CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, October 14, 2025 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

STAFF PRESENTATIONS

1. Follow-up on the Operational Review of the EPIC Recreational Facility
2. Main Street Fest Updates
3. Downtown Construction Updates

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

6:30 PM Council Chambers

RECONVENE MEETING

Invocation led by Pastor Chad Hampton of First Baptist Church Grand Prairie.

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

PRESENTATIONS

4. Proclamation Recognizing Ruthe Jackson Day
5. Presentation on Season 16, Episode 1 of the Travel Show, The Daytripper Featuring the City of Grand Prairie

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.

6. Minutes of the August 14, 2025, Special City Council Meeting and Budget Workshop, and the September 16, 2025, City Council meeting

7. Economic Development 380 Incentive Agreement with Modine Manufacturing Company for up to Ten Years for an amount not to exceed $788,407, Funded Through TIF #1 Reviewed by the TIF #1 Board 10/13/2025

8. High Hawk PID Contract with LandCare for landscape maintenance services in the total amount of $262,462.73 including landscape maintenance $122,462.73, beautification $100,000, tree services $20,000, and irrigation system maintenance services $20,000, in High Hawk PID (City Council Districts 4 and 6) for a 15-month term. Approved by the High Hawk PID Advisory Board on August 5, 2025

9. Ratify the Application for and Authorize the City Manager to accept the Staffing for Adequate Fire and Emergency Response (SAFER) grant from the Federal Emergency Management Agency (FEMA) which provides 75% of the actual costs of salary and benefits 21 new Firefighter positions for two years and 35% of the salary and benefits for one additional year for a total estimated grant award of $4,891,692 with the remaining salary and benefits to be funded by the City in an estimated amount of $3,040,782 (Presented to Public Safety, Health and Environmental on 10-7-25)

10. Authorize the City Manager to Accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation Aviation Division (TxDOT-Aviation) which provides Reimbursement for 90% of City Expenditures for Airport Maintenance up to a Maximum Reimbursement of $100,000 (Reviewed by the Public Safety, Health, and Environment Committee on 10/07/2025)

11. Authorize the City Manager or Designee to Negotiate and Execute an Amendment to the Commercial Lease Agreement with Aviator Air Flight School, LLC to Reduce the Rented Hangar and Tie-down Spaces to Only Leasing Locations 8N-C, 8N-J, and 10N-B (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

12. Authorize the City Manager or Designee to Negotiate and Execute an Approximately Ten Year Commercial Lease Agreement with the Option to Renew for Two Additional Ten Year Periods with Spartan Education Group, LLC for Hangars 3S, 4S, 5S-A, B, D, and H, and 6S-D, Ramp/Apron Parking, and Office Spaces 101 and 103 at the Fees Established by the Grand Prairie Municipal Airport Fees Schedule, as Amended (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

13. One-year contracts for the purchase of ammunition, with the option to renew for two additional periods with SSD International, Inc., in an amount not to exceed $39,544; GT Distributors, Inc., in an amount not to exceed $91,574; Sunset Law Enforcement, LLC, in an amount not to exceed $31,500; and Kiesler Police Supply, Inc., in an amount not to exceed $60,150 for a total

not to exceed $668,304 if all optional renewals are exercised (Reviewed by the Public Safety, Health, and Environment Committee on 10/07/2025)

14. Approval of an Access Agreement with EA Engineering, Science, and Technology, Inc., PBS, to install three ground water monitoring wells at agreed locations in the existing rights-of-way located within a one mile radius of 114 NE 28th Street, Grand Prairie, Dallas County, Texas 75050 (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

15. Contract to purchase education and promotional products from YNIS, Inc., through a national cooperative agreement with BuyBoard, in an amount not to exceed $125,000 a year for one year with the option to renew for two additional one-year periods for a total not to exceed $375,000 if all extensions are exercised (Reviewed by the Public Safety, Health & Environment Committee on 10/07/2025)

16. Amendment No. 1 to CMAR Construction Contract with Crossland Construction Company, Inc. in the amount of $165,680.49 for additional scope of work for Fire Station 11, including paving upgrades, HVAC enhancements, structural steel additions, plumbing improvements, added perimeter property fencing provisions, increased roof warranty duration, extended construction materials testing, electrical upgrades, franchise utility coordination, added fire department branding/signage, and landscape enhancements (Reviewed by the Public Safety, Health and Environment Committee on 10/07/2025)

17. Annual contract for elevator maintenance and services at City-owned facilities with Marrero & Sayre Enterprises, Inc. dba North Star Elevator in an amount not to exceed $60,000.00 annually. This contract will be for an initial one-year term, with the option to renew for two additional one-year periods totaling $180,000.00 if all extensions are exercised (Reviewed by the Finance and Government Committee on 10/07/2025)

18. Annual Contract for glass repair and installation services for City-owned facilities to 360TXC, LLC and Peruna Glass, Inc. dba Glass Doctor of North Texas. Each contract will be for an initial one-year term in an amount not to exceed $100,000.00 with the option to renew for two additional one-year periods totaling $300,000.00 if all extensions are exercised. Staff will utilize one of the two vendors based on the lowest bid unit pricing and the needs of the City (Reviewed by the Finance and Government Committee on 10/07/2025)

19. Request to enter into an agreement with Dallas Area Agency on Aging (DAAA) for a total budget of $213,259 (Less program reimbursements of $180,635) for Congregate Meals and Transportation program located at the Summit (Reviewed by the Finance and Government Committee on 10/07/2025)

20. Annual contract for Open Gov budget software services with Vertosoft LLC for $143,745. This contract will be for an initial one-year term in the amount of $143,745, with the option to renew for two additional one-year periods with a 5% increase for each renewal period, totaling $453,156.10 if all renewals are exercised. The purchase of these services are through a cooperative agreement with the Texas Department of Information Resources (Reviewed by the Finance and Government Committee on 10/07/2025)

21. Contract for installation of fuel island with an above-ground tank (AST) at Fire Station 11 from Stovall Commercial Contractors, LLC in the amount of $325,468.43 and a 5% construction contingency in the amount of $16,273.42 for a total project cost of $341,741.85 through a

Cooperative Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 10/07/2025)

22. Contract with Genuine Parts Company dba NAPA Auto Parts in the amount not to exceed $2,800,000 annually. The contract will have an initial one-year term, with the option to renew for up to four additional one-year periods, for a total not to exceed $14,000,000 if all extensions are exercised. The contract will be executed using a cooperative agreement with Sourcewell (Reviewed by Finance and Government Committee on 10/07/2025)

23. Contract with Trane U.S. Inc. Dba Trane in the amount of $2,817,480 for the replacement of three (3) 130-ton rooftop HVAC systems and one (1) 135-ton rooftop HVAC system at the Public Safety Building, in the total base amount of $2,684,580 with a 5% contingency in the amount of $132,900, for a total project cost of $2,817,480, utilizing a cooperative purchasing agreement through OMNIA Partners (Reviewed by Finance and Government Committee on 10/07/2025)

24. Contract for Medical Third-Party Claims Administration and Pharmacy Benefits Managements with BlueCross BlueShield of Texas for five (5) years with an agreed upon base fee of $48.46 per enrolled employee per month for the first year with an incremental increase each additional year and total guaranteed credits of $1,100,000. Additional fees and rebates will apply resulting in an estimated total credit to the City's claim fund of $12,508,040 based on 1,500 employees(Reviewed by the Finance and Government Committee on 10/07/2025)

25. Contract for Medical Bundled Surgery benefits with Employer Direct Healthcare, LLC dba Lantern Specialty Healthcare for five (5) years and three (3) months, effective October 1, 2025, with an agreed upon fee of $5.25 per enrolled employee per month for the first three (3) years and a 5% rate cap for years four (4) and five (5), with an estimated cost of $510,525 based on 1,500 employees (Reviewed by the Finance and Government Committee on 10/07/2025)

26. Contract for an Employee Assistance Program with ComPsych Employee Assistance Programs, Inc. dba ComPsych Corporation for five (5) years with an agreed upon fee of $1.41 per enrolled employee per month with an estimated total cost of $126,900 based on 1,500 employees (Reviewed by the Finance and Government Committee on 10/07/2025)

27. Contract for Specific Stop Loss coverage with BlueCross BlueShield of Texas (BCBSTX) for one (1) year with an agreed upon fee of $32.63 per enrolled employee per month with an estimated annual cost of $587,340 (Reviewed by the Finance and Government Committee on 10/07/2025)

28. First Reading of an Ordinance Annexing Approximately 13.64 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is Generally Located North of Weatherford Road, Adjacent to Grand Prairie Planned Development Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described in a General Warrant Deed to Friedlinde Miller, recorded in Volume 2026, Page 1782, Deed Records of Ellis County Texas, and All Adjacent Rights-of-way 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

29. Resolution Finding That Oncor Electric Delivery Company LLC's Application to Change Rates Within the City Should Be Denied; Finding That the City's Reasonable Rate Case Expenses Shall Be Reimbursed by the Company

30. An Ordinance Amending Chapter 13 "Health and Sanitation", Article XIII "Noise Restrictions" to Add Section 13-287 to Clarify the Article's Applicability to Areas Within 5,000 Feet Outside the City Limits and Amend Sections 13-278, 13-282, and 13-283 to Clarify the Noise Zones and Permissible Noise Levels in Each Zone; Providing a Penalty Clause; Making this Ordinance Cumulative; and Providing an Effective Date Upon Passage and Publication (Presented to Public Health, Safety and Environment on 9/16/25 and Council Development Committee on 9/3/25)

31. An Ordinance Amending Chapter 13, "Health and Sanitation" of the Code of Ordinances of the City of Grand Prairie, Texas by the Amendment of Sections 13-359(b)(2), 13-361(a)(1), and 13-414(b)(1) to Establish Industrial Wastewater Discharge Standards Specific to the Trinity River Authority's Mountain Creek Facility and Further Clarify the Formula Used for Calculating Regional Wastewater System; Making this Ordinance Cumulative; Containing a Savings Clause; Providing a Severability Clause; Repealing All Ordinances or Parts of Ordinances in Conflict Herewith; and to Become Effective Upon Its Passage, Approval, and Publication (Reviewed by Public Health, Safety and Environment Committee on 10/07/2025)

32. Ordinance amending the FY 2025/2026 Operating Budget for the Hotel/Motel Tax Fund to allocate $150,000 from the Unobligated Fund Balance for additional marketing services; Amendment to Annual Services Contract with Animare Agency, LLC for additional Media Marketing Services (In-Market) to promote the City's 2025 Main Street Magic Holiday Campaign in the amount of $150,000 (Reviewed by the Finance and Government Committee on 10/07/2025)

33. Ordinance allocating, approving, and authorizing the expenditure of $94,335.75 for the replacement of three (3) new vehicles for the Housing and Neighborhood Services Department from Silsbee Toyota using a cooperative contract through The Interlocal Purchasing System (TIPS-USA)

ITEMS FOR INDIVIDUAL CONSIDERATION

34. Ordinance amending Chapter 2, Article II, Section 2-30 and Subsection 2-32(b), of the City Code of Ordinances regarding public comments during open meetings, the rules of decorum for public speakers, and the requirements for posting notice of public meetings to conform with recent changes in state law

PLANNING AND ZONING ITEMS TO BE TABLED

35. CPA-25-08-0019 - Comprehensive Plan Amendment - Mavis Tires and Brakes (City Council District 5). Amendment to change the Future Land Use Map designation from Mixed Use to Commercial/Retail/Office on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

36. ZON-25-08-0029 - Zoning Change/Concept Plan - Mavis Tires and Brakes (City Council District 5). Zoning Change from General Retail (GR) to Commercial (C) on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

37. SUP-25-08-0027 - Specific Use Permit/Site Plan - Mavis Tires and Brakes (City Council District 5). Specific Use Permit/Site Plan for an Auto Tire/Wheels Sales & Installation (Indoor Displays) and Auto Repair (Minor) shop on 1.001 acres. Lots 6R, 8, 9 & 10, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161 Corridor Overlay, and addressed as 409 & 505 N Carrier Pkwy

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

38. STP-25-07-0026 - Site Plan - Great SW Retail Center (City Council District 1). Site Plan for a multi-tenant retail building on 1.98 acres. A portion of Site 1, Block A, Forum Industrial Park Addition, City of Grand Prairie, Tarrant County, zoned Light Industrial, and addressed as 2775 S Great Southwest Pkwy (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

39. STP-25-08-0028 - Site Plan - Oncor Ironwood Switch (City Council District 6). Site Plan for a new Electrical Switch Station for a Data Center on 512.00 acres. 512.00 acres generally located west of Miller Rd, north of Weatherford Rd, Parcel ID 181262, City of Grand Prairie, Ellis County, Texas, Zoned PD-454, and addressed as 881 Miller Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

PUBLIC HEARING ZONING APPLICATIONS

40. CPA-25-07-0017– Comprehensive Plan Amendment – Amend the 2018 Comprehensive Plan by updating the Master Thoroughfare Plan and Map by removing a planned Collector, 2-lane Undivided (C2U) roadway located south of the IH 20 EB Frontage Road and west of FM 1382 (Belt Line Rd) (On September 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

41. SUP-25-07-0023 - Specific Use Permit/Site Plan - EV Auto Sales (City Council District 2). Specific Use Permit and Site Plan for an Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) on 7.71 acres. A portion of Tract 3, Benjamin F. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, and within the IH 20 Corridor Overlay, and addressed as 1700 E IH 20 (On September 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

42. CPA-25-08-0020 - Comprehensive Plan Update – 1926 Mayfield Rd. (City Council District 2). Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District,

and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-1)

43. ZON-25-08-0027 - Zoning Change/Concept Plan - 1926 Mayfield Road (City Council District 2). Zoning Change from Single Family-Two (SF-2) to a Planned Development District with a base zoning district of Neighborhood Services (NS) for limited office and neighborhood service uses on 0.846 acres. A 0.846-acre tract out of J.C. Turner Survey, Abstract No. 1739 and I & G N RR Survey, Abstract No. 1625, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Two (SF-2) District, within 161 Corridor Overlay District, and addressed as 1926 Mayfield Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-1)

44. CPA-25-08-0018 - Comprehensive Plan Amendment - 1930 Houston St (City Council District 5). Amendment to change the Future Land Use Map designation from Commercial/Retail/Office to Low Density Residential on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

45. ZON-25-08-0028 - Zoning Change – 1930 Houston St. (City Council District 5). Zoning Change from Commercial (C) to Single Family Six (SF-6) on 0.253 acres. Lot 13, Block 78, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned Commercial (C) District, within the SH 161 Corridor Overlay, and addressed as 1930 Houston Street (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

46. SUP-25-07-0026 - Specific Use Permit/Site Plan - Alfaro Garage Auto Rebuilder (City Council District 5). Specific Use Permit and Site Plan for a new automotive re-builder on 0.325 Acres. Lot 1, Block 1, Alfaro Addition, City of Grand Prairie, Dallas County, zoned LI-LS, and addressed 1900 Airport St (On September 23, the Planning and Zoning Commission recommended approval by a vote of 8-0)

47. ZON-25-08-0030 - Zoning Change – 636 & 650 W Tarrant Rd (City Council District 5). Zoning Change from Planned Development District 217 to a new Planned Development District for Commercial Uses on 1.35 acres. Tracts 19 & 32, Michael Farrans Survey, Abstract No. 469, City of Grand Prairie, Dallas County, Texas, zoned Planned Development District-217 (PD-217), within the Belt Line Corridor Overlay District, and addressed as 636 & 650 W Tarrant Rd (On September 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

48. ZON-25-09-0033 - Zoning Change/Concept Plan - 2634 S Carrier Pkwy PD amendment (City Council District 2). Zoning Change to amend Planned Development District 107 to allow Grooming & Hygiene Salon and Wellness Spa as permitted uses on 2.295 acres. Lot 1, Block 2, Community Square Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-107, and addressed as 2634 S Carrier Pkwy (On September 23, the Planning and Zoning Commission recommended approval by a vote of 8-0)

49. TAM-25-09-0034 – Text Amendment – Appendix S: Development Standards for Multi-family and Mixed-Use Residential Developments. An Ordinance of the City of Grand Prairie, Texas, amending the Grand Prairie Unified Development Code (UDC) by adding Appendix S, Development Standards for Multi-family and Mixed-Use Residential Developments Subject to SB 840 enacted by the 89th Texas Legislature, codified in Chapter 218 of the Texas Local Government Code; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (The Planning and Zoning Commission will be reviewing this item at its 10/14/25 meeting)

CITIZEN COMMENTS

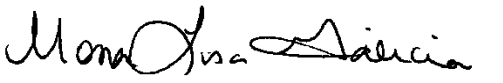
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 on October 8, 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.