CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Meeting

Tuesday, June 03, 2025 **4:30 PM** **City Hall - Briefing Room**

CALL TO ORDER

STAFF PRESENTATIONS

1. GRAND VISION – Grand Prairie Parks, Arts, Recreation and Open Space Master Plan

2. Update from Texas Monthly / Texas Country Reporter

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 Dr. Roderick Williams of Infinite House of Praise.

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

PRESENTATIONS

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 May 20, 2025, City Council meeting

4. Peninsula PID Contract with Lake Management Services for Installation of ShoreSOX Erosion Control around Pond 6 for one year in the amount of $171,600 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 5/6/2025

5. Professional Engineering Services contract with Shanks Architects Inc. dba JST Architects for the Grand Prairie Memorial Gardens and Mausoleum expansion project in the amount of $144,000, plus a 5% design contingency in the amount of $7,200, for a total project cost of $151,200 (Reviewed by the City Council Development Committee on 05/20/2025)

6. Annual Contract with Consolidated Traffic Controls, Inc. for traffic control and signal equipment for a period ending April 30, 2026, in an amount not to exceed $450,000 through a cooperative agreement with Houston-Galveston Area Council (HGAC) (Reviewed by the City Council Development Committee on 05/20/2025)

7. Appoint Charles Brewer as the City's Voting Member and Reappoint Noreen Housewright as the City's Alternative Member to the Fort Worth Wholesale Water/Wastewater Customer Advisory Committee

8. Appoint Charles Brewer as the City's Voting Member and Reappoint Noreen Housewright as the City's Alternative Member to the TRA Regional Wastewater System Advisory Committee, Mountain Creek Regional Wastewater System Advisory Committee, Joe Pool Lake Water Supply Project Advisory Committee, and Lakeview Regional Water Supply Project Advisory Committee (Reviewed by the City Council Development Committee on 05/20/2025)

9. Professional engineering services contract with Halff Associates, Inc. for the West Fork Reclamation Feasibility Study in the amount of $66,698 (Reviewed by the City Council Development Committee on 05/20/2025)

10. Amendment # 1 to Professional Services Contract with Freese and Nichols, Inc. for additional design and hydrology & hydraulic (H&H) services for the Great Southwest Nature Park Project in the amount of $14,500, bringing the total contract amount to $59,500 (Reviewed by the City Council Development Committee on 05/20/2025)

11. Professional Engineering Services Contract with Gresham Smith for services related to the Cove Meadow Lift Station Improvements Project in the amount of $398,796 (Reviewed by the City Council Development Committee on 05/20/2025)

12. Professional Engineering Services Contract with Gresham Smith for the detailed design of the Wastewater Main Replacement/Rehabilitation for TRA Basin 5.0J in the amount of $587,960 (Reviewed by the City Council Development Committee on 05/20/2025)

13. Authorize and confirm the dedication of a permanent water line easement and temporary construction easement located in the Joseph Stewart Survey, Abstract 961, Ellis County, commonly known address of 5394 US Highway 287, Midlothian, Ellis County, Texas, from Soap Box Partners LP, for the Phase 3 Waterline Extension project (Reviewed by the City Council Development Committee on 05/20/2025)

14. Authorize and confirm the dedication of a Screening Wall Easement and located on a portion of Lot 2, Block 1, Westchester Phase One-A Addition, commonly known address of 406 Hampton Circle, Grand Prairie, Dallas County, Texas from Barry A. Crews and Linda D. Crews 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 05/20/2025)

15. Authorize and confirm the acceptance of a dedication by quitclaim deed of approximately 100 square feet of right-of-way located on a portion of Lot 4-R-1, Block 1 of the Wildlife Commerce Park Addition, commonly known address of 2503 N. Belt Line Road, Grand Prairie, Dallas County, Texas, from CHI/Wildlife 8, L.P. for the anticipated recording fees not to exceed $200; 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 05/20/2025)

16. Authorize and confirm the dedication of a permanent utility easement located in the John Spoon Survey, Abstract No. 1326, being a portion of Lot 1, Block 1, Landmark At The Grove Addition, commonly known address of 804 West Shady Grove Road, Grand Prairie, Dallas County, Texas from BLUSV I TX West Shady Grove Road LLC for the proposed improvements under CEP-24-0028; Authorizing the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 05/20/2025)

17. Change Order No.5 to the Construction Contract with McMahon Contracting, LP for additional scope of work for the Davis Road Paving and Drainage Improvements project in the total amount of $64,205.49, bringing the total project cost to $4,440,063.18 (Reviewed by the City Council Development Committee on 05/20/2025)

18. Cooperative Agreement with Smith Pump Company, Inc. for Repair Services related to the repair of the Low Side Pump 1 that fills the City's Small Hill Elevated Storage Tank and Bowles Elevated Storage Tank, in the amount of $59,010, through a cooperative agreement with BuyBoard (Reviewed by the City Council Development Committee on 05/20/2025)

19. Ratification of an expenditure for an emergency 30-inch water line repair at the Small Hill Pump Station with North Texas Contracting, Inc. in the total amount of $732,469.24 (Reviewed by the City Council Development Committee on 05/20/2025)

20. Ratification of an expenditure for an emergency 8-inch water line repair near Grand Prairie High School with North Texas Contracting, Inc. in the total amount of $358,694 (Reviewed by the City Council Development Committee on 05/20/2025)

21. Ratification of purchase of two (2) wastewater submersible pump and motor assemblies from Pump Solutions, Inc. in the amount of $198,777.00 and the four-month rental of a bypass pump from Xylem Dewatering Solutions, Inc. in the amount of $50,000.00 for the Gifco Lift Station (Reviewed by the City Council Development Committee on 05/20/2025)

22. Ratification of an expenditure for an emergency lift station repair at Fire Station 7 at Lynn Creek with Peterson Pump and Motor Service, LLC in the total amount of $18,950 (Reviewed by the City Council Development Committee on 05/20/2025)

23. Reimbursement Request for Phase One of Three of the Calvary Church/Downtown Asbestos Remediation and Demolition Project; Overview of Said Project. Voted and Approved by TIF Board # 1 on May 20, 2025

24. Contract with Animare Agency, LLC, for Comprehensive Marketing Services (In-Market) in the amount not to exceed $400,000 annually. The term of the contract is an initial one-year term with the option to renew for two additional one-year periods (Reviewed by the Finance and Government Committee on 06/03/2025)

25. Professional Services Contract with Madden Preprint Media, LLC dba Madden Media for the out-of-market tourism campaign. The Contract will be for an initial one-year period with the option to renew for up to four (4) additional one-year periods, in an amount not to exceed $500,000 annually, and in a total amount not to exceed $2,500,000 if all renewals are exercised (Reviewed by the Finance & Government Committee on 06/03/2025)

26. Participation Agreement with Ellis County Authorizing a 50% of the County's Tax Increment, which is not Derived from Single Family Development, to be Deposited in Tax Increment Reinvestment Zone #3 for up to Ten Years per Defined Area Over the Next Thirty Years to Fund Public Works Projects and Public Infrastructure (Reviewed by Tax Increment Financing Board #3 on 05/20/2025)

27. Resolution Amending the Bylaws of Reinvestment Zone Number Three to Amend the Number of Directors to Include One Director Appointed By Each Participating Taxing Unit and Amend the Process for Amending the Bylaws (Reviewed Tax Increment Financing Board #3 on 05/20/2025)

28. Ordinance amending Ordinance No. 11604-2024 for the FY 2024/2025 Operating Fund Budgets and Ordinance No. 11602-2024 for the FY 2024/2025 Capital Improvement Projects Budgets. Construction contract with Austin Filter Systems, Inc. for Fish Creek West Bank Stabilization Improvements in the total amount of $1,078,100.00 for Base Bid; a 5% construction contract contingency in the amount of $53,905.00; and materials testing with Geotex Engineering for $27,408.00 for a total project cost of $1,159,413.00 (Reviewed by the City Council Development Committee on 05/20/2025)

29. Ordinance Amending Ordinance No. 11603-2024 for the FY2024/2025 Capital Improvements Projects Budget to Create a Small Street Improvement Project fund in the Water CIP Fund and Wastewater CIP Fund; Award Professional Engineering Services Contract with Gresham Smith for services related to the proposed Water and Wastewater Main Replacement/Rehabilitation Project on Small Street between N. Beltline Road and SE 17th Street in the amount of $280,190 (Reviewed by the City Council Development Committee on 05/20/2025)

30. First Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: an Approximately 157.24 Acre Tract of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of U.S. Highway 67 Including Land Situated in the Leeman Kelsey Survey, Abstract No. 593, the R.M. Wyatt Survey, Abstract No. 1280, 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

31. First Reading of Ordinance Adopting the Annexation of Certain Territory Located in the Extraterritorial Jurisdiction of the City of Grand Prairie, Texas, to Wit: Being Five Tracts Totaling Approximately 718.154 Acres of Land in Ellis County, Texas and Being More Particularly Described and Graphically Depicted in Exhibit "A", Generally Located North of 287 Including a 558.2 Acre Tract of Land Situated in the R.R. Melton, Abstract No. 1272, J.M Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, C.C. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, a 56.26 Acre Tract of Land Situated in the J. Thompson Survey, Abstract No,. 583, a 59.21 Acre Tract out of the S.A. & M.G.R.R. Co Survey, Abstract No. 1056, a 23.74 Acre Tract situated in the D. Morgan Survey, Abstract No. 1224 and the J. Jones Survey, Abstract No. 583, a 22.16 Acre Tract Situated in the J. Jones Survey, Abstract No. 583, 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

ITEMS FOR INDIVIDUAL CONSIDERATION

32. Public Hearing on 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)

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

33. STP-25-04-0013 – Site Plan - TMI Sports Med ASC (City Council District 6). Site Plan for a 16,300 sq. ft. ambulatory surgical center on 5.73 acres. 5.73 acres out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-332A and generally located to the south of Double Oak Av and west of Heritage Pkwy (On May 12, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

PUBLIC HEARING ZONING APPLICATIONS

34. 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)

35. 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)

CITIZEN COMMENTS

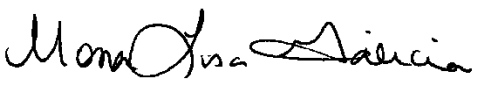
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond 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 May 30, 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.