Bookstore (City Council District 5). Specific Use Permit to allow the on-premise sale and consumption of alcoholic beverages as an accessory use for a bookstore on 0.22 acres. Lot 1, Block 21, Original Town of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned Central Area (CA) District, and addressed as 112 N. Center Street (On September 22, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 8-0)

46. SUP-26-07-0018 - Specific Use Permit - Registered Group Home at 4544 Friars Lane (City Council District 2). Specific Use Permit for a Registered Group Home on 0.19 acres. Lot 7, Block 11, Castleridge at Westchester Phase 3, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-136 (PD-136) District, and addressed as 4544 Friars Ln (On September 8, 2026, the Planning and Zoning Commission recommended denial by a vote of 7-0)

47. SUP-26-06-0015 - Specific Use Permit/Site Plan - Large Retail w/ Gas Sales (City Council District 4). Specific Use Permit and Site Plan for a Large Retail with Gas Sales featuring a Drive-Through Pharmacy and a Convenience Store on 8.87 acres. A portion of Tract 1B13, out of James W. Brannon Survey, Abstract No. 156, and a portion of Lot 1R-1, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within

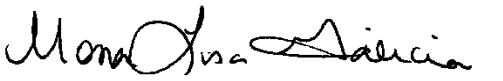
the Lake Ridge Corridor Overlay District, and addressed as 5201 & 5325 Lake Ridge Pkwy (On August 25, 2026, the Planning and Zoning Commission recommended denial by a vote of 7-0)

ADJOURNMENT

For those who wish to submit a presentation to the City Council for consideration, please submit those to GPCitySecretary@gptx.org no later than 3:00 p.m. on the day of the meeting, or you may bring paper copies of your presentation and submit along with your completed speaker card to the clerk's desk prior to the meeting being called to order.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council meeting agenda was prepared and posted October 14, 2026.



Mona Lisa Galicia, City Secretary

The meeting room is accessible to people with disabilities. If you need assistance in participating in this meeting, including the use of auxiliary aids or other communication assistance, due to a disability, as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.