CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

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

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Junior Ezeonu
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
Council Member District 3 Mike Del Bosque
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

STAFF PRESENTATIONS

1. Updates to the City Sponsorship/Grant Policy and Application for 2025 Application Period

   Special Projects Manager Amy Sprinkles provided information on the current application process, discussed the city's sponsorship/grant policy, and noted applications open December 1st. There was discussion on removal of budget information for board of directors, ensuring receipt of proof of 501c3 and c4 entities. Deputy Mayor Pro Tem Ezeonu confirmed those currently in place before the policy change are grandfathered in. Council Member Headen suggested added wording regarding the "event" section of the application. There was discussion on how Ms. Sprinkles assists applicants and providing information online.

   PRESENTED

2. LT Sports Consulting Operational Review of the EPIC Recreational Facility

   Parks, Arts and Recreation Director Ray Cerda and The Epic staff provided information on progress of operations, noting LT Sports met with staff and provided a comprehensive review. Manager Chris Ginapp and Assistant Manager Daniel Cauthen discussed various programs offered, rentals and events, hosted WFAA and Santas Helpers. Mr. Larry Auth & Trevor Armstrong with LT Sports identified business opportunities, provided budget summary, provided operational overview – strengths, weaknesses, opportunities and threats noting a great culture. They discussed capitalizing on high demand areas, positive staff feedback, provided information on scope of work and reviewed operational recommendations. Mr. Ginapp discussed fulltime staff stepping in to take care or various tasks resulting in a labor savings. Mr. Auth and Mr. Armstrong reviewed reorganization through process – staffing,

camps, occupancy of meeting rooms. Mayor Pro Tem asked to confirm number of part-time jobs. Mr. Ginapp said currently there are 100 part-time positions but only about 10 have remained. Mr. Armstrong and Mr. Auth discussed recommendations for the court/pool/fitness, front desk recording studio, marketing and sales team, discussed revenue opportunities, meeting room utilization, court/pool utilization, daycare, sponsors/advertising and novelty retail. Mr. Cauthen: discussed positive feedback from the recent CrossFit move to the group fitness space. Mr. Auth reviewed the impact of revenue opportunities. Mr. Ginapp presented the staff recommended price proposal. There was discussion on family membership increase, daycare increase and the city supplementing the costs/taking a loss, changing hours for camp, and other suggestions that impact families and citizens. Mayor Pro Tem Ezeonu suggested reviewing the data on eliminating the 10 parttime positions and adding 3 fulltime positions, making point of sale at the front desk, incremental increases and proposed sauna services.

PRESENTED

3. 2025 Downtown Christmas Plan

Deputy City Manager Megan Mahan introduced the downtown team and discussed a schedule of holiday events downtown, goals, and adding dashes of magic for the season. Special Events Manager Emily Linares discussed the tree lighting event. Public Health Director Cindy Mendez discussed three Saturday Anchor events. Animal Services Manager Destinee Wright reviewed the planned Paws on the Prairie event. Library Supervisor Angie Wyatt discussed Thursdays with the Library with onsite mobile libraries. Ms. Linares discussed free Sunday Surprises events. Downtown Manager Chip Nami discussed Uptown holiday productions, Mistletoe Marketplace at Farmers Market and small business pop-ups. Communications Director Claudia Garibay discussed marketing efforts, public relations and paid media. Ms. Mahan provided an update on the stage construction and discussed influencers. Mayor Pro Tem Ezeonu suggested paying for media buys. Mayor Jensen asked the team to bring forth a budget for consideration and approval. Ms. Linares discussed a parade, drawing visitors in to nearby small business. Tourism Manager Sara Dedeluk discussed illustration artwork used from previous ornament artwork.

PRESENTED

4. Public Comments During Open Meetings

City Attorney Maleshia McGinnis discussed the requirements of public comments noting the Local Government Code 551.007 sets requirements. She discussed current city code limiting speakers to 5 minutes, reviewed Attorney General Opinion KP-0300 (2020), reviewed benchmarking information of what other cities are doing and discussed a public comments period and citizen participation.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve the Consent Agenda with the corrections to Item five to include Romin Khavari's letter to city council to the meeting minutes, table items eight and nine to the October City Council meeting, for number eleven to be pulled

for Individual Consideration and table item twenty-eight to the next city council meeting in October. Motion carried unanimously.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:48 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Local Government Code 252.022(a)(2), Solid Waste Contract; 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 6:36 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:36 p.m.

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

Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve the consent agenda with the correction to item number five to include comments from Romin Khavari's letter to the City Council, to table items eight and nine to the next city council meeting in October, pull item eleven for individual consideration, and table item twenty-eight to the next city council meeting in October. The motion carried unanimously.

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

   Approved with Correction

6. Appointment of members to the Capital Improvement Advisory Committee

   Approved on Consent Agenda

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

   Approved on Consent Agenda

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)

   Tabled to the October 14, 2025, City Council meeting

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)

Tabled to the October 14, 2025, City Council meeting

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)

Harold Willis, 538 Lindly, spoke in support of this item.

Approved on Consent Agenda

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

Deputy Mayor Pro Tem Johnson read a statement into the record (attached to these minutes). Harold Willis, 538 Lindly, spoke in support of Deputy Mayor Pro Tem Johnson's statement. Mayor Jensen noted this item would allow City Manager William A. Hills and City Attorney Maleshia McGinnis to review the records. Council Member Shotwell advised to his knowledge that this is good and these are honest people. He added that he formerly served on the HFC board. Mayor Jensen agreed with Council Member Shotwell and said currently Council Member Clemson serves on this committee. Mayor Jensen noted he has a problem with some of this being read into the record and did not like the innuendos made in the statement. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Shotwell, to direct the City Manager's Office to approve obtaining documents from HFC. The motion carried unanimously.

APPROVED

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

Harold Willis, 538 Lindly, spoke in support of this item.

Approved on Consent Agenda

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)

Approved on Consent Agenda

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

Harold Willis, 538 Lindly, spoke in support of this item.

Approved on Consent Agenda

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

Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

    Approved on Consent Agenda

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)

    Approved on Consent Agenda

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)

    Approved on Consent Agenda

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)

    Approved on Consent Agenda

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)

    Approved on Consent Agenda

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)

Approved on Consent Agenda

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)

    ADOPTED

    RES 5504-2025

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

    Tabled to the October 14, 2025, City Council meeting

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

    ADOPTED

    ORD 11757-2025

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

    ADOPTED

    ORD 11758-2025

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)

    Harold Willis, 538 Lindly, spoke in opposition of this item.

    ADOPTED

    ORD 11759-2025

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)

ADOPTED

ORD 11760-2025

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

Management Services Director Thao Vo presented this item asking to set tax rate, noting the proposed tax rate exceeds the no new revenue tax rate, and it is below the voter approval tax rate. Mayor Jensen thanked staff and the Finance and Government Committee. Mayor Pro Tem Ezeonu thanked staff and asked Mr. Vo to review property tax history. Mr. Vo said taxes have not been raised in three years and confirmed this would maintain the same tax rate. Mayor Jensen noted the proposed total tax rate is $0.66 per $100 of value. This year's proposed tax rate exceeds the no-new-revenue tax rate $0.636138 per $100 of value but is below the voter approval tax rate of $0.660061 per $100 of value. With the maintenance and operations portion of the tax rate at $0.217575. He then opened the public hearing on setting the tax rate and called for speakers. There were none. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, that the property tax rate be increased by the adoption of a tax rate of $0.66000, which is effectively a 3.75 percent increase in the tax rate. Mayor Jensen took a record vote: Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried unanimously.

Harold Willis, 538 Lindly, recorded his support of this item.

ADOPTED

ORD 11761-2025

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

Mr. Vo presented this item and noted staff supports its approval. Mayor Jensen noted the budget has been filed with the City Secretary and has been posted online for public view and inspection. He then opened the public hearing on the FY 2025-2026 Operating budget. Harold Willis, 538 Lindly, spoke in support of this item. Romin Khavari, 2476 Dockside Dr., spoke in support of this item. Mayor Jensen advised a flat budget was maintained and the Fire Department added five new positions for Fire Station 11 and noted the city has strict financial policies and each has a required fund balance. Mayor Jensen called for additional speakers, and there were none. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to adopt the operating budget as proposed. Council Member Shotwell asked for a friendly amendment to waive the council's increase in their stipend since staff is not receiving an increase. Mayor Pro Tem Ezeonu and Council Member Adams accepted the amendment.

Mayor Jensen took a record vote. Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried unanimously.

ADOPTED

ORD 11762-2025

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

Mr. Vo presented this item. Harold Willis, 538 Lindly, spoke in support of this item. There was discussion on HFC's and traveling HFC's. Mayor Jensen noted this year's property tax levy will raise more revenue from property taxes than in the preceding year. Mayor Jensen noted it is a public hearing called for speakers, but there were none. He noted the Local Government Code 102.007 requires a separate vote to ratify the property tax increase. Mayor Pro Tem Ezeonu moved, seconded by Council Member Lopez to ratify the property tax levy. Mayor Jensen took a record vote: Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried unanimously.

ADOPTED

ORD 11763-2025

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

Mr. Vo presented this item. Mayor Jensen opened the public hearing and asked for speakers. Romin Khavari, 2476 Dockside Drive requested the city include a design for ROW and construction on Hangar Lowe. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, to approve, this item. Mayor Jensen took a record vote: Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, Council Member District 3 Del Bosque, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried unanimously.

ADOPTED

ORD 11764-2025

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

Mr. Vo presented this item. Romin Khavari, 2476 Dockside Drive, requested an amendment to add Hangar Lowe design ROW for construction and cost to developer assessed for. Mayor Pro Tem Ezeonu moved, seconded by Council Member Del Bosque to approve this item. The motion carried unanimously.

ADOPTED

RES 5505-2025

Mayor Jensen opened the Public Hearing for all Public Improvement District items. MPT: this budget is presented to F&G. CM Adams: concern is the current rate. Mayor: will have to reallocate to reduce the rate. Lee: the higher rate due to the amount they have to maintain. Cheryl: rate, once set cannot be reset until next year. Mayor Jensen moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve items thirty-eight through fifty-six. Voting Yea: Mayor Jensen, Mayor Pro Tem Ezeonu, Deputy Mayor Pro Tem Johnson, Council Member District 1 Clemson, Council Member District 2 Headen, City Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams. The motion carried 8-1.

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

    ADOPTED

    ORD 11765-2025

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

    ADOPTED

    ORD 11766-2025

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

ADOPTED

ORD 11767-2025

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

ADOPTED

ORD 11768-2025

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

ADOPTED

ORD 11769-2025

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 08/19/2025

Johanna Zamora, 2592 Waters Edge Dr., spoke in opposition to this item.

ADOPTED

ORD 11770-2025

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

    Derrin and Michelle Chambers, 2247 Bald Eagle Way, and Uyen and Nyen Dang, 5067 Prairie Falcon Ct., spoke and recorded opposition to this item. Ronnie Hopper, 2247 Peregrine Ct., and Rose McDade, 2239 Sparrow Ct, recorded opposition to this item. There was discussion on whether this item could return to the PID board for reassessment, how a PID board is selected, whether or not bids were acquired and confirmation that the rate for this PID is a continuation of the same rate.

    ADOPTED

    ORD 11771-2025

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

    ADOPTED

    ORD 11772-2025

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

ADOPTED

ORD 11773-2025

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

ADOPTED

ORD 11774-2025

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

ADOPTED

ORD 11775-2025

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

ADOPTED

ORD 11776-2025

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

ADOPTED

ORD 11777-2025

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

ADOPTED

ORD 11778-2025

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

ADOPTED

ORD 11779-2025

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

    ADOPTED

    ORD 11780-2025

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

    ADOPTED

    ORD 11781-2025

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

    Harold Willis, 538 Lindly, spoke in support of this item.

    ADOPTED

ORD 11782-2025

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

    Lillie Armour-Nixon, 3221 Wuthering Cir, Omar Chavez, Jr, 3209 Wuthering Cir., spoke in opposition to this item. Roberto Costilla, 3222 Wuthering Cir, recorded his support.

    ADOPTED

    ORD 11783-2025

PUBLIC HEARING ZONING APPLICATIONS

Council Member Del Bosque left the dais at 8:18 pm & returned 8:20 p.m.

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)

    Planning Department Director Rashad Jackson presented this request to rezone the subject property to provide more detailed development regulations for future retail uses. The City of Grand Prairie owns the property and intends to rezone the property so that any future development is in line with the current character of the neighborhood area. The rezoning will set development goals for future development of the property. He noted 13 letters in opposition were received. Mr. Jackson noted multi-family is not being proposed and said the Planning 7 Zoning Commission (P&Z) and the Development Review Committee (DRC) recommend approval. Council Member Lopez said this helps better align with future plans to help control the outcome of those future plans. He then moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve this item as presented. The motion carried unanimously.

    ADOPTED

    ORD 11784-2025

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)

Assistant Planning Director Savannah Ware presented items fifty-eight and fifty-nine together. This is a request to amend the Future Land Use Map (FLUM) to align with the proposed zoning. She then noted the purpose of the change in the zoning of the property is from Commercial (C) to Single Family Attached (SF-A) to allow the construction of a duplex. The existing single family residence at 118 NE 11th St will remain. She reviewed the aerial view and existing zoning map. Ms. Ware noted P&Z recommended approval with condition: the applicant shall plat the property and file it with the county before the issuance of any building permits. She noted staff cannot support as it does not align with the FLUM but noted the following: the site was previously used for a single-family residence. The proposed use is compatible with existing land uses to the north and south of the subject property. The subject property will require a replat prior to construction. Morgan Lee, 2703 Hidden Lake Drive, Grapevine, noted her support of this item. Council Member Shotwell moved, seconded by Council Member Adams, to close the public hearing and approve items fifty-eight and fifty-nine with P&Z recommendations. The motion carried unanimously.

ADOPTED

ORD 11785-2025

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)

Morgan Lee, 2703 Hidden Lake Drive, Grapevine, spoke in support of this item.

ADOPTED

ORD 11786-2025

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)

Ms. Ware presented items sixty and sixty-one together. She advised the applicant is requesting a zoning change to construct an industrial warehouse. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change. Ms. Ware noted the purpose of the request is to change the zoning of the property from Single Family-One (SF-1) to Light Industrial (LI) to allow the applicant to develop the property under the Light Industrial zoning district regulations. She advised the applicant plans to build a contractor's shop with outside storage and noted P&Z recommended approval. Staff is unable to support the amendment because the proposed use does not align with the FLUM; however, the requested change matches the predominant use of the area.

Jim Dewey, 2500 Texas Dr., Suite 100, Irving, representing the prospective owner spoke in support of this item. He noted if zoning is approved, he will bring forth site plan and discussed the operation. Council Member Headen asked to confirm if there would be outside storage, and Mr. Dewey confirmed mostly vehicles, trucks that need to be stored onsite at night and advised it will be screened with masonry screening walls. Council Member Clemson said she reviewed adjacent land uses and has some concern with outside storage. She then moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve items sixty and sixty-one. The motion carried unanimously.

ADOPTED

ORD 11787-2025

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)

Jim Dewey, 2500 Texas Dr., Suite 100, Irving, spoke in support of this item.

ADOPTED

ORD 11788-2025

CITIZEN COMMENTS

John Sanders, 1918 E. Dickey Drive, advised he is a school crossing guard at Morton Elementary and discussed lack of signs at Belt Line Road.

Melissa Cotter, 238 W. Cober, discussed demolition of an ADU next door to her property and Commended Code Compliance, other staff and Council for their efforts.

Trina Hall, 2225 Avenue B, expressed concerns with parties and speeding in her neighborhood.

Harold Willis, 538 Lindly, discussed his various contributions to and service for the community.

Romin Khavari, 2476 Dockside Drive, wished the city manager a happy birthday, discussed a letter he received from the city manager and suggested a proposed policy regarding wastewater and service line cleanouts and repairs.

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:45 p.m.

The foregoing minutes were approved at the October 14, 2025, City Council meeting.

Mona Lisa Galicia, City Secretary

09/16/2025

Agenda Item 11

Mayor, colleagues, and citizens of Grand Prairie:

At the heart of tonight's discussion is trust. The people of this city place their trust in us to manage their money and their future. When that trust is weakened, it is not just a budget issue — it is a matter of integrity.

The Housing Finance Committee's recent actions regarding two property purchases have raised serious questions about whether that trust has been honored.

The facts are straightforward but troubling:

- The HFC purchased two properties from Mr. Rodney DeBaun, a man who still owes the City about $100,000 in unpaid water bills currently in litigation.
- Under the agreement, the City will receive only 35% of the property taxes, even though recent law ruled in the City's favor for 100%.
- The HFC rushed to close the deal without waiting for the legislative session to end, even though the outcome was clear: if the law didn't change, the City would still have received 35%; if it ruled in the City's favor, we would have received 100%.
- This decision denied our taxpayers the full benefit they were entitled to under law.

What makes this worse is that the chair of the HFC, Greg Geisner, is not just any member of the public. He is a former City Council member and a former chair of our Finance and Government Committee. He knew the weight of fiscal responsibility. He knew of Mr. DeBaun's outstanding debt. And he should have known better.

Even more concerning, I recently became aware that Greg Geisner and his uncle both serve on this committee. While that may not technically break the law, it creates the appearance of potential collusion and erodes public confidence in the integrity of the Committee's decisions.

Public trust is fragile. It takes years to build and can be lost in a single action.

For our residents, the message is clear: at a time when our City is weighing staff pay increases, balancing infrastructure needs, and working to protect every tax dollar, the HFC chose a path that knowingly weakened our finances.

That kind of decision not only harms our bottom line — it damages faith in our government.

And when leadership within the HFC includes family ties, financial missteps, and ignored debts, the public is left to wonder whose interests are really being served.

Our responsibility as a Council is not to look the other way, but to ensure that this matter is fully examined and presented transparently.

That begins with directing the City Manager's office and staff to review all pertinent documents, meeting minutes, and communications from the Housing Finance Committee. Once this review is complete, the findings must be presented openly to both the Council and the public.

In addition, we must require that every member of the HFC sign a cover letter attesting to the validity and completeness of all materials submitted. This attestation must include:

- Written documents
- Electronic transmissions
- Telephonic and text messages
- Any attachments or enclosures

The public must know that what we are given is not partial, not selective, and not filtered — but the complete record. This is the only way to ensure confidence in the evidence presented.

At that point, based on the evidence provided and verified, the Council and the public can together decide whether an outside forensic investigation is warranted to get to the full truth.

Colleagues, we cannot pretend this is business as usual. The HFC's decision has harmed the City, limited our revenues, and created the perception of favoritism and collusion.

Former Council Member Greg Geisner — with his history in this chamber and his knowledge of our financial systems — should have known better. And the fact that he and his uncle both sit on this committee only deepens the public's concerns about how and why these decisions were made.

Our residents deserve more than excuses. They deserve a City government that demands accountability, that insists on transparency, and that protects their financial interests at every turn.

Tonight, let us take the first step toward restoring that trust — by requiring the City Manager's office to collect and review every document, by requiring the HFC members themselves to attest to the accuracy and completeness of those submissions, and by committing to let the public see the facts in full light.

Only then can the Council and the public decide whether further investigation is needed.

For the sake of our taxpayers, our employees, and our future, we cannot settle for anything less.

Thank you.

Kurt G. Johnson
City of Grand Prairie, DMPT, D6