CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, July 21, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

STAFF PRESENTATIONS

1. Downtown Construction Update
2. 2026 Street Assessment Projects List
3. Designating Method of Making Written Requests for Public Information

AGENDA REVIEW

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.

RECESS MEETING

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

Invocation led by Pastor Perry Crenshaw of The Church on the Move.

Pledge of Allegiance to the US Flag and Texas Flag led by Deputy Mayor Pro Tem Johnson.

4. Certificate of Election and Oath of Office for Council Member District Three

PRESENTATIONS

5. Economic Development Statewide Recognition
6. Proclamation Recognizing St. John Church Unleashed 105th Anniversary

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 June 16, 2026, City Council meeting and the June 23, 2026 Special City Council meeting

8. Authorize the City Manager or Designee to Execute an Amendment to the Commercial Lease Agreement with Falcon Flight USA Operation, LLC to add five Tie-down Spaces, effective August 1, 2026, at the rates established in the Airport Fee Schedule currently totaling $724.90 per month for all leased premises (Reviewed by the Public Safety, Health & Environment Committee on 06/16/2026)

9. Annual contract for overhead doors and automatic gates maintenance and repair services with Door Tech of Texas, Inc., on an "as needed basis" at City owned facilities for one year, in amount up to $275,370, with the option to renew for two additional one-year periods totaling up to $826,110 if all extensions are exercised (Reviewed by the Finance and Government Committee on 07/07/2026)

10. Annual Contracts for elevator maintenance and repair services for City-owned facilities with SW Elevators, LLC and Prestige Elevator Services, LLC. Each contract will be for an initial one-year term in a collective amount not to exceed $60,000.00 with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised. (Total annual expenditure of up to $60,000.00 may be spent with one single vendor or between the vendors, depending on the needs of the City) (Reviewed by the Finance and Government Committee on 07/07/2026)

11. Cooperative Contract with Granicus, LLC for IT and Technology Services for the Tourism Department, for a three-year term in an amount not to exceed $195,636.01, through a cooperative agreement with Omnia Partners (Reviewed by the Finance and Government on 07/07/2026)

12. Annual Contract for Information Technology services for research and advisory from Info-Tech Research Group at an estimated annual cost of $41,115.93 through a Master Cooperative Agreement with the Department of Information Resources (DIR). This contract will be for one year, with the option to renew for two additional one-year periods, allowing an increase not to exceed 5% with an estimated total of $129,617.97 (Reviewed by the Finance & Government Committee on 07/07/2026)

13. Cooperative Contract with Cubic ITS, Inc. for the purchase of Highway Safety and Traffic Control Products in an amount not to exceed $225,000 annually through a national interlocal agreement with BuyBoard. This contract will be for an initial one-year term with the option to

renew for two additional one-year periods, totaling $675,000 if all extensions are exercised (Reviewed by City Council Development Committee on 07/16/2026)

14. Annual Services Contract with Elite Striping, LLC for Pavement Marking Services for an initial one-year period in an amount not to exceed $600,000, with the option to renew for two (2) additional one-year periods for a total contract amount not to exceed $1,800,000 if all renewal options are exercised (Reviewed by City Council Development Committee on 07/16/2026)

15. Reject all bids submitted for RFB# 26009 Microtransit Services (Reviewed by the City Council Development Committee on 06/22/2026)

16. Contract for Microtransit services with River North Transit, LLC, a wholly-owned subsidiary of Via Transportation, Inc., through a master interlocal agreement with 791 Purchasing Cooperative for a five-year term. Year 1 costs are not to exceed $3,222,766.00, Year 2 costs are not to exceed $3,319,622.00, Year 3 costs are not to exceed $3,629,027.00, Year 4 costs are not to exceed $3,521,491.00, and Year 5 costs are not to exceed $3,837,014.00, totaling $17,529,920.00 (Reviewed by City Council Development Committee on 06/22/2026)

17. Construction Contract with DDM Construction Corporation for the Jefferson Street Reconstruction Project in the amount of $3,959,453.50, and a 3% construction contract contingency in the amount of $118,783.61, and Professional Engineer Services Contract with Alliance Geotechnical Group, Inc. for materials testing in an amount not to exceed $67,285.00, for a total Project cost of $4,145,522.11 (Reviewed by the City Council Development Committee on 07/16/2026)

18. Authorize and confirm the dedication of a permanent water, wastewater, and drainage easement from SGP Land Corporation, LLC to the City, located at 1700 E. IH 20, Grand Prairie, Dallas County, Texas, for anticipated recording costs in the amount of $100; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 06/22/2026)

19. License Agreement with Fitos Investments Group, LLC to allow one row of parallel parking on a portion of Richardson Drive adjacent to Lots 29, 30, 31, 32 and 33, Block 1, Idlewild Heights Addition, Grand Prairie, Dallas County, Texas; Authorizing the City Manager or his designee, to execute the same (Reviewed by the City Council Development Committee on 06/22/2026)

20. Change Order No. 2 to Construction Contract with McMahon Contracting and Construction, LLC dba McMahon Contracting, L.P. for the West Tarrant Road at Arbor Creek Project in the amount of $225,604.16 for additional work related to the Project, bringing the total project cost to $9,479,639.52 (Reviewed by the City Council Development Committee on 07/16/2026)

21. Encroachment Agreement with Wal-Mart Real Estate Business Trust for the use and occupation of portions of a 15-foot utility easement located at 2650 S. Highway 161, Lots 1-11, Block A, Bush & Pioneer Centre Addition, being a replat of Lots 4-10, Block A, Park Place Addition, recorded as Instrument 201600194923 of the Real Property Records of Dallas County, Texas and authorizing the City Manager or his designee, to execute the same (Reviewed by the City Council Development Committee on 07/16/2026)

22. Authorize the City Manager or designee to negotiate and execute a Second Amendment to the Interlocal Cooperative Agreement with the City of Irving relating to water and wastewater services for areas west of North Belt Line Road, south of Rock Island Road and north of Entertainment Way; Authorize the expenditure of an amount up to $150,000 to fund the replacement and repair of Irving's large Water and Wastewater commercial meters servicing customers in Grand Prairie (Reviewed by the City Council Development Committee on 07/16/2026)

23. Construction Contract with Landscape Forms, Inc. for solar light manufacturing and installation at Fish Creek Linear Park through a master cooperative agreement with Omnia in the amount of $2,167,767.30; Construction Contract with Whirlix Design Inc. for playground equipment at two locations along Fish Creek Linear Park through a master cooperative agreement with BuyBoard in the amount of $380,602.02; Construction Contract with Kraftsman, LLC dba Kraftsman Commercial Playgrounds and Water Parks for playground equipment at one location along Fish Creek Linear Park through a master cooperative agreement with BuyBoard in the amount of $251,630.68, for a Project total of $2,800,000.00 (Reviewed by the City Council Development Committee on 07/16/2026)

24. Ratify expenditure of $112,970.98 to EnviroServe, Inc. for the emergency containment and remediation of the December 2025 oil spill at Prairie Lakes Golf Course (Reviewed by Public Safety, Health & Environment Committee on 6/16/26)

25. Resolution Authorizing the City Manager to Execute Multiple Use Agreements, with the Texas Department of Transportation (TXDOT), for the Installation and Operation of a License Plate Recognition Camera within TXDOT Rights-of-Way (Reviewed by the Public Safety, Health, and Environment Committee on 06/16/2026)

26. Resolution Supporting an Alignment of the North Texas Tollway Authority's Proposed 360 Tollway Extension Project from US 287 to County Road 506 (Reviewed by the City Council Development Committee on 06/22/2026)

27. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Arkansas Lane. The estimated total construction cost of the project is $774,936, which will be 100% federally funded. The City is responsible for funding an estimated $63,435 in direct state costs, as well as engineering design costs and 100% of any project cost overruns (Reviewed by the City Council Development Committee on 7/16/2026)

28. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Marshall Drive. The estimated total construction cost of the project is $751,406, which will be 100% federally funded. The City is responsible for funding an estimated $61,703 in direct state costs, as well as engineering design costs and 100% of any project cost overruns (Reviewed by the City Council Development Committee on 7/16/2026)

29. Ordinance amending the FY2025/FY2026 Prairie Lights Operating Fund for the purpose of allowing an increase in expenditures in the amount of $108,286; Cooperative Contract with Multiquip Inc for the purchase of a generator and related accessories for Prairie Lights for a total amount of $108,286, through a master cooperative agreement with Sourcewell (Reviewed by the Finance and Government on 07/07/2026)

30. An Ordinance of the City of Grand Prairie Amending the Civil Service Police Step Plan Pay Scale for the Ranks of Police Sergeant through Assistant Chief Effective July 11, 2026 (Reviewed by the Finance and Government Committee on 07/07/2026)

31. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budgets and Ordinance No. 11764-2025 for the FY 2025/2026 Capital Improvements Projects Budget to transfer $1,500,000.00 from the unobligated fund balance in the Park Venue Fund to the new project Turner Park Improvements TPWD within the Parks CIP Fund (Reviewed by the City Council Development Committee on 07/16/2026)

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

32. Appointments of Mayor Pro Tem and Deputy Mayor Pro Tem

33. Grand Prairie Sports Facilities Development Corporation Board of Directors Appointments

34. Grand Prairie Sports Facilities Development Corporation, Appointment of President of Board of Directors

35. Boards and Commissions appointments for vacancies and terms expiring on July 31, 2026

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

37. Ordinance establishing three Ad Hoc Advisory Committees to provide input and evaluate park and recreational facilities for Proposition C of the 2026 General Obligation Bond Program; Appointing Committee Members; and Providing the Committees' charge, purpose, term, and meeting requirements

38. Public Hearing and Consider an Ordinance abandoning a 0.1924 acres (8,379 square feet) portion of right-of-way (Brent Court) located on the southeast corner of Lot 1, Block 1 of the WHHOW Addition, Instrument No. 201900166685 of the Real Property Records of Dallas County, Texas and commonly known as 127 Matamoros Street, Grand Prairie, Dallas County, Texas; Authorizing the City Manager or his designee to execute a Quitclaim Deed transferring said abandoned right-of-way to Wilbur Dean Lewis (Reviewed by the City Council Development Committee on 06/22/2026)

39. Resolution authorizing the submission of an application to the Texas Parks and Wildlife Department ("TPWD") for directed grant funding through the Local Park Grant Non-Urban Outdoor Program for the Turner Park Improvements Project; Designating the City's Director of Public Infrastructure as being responsible for, acting for, and on behalf of the City of Grand Prairie ("City") to work with the TPWD for the purpose of participating in the Local Park Grant Program; Certifying that the City is eligible to receive program assistance; and Dedicating the proposed Project site for permanent public park and recreational uses (Reviewed by the City Council Development Committee on 07/16/2026)

40. Public Hearing and Consider a Resolution authorizing the submission of an application to the Texas Division of Emergency Management (TDEM) for grant funding through the FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program for the Grand Prairie Flood Warning System Modernization & Expansion Project; Authorizing the City Manager or designee to act on behalf of the City in relation to the BRIC Grant Program; Authorizing City Matching Funds for 25% of the Anticipated Total Project Costs in an amount up to $125,000; and Authorizing the City Manager or designee to accept BRIC Grant funding, if awarded, and execute any documents necessary for said acceptance

41. Public Hearing considering the Grand Connection as a program for which Federal Operating and Capital assistance under Section 5307 and 5310 of the Transportation Efficiency Act of 1998 for rural and Small Urban Transit Agencies will be sought; Resolution authorizing the City Manager to Submit Grant Applications to the Federal Transit Administration (FTA) for assistance with the fiscal year 2027 capital and operational costs related to the Grand Connection Program in an estimated amount of $862,950, including Transportation Development Credits; Authorizing the submission of documents providing assurance of compliance with Title VI of the Civil Rights Act of 1964; Authorizing the City Manager to execute all contract documents necessary to accept and receive funding from the FTA in the estimated amount of $830,000; Accepting funding in the amount of $170,584 from the Texas Department of Transportation (TXDOT) and $20,000 from Dallas County for Fiscal Year 2027 operational costs related to the Grand Connection Program; Providing for Matching funds from the City's fiscal year 2027 budget in the amount of $265,521 making the total Fiscal Year 2027 Grand Connection budget $1,319,055 (Reviewed by the City Council Development Committee on 07/16/2026)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

42. STP-26-04-0007 - Site Plan - United Glass and Mirror (City Council District 1). Site Plan for a 22,500 sq. ft. manufacturing facility on 2.971 acres of land in the J. R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas, zoned LI, and addressed as 1141 Avenue J East (On June 9, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

PUBLIC HEARING ZONING APPLICATIONS

43. ZON-26-04-0011 - Zoning Change/Concept Plan - IKEA Phase 3 (City Council District 2). Zoning Change to amend Planned Development District 456 to a new Planned Development District, modifying the total number of multi-family units allowed from 225 to 252 on 10.088 acres. Lot 5, Block 1, Mayfield Road Retail Addition 1, City of Grand Prairie, Dallas County, Texas, zoned PD-456 within the SH 161 Corridor Overlay District, and addressed as 1151 Ikea

Way (On June 9, 2026, the Planning and Zoning Commission recommended approval with a condition by a vote of 6-0)

44. SUP-26-05-0010 - Specific Use Permit/Site Plan - Concrete Pumping at 1509 W Shady Grove Rd (City Council District 1). Specific Use Permit and Site Plan for a contractor shop with outside storage and heavy equipment on 1.838 Acres. 1.838 acres of land in the John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1509 W Shady Grove Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

45. ZON-26-04-0010 - Zoning Change - 534 Worthway Dr (City Council District 1). Zoning Change from Single Family-Four (SF-4) District to Single Family-Attached (SF-A) District on 0.16 acres. Lot 7, Block A, Jefferson Heights Addition, City of Grand Prairie, Tarrant County, Texas, zoned Single Family-4 (SF-4) District, and addressed as 534 Worthway Drive (On June 23, 2026, the Planning and Zoning Commission recommended denial by a vote of 5-0)

46. SUP-25-07-0024 - Specific Use Permit – Truck Parking & Outside Storage (City Council District 1). Specific Use Permit for Heavy Truck or Equipment Parking and Outside Storage on 4.88 acres. Tract 22, John Farrans Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, within the SH 161 Corridor Overlay District, and addressed as 490 and 500 W Oakdale Rd (On June 23, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-0)

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 July 15, 2026.

Mona Lisa Galicia

Mona Lisa Galicia, City Secretary

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting 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.