CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, September 16, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. Updates to the City Sponsorship/Grant Policy and Application for 2025 Application Period
2. LT Sports Consulting Operational Review of the EPIC Recreational Facility
3. 2025 Downtown Christmas Plan
4. Public Comments During Open Meetings

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" - Local Government Code 252.022(a)(2), Solid Waste Contract
(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

6:30 PM Council Chambers

RECONVENE MEETING

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

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

CONSENT AGENDA

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

5. Minutes of the September 2, 2025, City Council meeting

6. Appointment of members to the Capital Improvement Advisory Committee

7. City Sponsorship/Grant Policy and Application Form for 2025

8. Amendment to Commercial Lease Agreement for Aviator Air Flight School, LLC, effective September 16, 2025, to Reduce the Rented Hangar and Tie-down Spaces to Only Leasing Locations 8N-C, 8N-J, and 10N-B (Reviewed by Public Safety, Health & Environment on 09/16/2025)

9. Commercial Lease Agreement with Spartan Education Group, LLC, effective September 16, 2025 through September 30, 2035 with the option of two ten year renewals, for Hangars 3S, 4S, 5S-A, B, D, and H, and 6S-D, Ramp/Apron Parking, and Office Spaces 101 and 103 with the monthly rental rate controlled by the Grand Prairie Municipal Airport Fees Schedule, as amended, and initially $4,047.00 a month (Reviewed by the Public Safety, Health & Environment Committee on 09/16/2025)

10. Interlocal Agreement with Ellis County Emergency Services District #2, effective October 1, 2025, to provide $2,350 per call for Grand Prairie Fire Department Fire and Emergency Medical Services response to certain unincorporated areas surrounded by or abutting Grand Prairie City limits with a minimum $329,000 cost recovery by Grand Prairie (Reviewed by the Public Safety, Health and Environment Committee on 09/16/2025)

11. Authorize the City Manager and the City Attorney to review all necessary and related documents of the Grand Prairie Housing Finance Corporation's (HFC) approval of the acquisition and operation of Prairie Gate Community Apartment Complex Phases I and II, approved by the HFC on March 18, 2025

12. Westchester PID contract with Vision Communities Management, Inc. for Management Services, Porter Services, and Decorations for $97,725.08 in Westchester PID (Council Districts 2 and 6) Reviewed by the Westchester PID Advisory Board on 7/29/2025

13. Award contract for Asbestos Remediation Services from HP Ecological Services, LLC dba HP EnviroVision for 406, 410, and 428 W. Church Street in an amount not to exceed $328,169.00 with a 5% contingency of $16,408.45, totaling $344,577.45 (Reviewed by TIF#1 on 08/19/2025)

14. Tarrant County 9-1-1 District FY 2026 Budget

15. Reject all bids submitted for RFB#25105 – Electric Vehicle Charging Infrastructure(Reviewed by the Finance & Government Committee on 09/02/2025)

16. Construction contract with Llano River Fence Co., LLC for wrought iron fence and electronic vehicle gate construction at Great Southwest Nature Park in the amount of $101,825.80 plus a 5% contingency in the amount of $5,091.29 for a total project cost of $106,917.09 through a

national inter-local agreement with BuyBoard (Reviewed by Finance and Government Committee on 09/02/2025)

17. Change order No. 2 to add construction scope items with Falkenberg Construction Co. Inc. at the Great Southwest Nature Park including tree planting, irrigation, and vehicular bollards for a total amount of $100,954.92 (Reviewed by the Finance and Government Committee on 09/02/2025)

18. Construction contract with Kraftsman L.P. dba Kraftsman Commercial Playgrounds and Water Parks for sidewalk, irrigation, and misting water feature construction at PlayGrand Adventures in the amount of $341,470.39 plus a 5% contingency in the amount of $17,073.52 for a total project cost of $358,543.91 through a national cooperative agreement with BuyBoard (Reviewed by Finance and Government Committee on 09/02/2025)

19. Authorize and confirm the conveyance of a 0.4198 acres permanent sanitary sewer easement and a 0.3564 acres temporary construction easement located in John W. Farrans Survey, Abstract 468, commonly known address of 611 W. Trinity Boulevard (DCAD Account #28217100040010000), Grand Prairie, Dallas County, Texas, to the Trinity River Authority ("TRA") for the appraisal value of $6,902.00, for its connection to the existing TRA sanitary sewer line; Authorize the City Manager or his designee to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 09/03/2025)

20. Authorize and confirm the City's dedication of a 24,701 square foot permanent sanitary sewer easement in the Micajah Goodwin Survey, Abstract 584, Grand Prairie, Tarrant County, to the Trinity River Authority ("TRA") to relocate a section of its existing 54-inch sanitary sewer line along ROW recently acquired by the City for the Duncan Perry Road Bridge Replacement Project; Authorize the City Manager or his designee to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 09/03/2025)

21. Encroachment Agreement to allow for the continued use and occupation of an existing accessory building over a portion of a 7.5 foot utility easement located on property at Lot 14R, Block 2, Coronado Woods Addition, Grand Prairie, Dallas County, Texas and known as 3801 Lucena Court; and Authorizing the City Manager or his designee to execute said Agreement with Luis Moreno and Tanya Moreno (Reviewed by the City Council Development Committee on 09/03/2025)

22. Confirm and accept the dedication of a 0.3983 acres Utility Easement on a portion of property located in the John Farrans Survey, Abstract No. 468, commonly known address of 468 Oakdale Road, Grand Prairie, Dallas County, Texas from Ruth Ann Jenkins to the City for anticipated recording costs of up to $60.00 for a total cost of $60.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 09/03/2025)

23. Construction contract with Cole Construction, Inc. for Kirby Creek Erosion Mitigation in the total amount of $458,444.00 for Base Bid; a 5% construction contract contingency in the amount of $22,922.20; and materials testing with TEAM Consultants, Inc. for $15,011.00 for a total project cost of $496,377.20 (Reviewed by the City Council Development Committee on 09/03/2025)

24. Change Order No. 4 to Construction Contract with Felix Construction Company for the Robinson Road Pump Station Project in the total amount of $533,117.58 for the installation of a Jockey Pump, bringing the total project cost to $8,487,465.53 (Reviewed by the City Council Development Committee on 09/03/2025)

25. Authorize the City Manager to Execute an Interlocal Participation Agreement (ILA) between the City of Grand Prairie and the City of Mansfield, Texas to share the costs of pavement, sidewalk, pedestrian and traffic signal infrastructure improvements along Day Miar Road between England Parkway and Seeton Road wherein Grand Prairie will pay $1,002,611.16 to Mansfield and $106,731.72 to the Peninsula Public Improvement District for a Total Expenditure of $1,109,342.88 (Reviewed by the City Council Development Committee on 09/03/2025)

26. Professional services contract with Kimley-Horn and Associates, Inc., for traffic signal designs at the intersections of West Camp Wisdom Road/ Swainsons Hawk Lane (Bee Drive) and MacArthur Boulevard/ Rineheart Street in an amount not to exceed $118,000 (Reviewed by City Council Development Committee on 09/03/2025)

27. Resolution Adopting the Financial Management Policies and Designate the Finance Director as the City's Designated Officer pursuant to Chapter 105 of the Texas Local Government Code (Reviewed by the Finance and Government Committee on 09/02/2025)

28. Ordinance establishing the ACCESS (Advancing Contracts, Community Engagement, and Supplier Success) Grand Prairie Small Business Enterprise Program and rescinding Resolution No. 5090-2020

29. Ordinance Amending the FY 2024/2025 CIP Budget (Reviewed by the Finance and Government Committee on 09/02/2025)

30. Ordinance Amending the FY 2024/2025 Operating Budget (Reviewed by the Finance and Government Committee on 09/02/2025)

31. Ordinance amending Schedule III of the City of Grand Prairie Traffic Register by removing the school zones for Advantage Academy main campus and high school and establishing the school zone and effective times for Village Tech Odyssey located at 955 Freetown Road; providing a repealing clause; providing a severability clause; providing a savings clause; Providing a penalty; and providing an effective date after publication (Reviewed by the City Council Development Committee on 09/03/2025)

32. Abandonment of a 0.0316 acres portion of a Utility Easement located on property at Lot 1, Block 7, Wildlife Commerce Park Addition, Grand Prairie, Dallas County, Texas, also known as 605 W. Wildlife Pkwy, Grand Prairie, Dallas County, Texas; and Authorizing the City Manager or his designee, to execute any and all related documentation necessary for said abandonment (Reviewed by the City Council Development Committee on 09/03/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

33. Public Hearing and Ordinance adopting and levying the ad valorem tax for the FY 2025/2026 at a rate of $0.66 per $100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2025, not exempt by law; providing revenues for payment of current

municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date

34. Public Hearing and Ordinance Adopting the FY 2025/2026 Operating Budget

35. Ordinance ratifying the property tax revenue increase in the fiscal year 2025-2026 budget as a result of the City receiving more revenues from property taxes than the previous tax year

36. Public Hearing and Ordinance Adopting the FY 2025/2026 Capital Improvement Projects (CIP) Budget

37. Resolution approving the FY 2026-2030 Capital Improvements Plan as a planning tool

38. Whispering Oaks PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Whispering Oaks PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Whispering Oaks PID Advisory Board on 06/26/2025

39. Fairway Bend PID (City Council District 1)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Fairway Bend PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Fairway Bend PID Advisory Board on 07/21/2025

40. Brookfield PID (City Council District 2)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Brookfield PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Brookfield PID Advisory Board on 07/23/2025

41. Forum Estates PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Forum Estates PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Forum Estates PID Advisory Board on 08/20/2025

42. Lake Parks PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Lake Parks PID 5-Year Service Plan;

c. Ordinance Approving the Assessment Roll and Rate;

d. PID Advisory Board Membership

Reviewed by the Lake Parks PID Advisory Board on 08/13/2025

43. Peninsula PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Peninsula PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Peninsula PID Advisory Board on 08/19/202

44. High Hawk PID (City Council Districts 4 and 6)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the High Hawk PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the High Hawk PID Advisory Board on 08/05/2025

45. Silverado Springs PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Silverado Springs PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Silverado Springs PID Advisory Board on 08/06/2025

46. Monterrey Park PID (City Council District 3)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Monterrey Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Monterrey Park PID Advisory Board on 08/18/2025

47. Parkview PID (City Council District 1)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Parkview PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Parkview PID Advisory Board on 08/04/2025

48. Country Club Park PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Country Club Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Country Club Park PID Advisory Board on 08/11/2025

49. Southwest Village PID (City Council District 1).

a. Public Hearing - Service Plan - Assessment Roll and Rate

b. Adoption of the Southwest Village PID 5-year Service Plan

c. Ordinance approving the assessment roll and rate

d. PID Advisory Board Membership

Reviewed by the Southwest Village PID Advisory Board on 07/28/2025

50. Oak Hollow/Sheffield Village PID (City Council District 4)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Board Membership

Reviewed by the Oak Hollow/Sheffield Village PID Advisory Board on 08/21/2025

51. Lone Star Meadows PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Lone Star Meadows PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Lone Star Meadows PID Advisory Board on 08/14/2025

52. Berkshire Park PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Berkshire Park PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Reviewed by the Berkshire Park PID Advisory Board on 08/07/2025

53. Crescent Heights PID (City Council District 2)

a. Public Hearing - Service Plan - Assessment Roll and Rate;

b. Adoption of the Crescent Heights PID 5-year Service Plan;

c. Ordinance approving the assessment roll and rate;

d. PID Board Membership

Reviewed by the Crescent Heights PID Advisory Board on 07/15/2025

54. Greenway Trails PID (City Council District 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Greenway Trails PID 5-year Service Plan;

    c. Ordinance approving the assessment roll and rate;

    d. PID Board Membership

    Reviewed by the Greenway Trails PID Advisory Board on 07/02/2025

55. Westchester PID (City Council Districts 2 and 6)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Westchester PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Westchester PID Advisory Board on 08/25/2025

56. Walingford Village PID (City Council District 3)

    a. Public Hearing - Service Plan - Assessment Roll and Rate;

    b. Adoption of the Walingford Village PID 5-Year Service Plan;

    c. Ordinance Approving the Assessment Roll and Rate;

    d. PID Advisory Board Membership

    Reviewed by the Walingford Village PID Advisory Board on 08/14/2025

PUBLIC HEARING ZONING APPLICATIONS

57. ZON-25-06-0022 - Zoning Change/Concept Plan – Lake Ridge One Planned Development District (City Council District 4). Zoning Change from Planned Development PD-267A General Retail Uses to a Planned Development District for more specific General Retail Uses and a Concept Plan with design standards. Lots 1 and 2, Block A, Lake Ridge Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5531 and 5523 Lake Ridge Pkwy (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

58. CPA-25-07-0015 - Comprehensive Plan Amendment - 118 NE 11th St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

59. ZON-25-07-0024 - Zoning Change - 118 NE 11th St (City Council District 5). Zoning Change from Commercial (C) to Single Family Attached (SF-A) on 0.659 acres. A portion of Lot 7, H. E. Jackson's Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and addressed as 118 & 122 NE 11th St (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

60. CPA-25-07-0014 - Comprehensive Plan Amendment - 1106 W Shady Grove Rd (City Council District 1). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

61. ZON-25-07-0025 - Zoning Change - 1106 W Shady Grove Rd (City Council District 1). Zoning Change from Single Family-One (SF-1) to Light Industrial (LI) on 2.02 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd (On August 25, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

CITIZEN COMMENTS

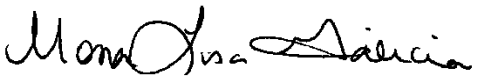
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

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 at the time of your arrival.

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 September 10, 2025.



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.