CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes
City Council Meeting

Tuesday, September 15, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:30 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Kurt G. Johnson
Deputy Mayor Pro Tem Jacquin Headen
Council Member District 1 Jorja Clemson
Council Member District 3 David Chappelle
Council Member District 4 John Lopez
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

ABSENT
Council Member District 5 Tony Shotwell

STAFF PRESENTATIONS

1. Main Street Fest 2026 Presentation

   Parks, Arts and Recreation Department Director Ray Cerda provided an update on the October 23–25, 2026, Main Street Fest, including the revised event layout and closure of Main Street. Special Events Superintendent Emily Linares announced headliners The Commodores, Sammy Kershaw, and Keith Nieto and reviewed festival features, including the carnival, more than 150 vendors, a Market Square Lounge, Main Stage, Community Stage, a Kid Zone, new City Hall Main Stage, and expanded sponsorship activations. Marketing Supervisor Jonathan Thompson reviewed advertising, media, and public relations efforts. Council Members discussed parking, carnival ticket sales, and outreach. Ms. Linares noted parking at the Charles V. England Building, along Main Street, and shuttle service near the high school. All-access wristband sales will end at 9:00 p.m. Friday and Saturday and at 4:00 p.m. Sunday. Signage was requested to notify attendees of the cutoff. A $20 discount coupon will be available for school-aged children, and additional outreach to surrounding school districts was requested.

   PRESENTED

AGENDA REVIEW

Mayor Pro Tem Johnson noted he would make a motion for #11 with amendment. He then asked if Council had questions on any agenda items. Mayor Jensen noted Item 23 would be tabled at the request

of the retailer so they can communicate with the community. Mayor Pro Tem Johnson asked if the applicant for Item 22 would be present and staff said they believed he would be in attendance.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 4:45 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:14 p.m.

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

Invocation led by Pastor Denny Davis of St. John Church Unleashed.

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

CONSENT AGENDA

Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to approve items two through twelve. The motion carried unanimously, 8-0.

2. Minutes of the September 1, 2026, City Council Meeting

   Approved on Consent Agenda

3. Boards and Commissions – Appointments to fill a vacancy on the Zoning Board of Adjustments and Appeals and the Building Advisory and Appeals Board

   Approved on Consent Agenda

4. Contract for Occupational Health, Injury, and Drug & Alcohol Testing services from Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers for one (1) year with two 1-year renewals with an estimated annual amount of $89,179 each year (Reviewed by the Finance and Government Committee on 09/01/2026)

   Approved on Consent Agenda

5. Annual contract with PVS DX, Inc. dba Petra Chemical Company, LLC for the purchase and delivery of swimming pool chemicals for all City of Grand Prairie swimming pools through a cooperative interlocal agreement with the City of Bedford in annual amount not to exceed $100,000. The Contract will be for an initial one-year term, with the option to renew for up to four (4) additional one-year terms, for a total of $500,000 if all renewals are exercised (Reviewed by the Finance and Government Committee on 09/01/2026)

   Approved on Consent Agenda

6. Authorize purchase of a Nutanix Hyperconverged Infrastructure Platform for City Hall enterprise computer Infrastructure to replace the current system that will soon be at the end of

support from Waypoint Business Solutions, LLC, in the amount of $1,081,714.44 using a cooperative purchasing agreement with The Interlocal Purchasing System (TIPS). This purchase includes five years of software licensing and hardware maintenance support allowing an increase not to exceed 15 % if all extensions are exercised

Approved on Consent Agenda

7. 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

   Approved on Consent Agenda

8. Annual Contracts for December Holiday Decorations for City Hall Plaza and Main Street Corridor, RFP#26035 with The Brian Mallard Group of Texas, LP and DFW Holiday Kings, Inc. Both contracts are for a one-year term with option to renew for up to two additional one-year periods and the combined expenditures under both contracts shall not exceed $250,000 per year and $750,000 over the full three-year period if all renewal options are exercised, subject to available funding

   Those who did not wish to speak but recorded support: Kim Conatser, 815 Beechcraft Ave./209 W. Main St.; Barry Sanders, 2126 Westfall; Stephan Davis.

   Approved on Consent Agenda

9. Tarrant County 9-1-1 District FY 2027 Budget

   Harold Willis spoke in support of this item.

   Approved on Consent Agenda

10. Ordinance Amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budget and Ordinance No. 11764-2025 for the FY 2025/2026 Capital Improvement Projects Budget for adjustments to the Wastewater CIP, Water CIP, Water/Wastewater Operating Fund, Risk Management, and Equipment Acquisition CIP Funds (Reviewed by the Finance and Government Committee on 09/01/2026)

    ADOPTED

    ORD 11940-2026

11. Ordinance Amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Budget for adjustments to the Debt Service, Airport, Fleet Services, Golf, Employee Insurance, and General Funds (Reviewed by the Finance and Government Committee on 09/01/2026)

    ADOPTED

    ORD 11941-2026

12. Resolution Adopting the Fiscal Year 2027 Internal Audit Work Plan (Reviewed by Finance and Government Committee on 09/01/2026)

    ADOPTED

    RES 5568-2026

CITIZEN COMMENTS

Hollie Smith, 3431 April Breeze Trail, supports bringing multipurpose and pickleball facilities, grocery stores, a post office, and other amenities to the southern part of the city; she then invited Mayor Jensen and Council to Greenway Trails' National Night Out.

Christopher de Wolfe, 2727 Castlecove Drive, requested an update on the Tangle Ridge Golf Course and was directed to speak with staff.

Harold Willis, 538 Lindly, commented on the September 11 anniversary; supports denying a psychiatric facility in Grand Prairie, discussed issues with Spectrum internet and requested consideration of AT&T for citywide services.

Deddrick Worthy, 3644 Wintergreen Street, thanked Mayor Pro Tem Johnson for speaking at the Greenway Trails HOA meeting and clarifying hearsay.

Geno Pierson, 10531 Firefly Court, supports placing a multipurpose center in the Greenway Trails community.

ITEMS FOR INDIVIDUAL CONSIDERATION

13. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Fund Budget for new construction and a multi-phased development for the Main Street Commons Downtown Redevelopment Project; Authorize the City Manager to negotiate a Development Agreement, Ground Lease Agreement, and other necessary and related documents with the Grand Prairie Local Government Corporation and 3i Holdings, LLC, respectively, for the development and construction of a Mixed-Use Development including Multifamily Residential, Ground Floor Retail and Garage components (Grand Prairie Local Government Corporation reviewed on 9/14/2026)

    Deputy City Manager Megan Mahan presented information on the Main Street Commons MOU with 3iHoldings, LLC, and discussed the project location, development of 300 residential family units, parking garages, and principal deal terms. Applicants present who spoke in support of this item: Micheal Williams, 1111 W. Mockingbird Ln; David Larson, 110 Washington Ave, Miami Beach, FL; Vitaliy Florin, 2335 Trapp Ave, Miami, FL; Enrique Mesejo, 335 S Biscayne Blvd., Miami, FL. Mayor Pro Tem Johnson expressed support for their contribution to downtown Grand Prairie. He then moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11942-2026

14. Ordinance Approving a Negotiated Settlement Between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division Regarding the Company's 2026 Rate Review Mechanism Filing (Reviewed by the Finance and Government Committee on 09/01/2026)

Senior Assistant City Attorney Chuong Phung explained that the $13.37 increase was due to the base fee adjustment. The current rate is 0.74748, the rate under the proposed settlement is 1.03839, and the rate would be 1.07465 if the item is not approved. Patsy Ray, 2217 El Paso St, recorded her neutrality but decided not to speak on this item when called upon. Mayor Pro Tem Johnson moved to approve the item, seconded by Deputy Mayor Pro Tem Headen. The motion carried unanimously.

ADOPTED

ORD 11943-2026

15. Public Hearing and Ordinance Adopting the FY 2026/2027 Operating Budget

Mayor Jensen noted the proposed budget was filed with the City Secretary and posted online for public review. He then opened the public hearing. Management Services Director Thao Vo presented the proposed $573 million budget. Mayor Jensen stated the City would comply with state legislative requirements and remain within the 3.5% cap. Harold Willis spoke in support of this item. Patsy Ray, 2217 El Paso St, recorded her neutrality and asked for a copy of the budget.

Mayor Jensen called for additional speakers. With no additional speakers, Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to close the public hearing and adopt the FY 2026-2027 operating budget with port-a-port rental rates held at the Fiscal Year 2026 rate of $0.15 per square foot, with staff making the corresponding revenue adjustment. A record vote was taken. Mayor Jensen took a record vote. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Anderson. The motion carried unanimously, 8-0.

ADOPTED

ORD 11944-2026

16. Public Hearing and Ordinance Adopting the FY 2026/2027 Capital Improvement Projects (CIP) Budget

Mayor Jensen opened the Public Hearing on the Fiscal Year 2026-27 Capital Improvement Projects budget. Mr. Vo presented this item. Harold Willis spoke in support of this item. Patsy Ray, 2217 El Paso St, spoke neutrally on this item. Shawn Sparkman, 7219 Lena Drive, asked if the CIP budget includes Flock cameras and Mr. Vo noted it does not. Mayor Pro Tem Johnson moved, seconded by Council Member Chappelle, to close the public hearing and adopt the Fiscal Year 2026-27 one year Capital Improvement Projects Budget. The motion carried unanimously.

ADOPTED

ORD 11945-2026

17. Ordinance ratifying the property tax revenue increase in the FY2026-2027 budget as a result of the City receiving more revenues from property taxes than the previous tax year

Mr. Vo advised this a companion to Item 18. He noted the Texas Local Government Code requires a separate record vote to ratify any increase in property tax revenue reflected in the budget compared to the previous year. Mr. Vo advised the Fiscal Year 2026-27 budget adopted under the previous item raises more total property tax revenue than last year's budget, which triggers this requirement, and staff supports city council's adoption of the ordinance ratifying the Fiscal Year 26-27 property tax increase. Richard Salinas, 1005 Indian Hills Dr., did not wish to speak but recorded his opposition of this item. Patsy Ray, 2217 El Paso St, spoke neutrally on this item. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item as presented by staff. Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member At Large Place 7 Adams. Voting Nay: Council Member At Large Place 8 Anderson. Motion carried, 7-1.

ADOPTED

ORD 11946-2026

18. Public Hearing and Ordinance adopting and levying the ad valorem tax for the FY 2026/2027 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, 2026, 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

Mr. Vo presented this item and asked Council to set the tax rate of 66 cents per $100 of valuation via record vote. He noted this year's proposed tax rate exceeds the no new revenue tax rate of 0.635388 per $100 of value but is below the voter approval tax rate of 0.685830 per $100 of value. Mr. Vo advised the Local Government Code requires a record vote and advised staff requests that City Council move to adopt the Fiscal Year 26-27 tax rate of 0.66 cents via record vote at the conclusion of this public hearing. Patsy Ray, 2217 El Paso St, recorded her neutrality and chose not to speak. Mayor Jensen said the proposed tax rate is sixty-six cents per one hundred dollars of value. This year's proposed tax rate exceeds the no-new-revenue tax rate of .635388 cents per one hundred dollars of value but is below the voter approval tax rate of .685830 cents per $100 of value. With the maintenance and operations portion of the tax rate at .442203 cents per $100 of value and the interest and sinking portion of the tax rate at .217797 cents per $100 of value. Mayor Jensen opened the public hearing and called for speakers. Mr. Stormer, no address provided, asked to clarify the rate and questioned whether maintaining the current tax rate would increase property taxes. Mayor Jensen explained that individual tax impacts depend on property appraisals and exemptions, noting that qualifying homeowners age 65 and older have a tax freeze. He added that the City would collect additional revenue by maintaining the current rate. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and that the property tax rate be increased by the adoption of a tax rate of .66 cents, which is effectively a 3.87% increase in the tax rate and that we adopt the maintenance and operations component of the tax rate at .772203 cents per $100 of value and the interest and sinking component of the tax rate at

.217797 cents per $100 of value. Mayor Jensen took a record vote: Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member At Large Place 7 Adams. Voting Nay: Council Member At Large Place 8 Anderson. Motion carried, 7-1.

ADOPTED

ORD 11947-2026

19. Second Reading of an Ordinance of the City of Grand Prairie, Texas, Amending Chapter 26, Utilities and Services, of the Code Of Ordinances of the City of Grand Prairie, Texas by Amending Article VI, "Garbage Collection and Disposal," Sections 26-111 Placement of containers, 26-113 Residential Fees, and 26-115 Commercial Fees; Making This Amendment Cumulative; Repealing All Ordinances in Conflict Herewith; Providing a Savings Clause, Severability Clause, and a Penalty Clause; and Providing for an Effective Date

    Solid Waste Director Dr. Patricia Redfearn presented the second reading of the ordinance. Council Member Headen asked if residents can obtain a second cart and Dr. Redfearn confirmed noting it would cost an additional $6.50/month. Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to approve this item as presented. The motion carried unanimously.

    ADOPTED

    ORD 11948-2026

20. Second Reading of an Ordinance Amending the Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington (Reviewed at the Budget Workshop on August 13, 2026)

    Solid Waste Director Dr. Patricia Redfearn presented the second reading of the ordinance. Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11949-2026

PUBLIC HEARING ZONING APPLICATIONS

21. SUP-26-07-0017 - Specific Use Permit - Peaceful Pet Cremation (City Council District 1). Specific Use Permit for Crematorium in a commercial lease space on 2.77 acres. Lot 2R, Block D, Cox and Hines Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 520 S Great Southwest Pkwy, Suite 160 (On September 8, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

    Assistant Director of Planning and Development Savannah Ware presented this request for a Specific Use Permit for a crematorium. She presented and aerial view of site location, noted

their business hours Monday through Sunday, from 8:00 AM to 4:00 PM with no public access permitted outside of these normal office hours, except by appointment noting aquamation equipment operations primarily occur during normal business hours, with occasional extended operation running beyond 4:00 PM as needed to complete an active processing cycle. The facility will operate with approximately eight (8) full-time employees. She reviewed the proposed floor plan, discussed staff analysis findings and noted Planning and Zoning Commission (P&Z) recommended approval with conditions: Operations shall adhere to Exhibit B – Operational Plan. If the method of disposition changes to traditional cremation in the future, a SUP amendment shall be required; and City Council shall conduct a public hearing within six months of approval of the SUP to review compliance with all applicable requirements.

Applicant Nathan Paek, 520 S. Great Southwest Parkway, Ste 160, described the process to haul away water noting they currently operate in Arlington. Council Member Clemson asked if there were any complaints from neighbors and Mr. Paek advised they are a good distance away from a residential area. Council Member Clemson moved, seconded by Mayor Pro Tem Johnson, to close the public hearing and approve this item with conditions including coming back to council if there is a change of the disposal of water and for review in six months. The motion carried unanimously.

ADOPTED

ORD 11950-2026

22. ZON-26-06-0016 - Zoning Change - 1435 W Polo Rd (City Council District 6). Zoning Change from Planned Development-81 (PD-81) to Planned Development-81B (PD-81B) to clearly establish General Retail (GR) as the base zoning district on 0.42 acres. Lot 1, Block 1, Carwash Equipment Company Addition, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-81 (PD-81) District, and addressed as 1435 W Polo Rd (On August 11, 2026, the Planning and Zoning Commission recommended approval by a vote of 6-0)

Ms. Ware reviewed the Zoning Change request noting no letters of support and six letters in opposition were received. She also advised the P&Z recommended approval. Mayor Pro Tem Johnson asked what is planned for property and Applicant Tekendra Bista, 4113 Salem St., noted it would likely be a liquor store and coffee shop. Mayor Pro Tem Johnson outlined proposed use restrictions for the subject property consistent with those applicable to the adjacent property. The restrictions would prohibit alcohol sales, packaged beer and wine sales, bakeries, wholesale businesses, convenience stores with or without gas sales, flea markets, heavy machinery, mini-storage and storage units, multipurpose special event centers, palm reading and psychic services, pawn shops, portable chemical toilets, drive-through restaurants, sexually oriented businesses, smoke shops and lounges, special events, tailor shops, tattoo and body-piercing businesses, and wineries. Mayor Pro Tem Johnson clarified that the restrictions would also prohibit a liquor store. Applicant acknowledged and agreed to the proposed restrictions. Mayor Pro Tem Johnson moved, seconded by Deputy Mayor Pro Tem Headen, to close the public hearing and approve this item with restrictions which also apply to the adjacent property. The motion carried unanimously.

ADOPTED

ORD 11951-2026

23. SUP-26-06-0015 - Specific Use Permit/Site Plan - Large Retail w/ Gas Sales (City Council District 4). Specific Use Permit and Site Plan for a Large Retail with Gas Sales featuring a Drive-Through Pharmacy and a Convenience Store on 8.87 acres. A portion of Tract 1B13, out of James W. Brannon Survey, Abstract No. 156, and a portion of Lot 1R-1, Block 1, Lake Parks Retail Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-267A, within the Lake Ridge Corridor Overlay District, and addressed as 5201 & 5325 Lake Ridge Pkwy (On August 25, 2026, the Planning and Zoning Commission recommended denial by a vote of 7-0)

    Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to table this item to next regular City Council meeting scheduled October 20, 2026. The motion carried unanimously. Council Member Lopez confirmed with staff that letters submitted with the case will stay with the record.

    Those who recorded support of this item: Christopher de Wolfe, 2727 Castlecove Dr.; Dr. Carolyn Wicker, 5412 Childress Dr.

    Those who recorded opposition of this item: Sean Sparkman, 7219 Neblina Dr.; James and Sara Wilhite, 3120 Meseta; Kenny Nguyen, 5435 Fannin Trl; VanDella Menifee, 5431 Childress Dr.; Rebekah Currier, 5532 Lavaca Rd.; Jessica Roachford, 2818 Hammond Dr.

    TABLED to the October 20, 2026, City Council meeting

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:36 p.m.

The foregoing minutes were approved at the October 20, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary