CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, June 17, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

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" - City of Grand Prairie v. Babcorp 200, LTD et al, 342-338185-22, 342nd Judicial District Court, Tarrant County
(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 Pastor Monty Brinkley of The Crossing Church.

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

1. Resolution Canvassing and Declaring the Results of the June 7, 2025, Runoff Election for City Council Member District 4

2. Certificate of Election and Oath of Office for Council Member District Four

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.

3. Minutes of the June 3, 2025, City Council meeting

4. City Council Meeting and Public Hearing Schedule Update

5. Amendment of Forum Estates PID Contract with Flock Safety for License Plate Readers to Extend the Term of the Agreement, effective May 10, 2025, for Two Years for an Additional Amount of $50,000 (Council District 2)

6. High Hawk PID Contract with The Landscape Partners for landscape maintenance services in the total amount of $174,528, including landscape maintenance $104,528, beautification $30,000, tree services $20,000, and irrigation system maintenance services $20,000, in High Hawk PID (City Council Districts 4 and 6) for a 12-month term

7. Amendment #1 with Carruthers Landscape Management for landscape services of additional location in the amount of $90,350.78 (Reviewed by the Finance and Government Committee on 06/03/2025)

8. Change Order #2 with Halff Associates, Inc. for a deduction of ($63,147) for the health assessment component of Parks Master Plan (Reviewed by the Public Safety, Health & Environment Committee on 06/09/2025)

9. Annual Contract with Southwest Nursery Supply, LP for tree and nursery plants at various locations in the amount of $150,000 for one year with the option to renew for four additional one-year terms totaling $750,000 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/03/2025)

10. Annual Contracts for motor fuel products for City-owned vehicles and equipment with Mansfield Oil Company of Gainesville, Inc. and TACENERGY, LLC through a Master Interlocal agreement with the City of Fort Worth, Texas. Each agreement is for an initial one-year term in an amount up to $4,000,000, with the option to renew for two additional one-year periods totaling $12,000,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 06/03/2025)

11. Agreement with City of Midlothian to Transfer the Portion of Certificate of Convenience and Necessity No 11706 which is located within the City of Grand Prairie's Corporate Limits and Extra-Territorial Jurisdiction to the City of Grand Prairie (Reviewed by the City Council Development Committee on 06/04/2025)

12. Reject all bids submitted for RFB# 25016 – Purchase of Reinforced Concrete Pipe (Reviewed by the City Council Development Committee on 06/04/2025)

13. Professional engineering Services contract with Halff Associates, Inc. for Engineering Services for the CentrePort Trail Phase 2 project in an amount not to exceed $824,000 (Reviewed by City Council Development Committee on 06/04/2025)

14. Purchase of 20 AttackPRO S Thermal Imaging cameras from MES Service Company, LLC using the Sourcewell contract #020124-MES in the amount of $90,472.04 (Reviewed by the Public Safety, Health and Environment Committee on 06/09/2025)

15. Purchase of Self-Contained Breathing Apparatus (SCBA) from MES Service Company, LLC for Fire Station 11 using the Sourcewell contract #011824 in the amount of $120,437.96 (Reviewed by the Public Safety, Health and Environment Committee on 06/09/2025)

16. Purchase of security camera upgrades, access control system upgrades, and implementation services from Digital Air Control Inc dba DAC, Inc. in an amount up to $176,269 through a Cooperative Agreement with BuyBoard and Siemens Industry Inc. in the amount of $181,300 through a Cooperative Agreement with Sourcewell. These are one-time purchases in the total amount of $357,569 (Reviewed by the Public Safety, Health & Environment Committee on 06/09/2025)

17. Resolution Amending the Housing Choice Voucher (HCV) Administrative Plan with the HCV Emergency Housing Voucher (EHV) Appendix to include Housing Opportunity Through Modernization Act (HOTMA) provisions and the HCV Project Based Vouchers Appendix

18. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2025A, in an amount not to exceed $40,080,000, including the adoption of a resolution pertaining thereto (Reviewed by the Finance and Government Committee on 06/03/2025)

19. An Ordinance of the City of Grand Prairie Amending the Civil Service Police Step Plan Pay Scale for the Rank of Police Officer and Amending Ordinance No. 11604-2024 for the FY2024/2025 Operating Budget

20. Ordinance Amending the FY 2024/2025 CIP Budget (Reviewed by the Finance and Government Committee on 06/03/2025)

21. Ordinance Amending the FY 2024/2025 Operating Budget (Reviewed by the Finance and Government Committee on 06/03/2025)

22. Ordinance amending the FY2024/2025 Prairie Lights Operating Fund for upgrades to the displays at Prairie Lights (Reviewed by the Finance & Government Committee on 06/03/2025)

23. Ordinance Approving an Agreement Between the Cities of Midlothian and Grand Prairie to Adjust Their Common Boundary Line through the Addition and Subtraction of Land Within Their Respective Jurisdictions Near Kimball Road, Ellis County, Texas, And Granting to All Inhabitants of Said Land Entering Grand Prairie's Corporate Boundaries All the Rights and Privileges of Other Citizens and Binding Said Inhabitants By All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie; Providing this Ordinance to be Cumulative; and Providing a Severability Clause; and Providing an Effective Date (Reviewed by the City Council Development Committee on 12/17/2024)

24. Ordinance Approving the Proposed Expansion of Tax Increment Reinvestment Zone #3, Expanding the Boundaries to Include One New ADZ: ADZ #11A, Approximately 736.7 Acres to Be Included as Part of the Lakesong Development, Located in Ellis County, and Expiring December 31, 2063; Removing 17.2 acres from ADZ #11 as Part of a Boundary Alignment; and Setting Term of Area Development Zone 11A to Align with the Term of Area Development Zone 11 (Reviewed by Tax Increment Financing Board No. 3 on 5/20/25, Public Hearing held by City Council on 6/3/25)

25. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three, City of Grand Prairie, Texas; Making Various Findings Related to Such Plan; Providing for Severability and Providing an Effective Date (Reviewed by Tax Increment Finance Board #3 on 05/20/2025.)

26. Resolution Authorizing the Execution of a First Amendment to the Development Agreement for the Lakesong Planned Development with JC GPM, LLC, Riverside DPH, LP, HC Lakesong LLC, Laskesong UR 1, LLC, Lakesong Central, LLC, Lakesong GP East Pd, LLC, Lakesong GP North Pod, LLC, Lakesong GP North Pod 2, LLC, and Lakesong GP North Pod 3, LLC which Amends the Development Agreement Authorized by Resolution 5368-2023 to Modify the Parties, Incorporate Additional Land, Modify the Development Standards and Annexation Conditions Precedent for the Extra-Territorial Jurisdiction Property, and Specify the Owners are Waiving Rights to Develop the Property in a Manner Inconsistent with the Agreement's Development Regulations

27. Resolution Giving Consent to the Annexation of Land into Lakesong Municipal Management District No. 1

28. Amendment to Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC for Reimbursement of Public Infrastructure Costs to Add Approximately 736.2 Acres, Remove Approximately 17.2 Acres of Land, and Modify the Parties to the Agreement to Include HC Lakesong, LLC, Lakesong UR 1, LLC, Lakesong Central, LLC, Lakesong GP East Pod, LLC, Lakesong GP North Pod, LLC, Lakesong GP North Pod 2, LLC, and Lakesong GP North Pod 3, LLC as Parties (Reviewed by Tax Increment Financing Board #3 on 5/20/2025)

ITEMS FOR INDIVIDUAL CONSIDERATION

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

30. Public Hearing and Final Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being an Approximately 19.955 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Such Tract is Generally Located South of U.S. Highway 287 Including Land Situated in the W. Gardner Survey, Abstract No. 403 into the City of Grand Prairie, Texas; Providing for Incorporation of Premises, Amending of the Official City Map, and Acknowledging a Service Plan; Requiring the Filing of this Ordinance with the County Clerk; Prescribing for Effect on Territory, Granting as Appropriate to All the Inhabitants of Said Property All the Rights and Privileges of Other Citizens and Binding Said Inhabitants by All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie, Texas; Providing Cumulative Repealer, Severability, and Savings Clauses; Providing for Engrossment and Enrollment; and Providing an Effective Date

31. Public Hearing and Ordinance approving the Program Year 2025 Community Development Block Grant (CDBG) and HOME Budgets (Reviewed by the Finance and Government Committee on 06/03/2025)

PUBLIC HEARING ZONING APPLICATIONS

32. CPA-25-01-0001 - Comprehensive Plan Amendment - Light Industrial at 2901 W Warrior Trl (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl (On May 12, 2025, the Planning and Zoning Commission recommended denial by a vote of 7-0)

33. ZON-24-12-0031 – Zoning Change - Light Industrial at 2901 W Warrior Trl (City Council District 2). Zoning Change from PD-58 for Office and Warehouse Uses to Light Industrial. 7.5 acres, Tract 1K, Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, zoned PD-58, located at the southeast corner of S Great Southwest Pkwy and W Warrior Trl, and addressed as 2901 W Warrior Trl (On May 12, 2025, the Planning and Zoning Commission recommended denial by a vote of 7-0)

34. ZON-25-04-0009 - Zoning Change/Concept Plan - Rock Island Industrial (City Council District 1). Zoning Change from Planned Development-462 for Light Industrial Use to Planned Development for Light Industrial Use and to adopt an additional Concept Plan for Office/Warehouse development on 15.94 acres. Tracts 47, 47.1, 47.2 and 47.3, out of John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned PD-462, within the SH 161 Corridor Overlay District, and addressed as 3433 Hardrock Rd (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

35. ZON-25-05-0020 – Zoning Change/Concept Plan – PD for General Retail (City Council District 4). Zoning Change from single family use to a Planned Development District for General Retail Use and a Concept Plan depicting a retail development on 2.59 acres. Lot 2R, Block 1, Jai Addition, City of Grand Prairie, Tarrant County, Texas, zoned for single family use, and addressed as 2800 W Camp Wisdom Rd (On June 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

CITIZEN COMMENTS

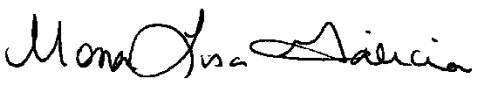
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 June 13, 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.