# CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

# MINUTES

## City Council Meeting

**Tuesday, December 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. Main Street Fest Event Recap

*Parks, Arts and Recreation Department Director Ray Cerda, Special Events Manager Kelly Eddlemon and Marketing Supervisor Jonathan Thompson reviewed improvements made at 2025 Main Street Fest, presented event photos, information on partnerships, department participation, event highlights, layout changes, noted increased vendors, weather impacts, carnival offerings, resident coupon offers, new attractions, media coverage, social media posts and impressions and paid social media/media/ads. They noted the 2026 event is planned for October 23-25, 2026 and discussed potential changes. Deputy Mayor Pro Tem Ezeonu expressed appreciation for their creativeness and suggested beginning marketing efforts earlier to capture some Texas State Fair attendees for a more affordable option. Council M Lopez expressed appreciation and suggested closing ride ticket sales earlier because some attendees were still purchasing tickets within an hour of closing but unable to use them due to long lines. Council Member Clemson asked for total cost of the event, and Mr. Eddlemon advised it was $655,000 with $441,000 net cost.*

**PRESENTED**

2. Communications & Marketing Department Achievements

*Deputy City Manager Cheryl De Leon and Communications and Marketing Director Claudia Garibay introduced the Lone Star Emmy Award winning communications and marketing team for their Amor GP Hispanic Heritage campaign. They discussed goals and initiatives this year for an integrated team, innovation, crisis preparedness, community relations, intentional*

*storytelling, maximizing partnerships, internal communications, and tracking/evaluating/adjusting. The team received four additional awards and as well as a Texas Association of Municipal Information Officers award.*

**PRESENTED**

3. 2026 General Obligation Program

City Manager William A. Hills, Management Services Director Thao Vo and Assistant Director Latifia Coleman reviewed a draft list of potential projects totaling $335 million, the General Obligation (GO) bond calendar for a May election and potential tax rate impact. They reviewed proposed twelve Streets and Infrastructure Projects, three Public Safety Projects and two Community Based Projects. Council Member Adams confirm for project C1, she does not want the items to be combined on one property. Mr. Vo reviewed next steps prior to a May 2, 2026 election. There was discussion on educating the public, tax rate implications, factoring inflation, capturing a snapshot in time with assumptions, formulas used to come up with estimations made and the voter approval tax rate. Mr. Hills noted the last GO bond request for streets was held in 1990.

**PRESENTED**

## AGENDA REVIEW

*Mayor Pro Tem Ezeonu asked if council had any questions on agenda items. Council Member Adams asked to clarify concerns with liability for residents. Deputy City Attorney Tiffany Bull advised this is for general maintenance, not for wall replacement. Council Member Del Bosque asked to clarify whether items twenty-six and twenty-eight were bid. Parks Department Fiscal Manager Stephen Bowles and General Services Director Jayson Ramirez confirmed. Council Member Shotwell asked to clarify the project related to item thirty-four and whether the property owners were contacted. Engineering and Utilities Director Noreen Housewright confirmed and reviewed the details of the boundary adjustment.*

## EXECUTIVE SESSION

*Mayor Jensen called a closed session at 5:25 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - David Nicklas Organ Donor Awareness Foundation, Inc, et al v. City of Grand Prairie, et al, No. DC-25-21696, 95th Judicial District Court, Dallas County; Babcorp 200, Ltd v. City of Grand Prairie, et al, No. 06-25-00006-CV, Court of Appeals, Sixth Appellate District of Texas*

## RECESS MEETING

*Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:25 p.m.*

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**6:30 PM Council Chambers**

## RECONVENE MEETING

*Mayor Jensen called the regular meeting to order at 6:31 p.m.*

**Invocation led by Pastor Bill Skaar of First Baptist Church Grand Prairie.**

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

**PRESENTATIONS**

4. Grandest Tree Recognition

   *Council Member Clemson presented the certificate of recognition.*

   **PRESENTED**

5. Recognition of Gateway Church Grand Prairie for Food Collection Efforts

   *Mayor Jensen presented the certificate of recognition.*

   **PRESENTED**

**CONSENT AGENDA**

*Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to approve items six through eleven, thirteen through thirty-six and items thirty-eight and thirty-nine, table item twelve to January 6, 2026 City Council meeting, set public hearing and second and final reading of ordinance for item thirty-seven for February 3, 2026. The motion carried unanimously.*

6. Minutes of the November 4, 2025, City Council meeting

   **APPROVED**

7. Appointment of Gregory Hamilton to the Capital Improvement Advisory Committee

   **APPROVED**

8. Peninsula PID Contract with Lake Management Services for Pond Management Services for one year in the amount of $194,800 in Peninsula PID (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 8/19/2025

   **APPROVED**

9. Peninsula PID Contract with LandCare for landscape maintenance in the total amount of $1,581,622.50, including landscape maintenance $764,672.50, beautification $400,000, tree services $196,950, and irrigation system maintenance services $220,000, for a one year term (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 8/19/2025 and11/5/2025

   **APPROVED**

10. Greenway Trails PID Contract with Site Landscape Development, Inc. for Landscape Maintenance Services in the total amount of $376,067.77, including landscape maintenance $186,067.77, beautification $175,000, and irrigation system maintenance services $15,000, for a 12-month term (Council District 6)

    **APPROVED**

11. Westchester PID contract with Vision Communities Management, Inc. for Wall Repairs for $200,000 in Westchester PID (Council Districts 2 and 6)

**APPROVED**

12. Authorize and confirm the dedication of an Water Main Easement and a Utility Easement located a 147.75 acre tract of land in the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County Texas being part of Lot 27, Block 10, Cottonwood Creek Estates, Ellis County, Texas (ECAD ID No. 310066) from GP147, LLC to the City of Grand Prairie for anticipated recording costs of the two easements up to $75.00 each, for a total cost of $150.00; Authorize the City Manager to execute any and all legal instruments necessary for the same (Reviewed by the City Council Development Committee on 12/03/2025)

**Tabled to the January 6, 2026, City Council meeting**

13. Authorize and confirm the dedication of an Sanitary Sewer Easement located on a portion of a 147.75 acre tract of land in the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County Texas being part of Lot 27, Block 10, Cottonwood Creek Estates, Ellis County Texas (ECAD ID No. 310066) from GP147, LLC to the City of Grand Prairie for anticipated recording costs of the easement 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 12/03/2025)

**APPROVED**

14. Authorize and confirm the conveyance of five (5) total easements two (2) permanent sanitary sewer easements (parcel #'s 1 & 20), two (2) permanent sanitary sewer easements with temporary construction easements (parcel #'s 20 & 22), and one (1) temporary construction staging area easement (parcel #1) located in the Stephen B. McCommas Survey, Abstract No. 888, commonly known address of 3999 Robinson Road (DCAD Account # 65088740010240000), Grand Prairie, Dallas County, Texas, and the C. D. Ball Survey, Abstract No. 197, commonly known addresses of 2548 Sara Jane Parkway (TCAD Accounts #06986358 & # 07593457), and 2580 Sara Jane Parkway (TCAD Accounts #40011984 & # 40011992) Grand Prairie, Tarrant County, Texas to the Trinity River Authority ("TRA") for the total appraisal values of $96,378.00, for its connections to the existing TRA Mountain Creek Relief Interceptor project, Segments 09MC-1 & 30MC-2; 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 12/03/2025)

**APPROVED**

15. Authorize and confirm the dedication of a 13,068 square foot Temporary Construction Easement located on a portion of the William Linn Survey, Abstract No. 1725, Grand Prairie, Dallas County, Texas commonly known address of 7200 Lake Ridge Parkway, Grand Prairie, Dallas County, Texas from Alluvium Development, Inc. to the City of Grand Prairie; Authorize the City Manager to execute any and all legal instruments necessary for the same

**APPROVED**

16. Professional Engineering Services Contract with Freese and Nichols, Inc. for a proposed On-Call Water and Wastewater Hydraulic Modeling System in the amount of $200,000.00 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

17. Change Order No. 1 to Construction Contract with Austin Filter Systems, Inc. for Fish Creek West Bank Stabilization Improvements in the total amount of $117,779.83 for a total project cost of $1,195,879.83 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

18. Construction Contract with Western Municipal Construction of Texas, LLC for 2017 Clean Water State Revolving Fund (CWSRF) Water and Wastewater Improvements in the total amount of $8,573,405.00 for Base Bid; a 3% construction contract contingency in the amount of $257,202.15; and materials testing with TEAM Consultants, Inc. for $140,583.50 for a total project cost of $8,971,190.65 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

19. Change Order No. 6 to Construction Contract with McMahon Contracting, L.P. for additional irrigation and pavement work for the Davis Road Paving and Drainage Improvements Project in the amount of $130,959.42, bringing the total project cost to $4,571,022.60 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

20. Contract for Services with Southern Trenchless Solutions, LLC for Wastewater Small Repairs Project Phase 1 in an amount up to $154,141.97 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

21. Contract for Services with Southern Trenchless Solutions, LLC for Wastewater Small Repairs Project Phase 2 in an amount up to $153,009.60 (Reviewed by the City Council Development Committee on 12/03/2025)

**APPROVED**

22. Purchase of an Eventide Recording System upgrade for Public Safety communications to replace the current Eventide System that is now end of support from DigitalMarkets, Inc. dba VistaCOM in the amount of $229,141 (Reviewed by the Public Safety, Health, and Environment Committee on 12/09/2025)

**APPROVED**

23. Purchase of Panasonic "Toughbook" rugged mobile laptops and accessories from Mobile Concepts Technology, in the amount of $98,136.00, through a cooperative agreement with the Department of Information Resources (DIR) (Reviewed by the Public Safety, Health, and Environment Committee on 12/09/2025)

**APPROVED**

24. Approve an Asset Management Agreement Lease with Flex Financial, a division of Stryker Sales, LLC, for all Emergency Medical Equipment for Fire Station 11 in the amount of $43,953.21 per year, for seven payments, with a $1 purchase option when the lease is expired for a total amount of $307,673.47 (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2025)

**APPROVED**

25. Approval of a twenty-year Access Agreement with Univar Solutions USA LLC to allow for the drilling of nineteen temporary wells and four permanent monitoring wells in the city's right of way (Reviewed by the Public Safety, Health & Environment Committee on 12/09/2025)

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

**APPROVED**

26. Contract with Kona Ice North Grand Prairie, LLC for food and beverage concessions at Lake Parks with a 30% commission back to the City based on gross revenues. The contract will be for an initial one-year term with the option to renew for up to two additional one-year terms (Reviewed by the Finance and Government Committee on 12/09/2025)

**APPROVED**

27. Construction contract with LEMCO Construction & Materials, Inc. for construction of the Radio-Controlled Airplane Runway at Low Branch Park in the amount of $208,000 plus a 3% contingency in the amount of $6,240 for a total project cost of $214,240 (Reviewed by Finance and Government Committee on 12/09/2025)

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

**APPROVED**

28. Annual Contract for HVAC maintenance and services at City-owned facilities in a split award to The Brandt Companies, LLC for an initial one-year term in an amount not to exceed $300,000.00 with the option to renew for two additional one-year periods totaling $900,000.00 if all extensions are exercised and to DynaTen Corporation for an initial one-year term in an amount not to exceed $200,000.00 with the option to renew for two additional one-year periods totaling $600,000.00 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 12/09/2025)

**APPROVED**

29. Second Amendment to April 2024 Development Agreement with Provident Realty Partners and Associated Entities to Make Approximately 21.64 Acres of Land Located in Ellis County, North of Weatherford Road Subject to the Development Agreement and the Phase 1 Development Standards

**APPROVED**

30. Resolution Adopting Updates to the Debt Management Policy and Designating the Director of Management Services as the primary responsible party for debt management and capital improvement plan financing (Reviewed by the Finance and Government Committee on 12/09/2025)

**ADOPTED**

**RES 5511-2025**

31. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) for Amendment #1 with the Texas Department of Transportation (TxDOT) for increased costs for the preliminary engineering, environmental, right-of-way acquisition, final design, and construction of the Veloweb Trail/ Mike Lewis Park project, authorizing the expenditure of $812,285.00 to TxDot for the State's direct costs. Project costs will be shared 80% by the federal government and 20% by the City (Reviewed by the City Council Development Committee on 12/3/2025)

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

**ADOPTED**

**RES 5512-2025**

32. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Arkansas Lane. The estimated total construction cost of the project is $774,936, which will be 100% federally funded. The City is responsible for funding an estimated $63,435 towards project costs, along with the cost of engineering design and project overruns (Reviewed by the City Council Development Committee on 12/03/2025)

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

**ADOPTED**

**RES 5513-2025**

33. An amended Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Highway Safety Improvement Program (HSIP) to rebuild the traffic signal and make other improvements at the intersection of Great Southwest Parkway and Marshall Drive. The estimated total construction cost of the project is $751,406, which will be 100% federally funded. The City is responsible for funding an estimated $61,703.00 towards project costs, along with the cost of engineering design and project overruns (Reviewed by the City Council Development Committee on 12/03/2025)

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

**ADOPTED**

**RES 5514-2025**

34. Ordinance Approving an Interlocal Boundary Adjustment Agreement Between the Cities of Irving and Grand Prairie to Adjust Their Common Boundary Line through the Addition and Subtraction of Land Within Their Respective Jurisdictions along North Belt Line Road between East Shady Grove Road and West Hunter Ferrell Road in Dallas County, Texas, And Granting to All Inhabitants of Said Land Entering Grand Prairie's Corporate Boundaries All the Rights and Privileges of Other Citizens and Binding Said Inhabitants By All of the Acts, Ordinances, Resolutions, and Regulations of the City of Grand Prairie; Providing this Ordinance to be Cumulative; and Providing a Severability Clause; and Providing an Effective Date

**ADOPTED**

**ORD 11812-2025**

35. Authorize the City Manager or designee to negotiate and execute a Second Amendment to the Interlocal Cooperative Agreement with the City of Irving relating to water and wastewater services for areas west of North Belt Line Road and South of Hunter Ferrell Road

**APPROVED**

36. Access Agreement with the City of Irving allowing a monument sign in the center median of North Belt Line Road south of West Oakdale Road, an area to be located within proposed Grand Prairie City Limits

**APPROVED**

37. First Reading of an Ordinance Annexing Approximately 8 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, Near Grand Prairie Planned Development Number 454 (PD-454), and includes land situated in the R.M. Wyatt Survey, Abstract Number 1280 and described as being all of Lot 1 of Weatherford Acres and Addition to Ellis County, Texas recorded in Cabinet C, Slide 274 Plat Records, Ellis County, Texas and being part of a tract of land described in Special Warranty Deed to Samuel Kenneth Moore in Instrument Number 1707039 Official Public records, Ellis County, and in Warranty Deed with Vendor's Lien to Same Moore and James L. Nichols recorded in Volume 1445, Page 815, 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

**Public Hearing and Second Final Reading Set for February 3, 2026**

38. Ordinance amending Ordinance No. 11764-2025 for the FY2025/2026 Capital Improvements Projects Budget to create a Small St. Improvement Project Fund in the Stormwater CIP Fund and Street CIP Fund; Contract Amendment No. 1 to Professional Engineering Services

Contract with Gresham Smith is to expand scope to include roadway and storm drainage engineering design services for the Small St. Improvement Project in the amount of $352,760.00, bringing the total contract amount to $632,950.00 (Reviewed by the City Council Development Committee on 12/03/2025)

**ADOPTED**

**ORD 11813-2025**

39. Ordinance Amending the Grand Prairie Code of Ordinances Through the Addition of Chapter 31 "Boarding Home Facilities" to Regulate Boarding Home Facilities Including Requiring Boarding Homes to Obtain a Permit and Comply with the Texas Boarding House Model Standards; Providing a Penalty Clause, a Savings Clause, and a Severability Clause; and providing an Effective Date After Publication (Reviewed by the Public Safety, Health and Environment Committee on 12/09/2025)

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

*Rhonda Brown Crowder, 3009 Oak Ridge Pl, spoke in support of this item.*

**ADOPTED**

**ORD 11814-2025**

## ITEMS FOR INDIVIDUAL CONSIDERATION

40. Public Hearing and Final 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 Warranty 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

*Deputy City Attorney Tiffany Bull presented the ordinance and reviewed the map of subject property. Mayor Jensen called for speakers, but there were none. Mayor Pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11815-2025**

41. Consider and Act on a Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 1.243 acre tract for a Permanent Water Line Easement and a 2.071 acre tract for a Temporary Construction Easement for the Construction and Maintenance of Public Improvements for the City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, Both Easements Being Located on Property Generally Described as Being in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #196791, Ellis County, Texas, such Property Generally Known as 447 Miller Road, Midlothian, TX 76065 and Generally Located North of Miller Road, West of Deer Drive, and South of Redbird Trail, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement and a Temporary Construction Easement for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Permanent Water Line Easement and Temporary Construction Easement; Ratifying Prior Actions and Documents Made for Acquisition of the Permanent Water Line Easement and Temporary Construction Easement; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Permanent Water Line Easement and Temporary Construction Easement if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

*Engineering/Utilities Director Noreen Housewright reviewed the resolution and noted this is involves an essential waterline. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, that the City of Grand Prairie authorize the use of the power of eminent domain to acquire a 1.243 acre tract for a permanent water line easement and a 2.071 acre tract for a temporary construction easement, both easements being located in the Cuadrilla Irrigation Co. Survey, abstract 262, Ellis CAD property ID #196791, Ellis County, Texas, such property being known as 447 miller road, Midlothian, Texas 76065 and generally located north of Miller Road, west of Deer Drive, and south of Redbird Trail (as more fully described in Exhibits A and B of the proposed resolution) for a public purpose and use for the municipal purpose of construction and maintenance of a water line, including but not limited to such appurtenant facilities as may be necessary, and other public uses, and adopt the resolution as presented, with this motion and subsequent first record vote applying to all of the units of property to be condemned. 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*

*Motion carried unanimously.*

**ADOPTED**

**RES 5515-2025**

42. Consider and Act on a Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 1.695 acre tract for a Permanent Water Line Easement, a 2.414 acre tract for a Temporary Construction Easement, and a 0.291 acre tract for a Temporary Construction Easement for the Construction and Maintenance of Public Improvements for the

City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, with the Three Easements Being Located on Property Generally Described as Being in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #201615, Ellis County, Texas, such Property Generally Known as 223 Miller Road, Midlothian, TX 76065 and Generally Located North of Miller Road and West of Old Fort Worth Road, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement and Two Temporary Construction Easements for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Permanent Water Line Easement and Two Temporary Construction Easements; Ratifying Prior Actions and Documents Made for Acquisition of the Permanent Water Line Easement and Two Temporary Construction Easements; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Permanent Water Line Easement and Two Temporary Construction Easements if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

*Engineering/Utilities Director Noreen Housewright reviewed the resolution and noted this is a permanent waterline easement. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, that the City of Grand Prairie authorize the use of the power of eminent domain to acquire a 1.695 acre tract for a permanent water line easement, a 2.414 acre tract for a temporary construction easement, and a 0.291 acre tract for a temporary construction easement, all three easements being located in the Cuadrilla Irrigation Co. Survey, abstract 262, Ellis CAD property ID #201615, Ellis County, Texas, such property being known as 223 miller road, Midlothian, Texas 76065 and generally located north of Miller Road and west of Old Fort Worth Road (as more fully described in Exhibit A, B and C of the proposed resolution) for a public purpose and use for the municipal purpose of construction and maintenance of a water line, including but not limited to such appurtenant facilities as may be necessary, and other public uses, and adopt the resolution as presented, with this motion and subsequent first record vote applying to all of the units of property to be condemned. 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*

*Motion carried unanimously.*

**ADOPTED**

**RES 5516-2025**

43. Consider and Act on Resolution Finding that a Public Necessity Exists and Authorizing Condemnation to Acquire a 0.299 acre tract for a Permanent Water Line Easement for the Construction and Maintenance of Public Improvements for the City's 8S Water Line and such Appurtenant Facilities that may be Necessary, and Other Public Uses, on a Portion of Property Generally Described as Being Located in the Cuadrilla Irrigation Co. Survey, Abstract 262, Ellis CAD property ID #304029, Ellis County, Texas, such Property Generally Known as 4510

Old Fort Worth Road, Midlothian, TX 76065 and Generally Located North of Worth Court and South of Old Fort Worth Road, and Being more Particularly Described herein; Providing Notice of an Official Determination to Acquire Real Property for a Permanent Water Line Easement for the Construction and Maintenance of a Water Line, and such Appurtenant Facilities as may be Necessary, and Other Public Uses; Authorizing the City Manager to Obtain the Necessary Appraisal Reports and Make Bona Fide Offers of Just Compensation for the Easement; Ratifying Prior Actions and Documents Made for Acquisition of the Easement; Authorizing Legal Counsel to Institute Eminent Domain Proceedings on Behalf of the City for the Acquisition of the Easement if Negotiations are Unsuccessful; Appropriating Funds from a Lawful Source; Providing a Cumulative Repealer Clause; Providing a Severability Clause and Providing for an Effective Date

*Engineering/Utilities Director Noreen Housewright presented the resolution. Mayor Pro Tem Ezeonu moved, seconded by Council Member Adams, that the City of Grand Prairie authorize the use of the power of eminent domain to acquire 0.299 acre tract for a permanent water line easement, said easement being located in the Cuadrilla Irrigation Co. Survey, abstract 262, Ellis CAD property ID # 304029, Ellis County, Texas, such property being known as 4510 Old Fort Worth Road, Midlothian, Texas 76065 and generally located north of worth court and south of Old Fort Worth Road (as more fully described in Exhibit A of the proposed resolution) for a public purpose and use for the municipal purpose of construction and maintenance of a water line, including but not limited to such appurtenant facilities as may be necessary, and other public uses, and adopt the resolution as presented, with this motion and subsequent first record vote applying to the unit of property to be condemned. 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*

*Motion carried unanimously.*

**ADOPTED**

**RES 5517-2025**

44. First Reading of an Ordinance Granting a Franchise and Approving a Franchise Agreement for Solid Waste Collection and Recycling Services with Republic Waste Services of Texas Ltd., dba Republic Services of Grand Prairie

*Solid Waste and Recycling Director Dr. Redfearn presented the first reading noting this is Phase I to bring cart services to the city, reviewed a map of areas affected, defined the annual rate increases and confirmed service would be once per week on same day for all services. There was discussion on how pick up days determined and the increase beginning Feb 1 for all. Mayor pro Tem Ezeonu moved, seconded by Deputy Mayor Pro Tem Johnson, to set the final reading for the January 6, 2026, City Council meeting. The motion carried unanimously.*

**First Reading held and final reading of franchise ordinance approved to be set for January 6, 2026, City Council meeting.**

45. First 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 26-113 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

    *Dr. Redfearn presented this item to set the rate. There was discussion on those who opted out of recycling services in 2000. Harold Willis, 538 Lindly, spoke in support of this item. Mayor Pro Tem Ezeonu move, seconded by Council Member Adams, to set the final reading for the January 6, 2026, City Council meeting. The motion carried unanimously.*

    **First Reading held and final reading of ordinance approved to be set for January 6, 2026, City Council meeting.**

46. Ordinance amending Ordinance No. 11762-2025 for the FY 2025/2026 Operating Budgets and Ordinance No. 11764-2025 for the FY 2026/2026 Capital Improvements Budget by transferring and appropriating $2,800,000 from the unobligated fund balance in the Park Venue Fund to the Parks CIP Fund for the Fish Creek Linear Park Improvements Project

    *Parks, Arts and Recreation Department Fiscal Manager Stephen Bowles presented information on the transfer of funds. Council Member Shotwell asked to clarify reimbursement. Mr. Bowles confirmed the Parks Capital Improvement Projects fund would be reimbursed and funds can be shifted later if necessary to cover operations. Council Member Lopez moved, seconded by Council Member Adams, to approved this item as presented. The motion carried unanimously.*

    **ADOPTED**

    **ORD 11816-2025**

47. Hold a public hearing and consider a resolution authorizing the submission of an application to the Texas Parks and Wildlife Department for directed grant funding through the Local Park Grant Program for the Fish Creek Linear Park Improvements Project; Designating the City's Director of Parks, Arts and Recreation as being responsible for, acting for, and on behalf of the City of Grand Prairie ("City") to work with the Texas Parks and Wildlife Department for the purpose of participating in the Local Park Grant Program; Certifying that the City is eligible to receive program assistance; and Dedicating the proposed Project site for permanent public park and recreational uses (Reviewed by the Finance and Government Committee on 12/09/2025)

    *Parks Planning and Development Manager Steve Plumer noted this is a public hearing and presented the proposed resolution. Harold Willis, 538 Lindly, spoke in support of this item. Mayor Jensen called for any additional speakers, but there were none. Council Member Lopez moved, seconded by Council Member Headen, to close the public hearing and approve this item as presented by staff. The motion carried unanimously.*

    **ADOPTED**

    **RES 5518-2025**

## PUBLIC HEARING ZONING APPLICATIONS

48. 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)

*Chief City Planner Savannah Ware presented the proposed use and site plan, noting it meets density, dimensional and parking requirements. She noted the Planning and Zoning Commission (P&Z) and the Development Review Committee (DRC) recommended approval. Council Member Shotwell asked to clarify parking and Ms. Ware reviewed the parking as labeled and proposed. Dick Scoggins, Arlington, Texas, representing applicant was present for questions. Council Member Shotwell questioned the purpose of having two Certificates of Occupancy and two different addresses. Mr. Scoggins explained the site is angled and discussed the handicapped parking space. He confirmed they can flip the handicapped space to make it neutral. Council Member Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve this item with a parking amendment and restriction on not taking on outside business. The motion carried unanimously.*

**ADOPTED**

**ORD 11817-2025**

49. SUP-25-08-0029 - Specific Use Permit Amendment - Auto Repair at 1633 E Main (City Council District 5). Specific Use Permit for an existing Auto Dealership (Non-franchised Used) to authorize an Auto Repair (Minor & Major) operation to service vehicles for sale on 0.68 acres. Being a 0.686-acre tract, John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial, and addressed as 1633 E Main Street Suite F (On October 28, 2025, the Planning and Zoning Commission recommended approval with conditions by a vote of 7-0)

*Ms. Ware presented this request to amend the Specific Use Permit and reviewed requested variances. She noted P&Z recommended approval with conditions. Applicants Adrienne and Rodolfo Baltazar, 1633 E. Main Street, were present to answer questions. There was discussion on double stacking parking. Ms. Baltazar explained how they have been operating with this and confirmed major repairs are not constantly performed, they mostly conduct minor repairs. Council Member Shotwell expressed concern and asked to confirm there would be twenty-four feet between cars. Property Owner Kiarash Ghorban, 100 Sewell Ct, Irving, confirmed and advised access is from 17th Street, noting there is a barrier – 4 foot metal post fence – between property. He added that these tenants have been there for nine years and are very organized and respectful. Mr. Baltazar confirmed cars for sale would be facing Main Street and confirmed cars in repair will not be facing Main Street. Council Member Shotwell moved, seconded by Council Member Adams, to close the public hearing and approve this item with requirement the cars parked on Main Street have to be cars for sale only, parking labeled properly and striped per proposed plan and per P&Z conditions (except for their #1 parking condition already addressed in this motion). The motion carried unanimously.*

**ADOPTED**

**ORD 11818-2025**

50. SUP-25-08-0032 - Specific Use Permit - KCE Champions at ILTX Heritage (City Council District 6). Specific Use Permit for a Child Day Care use for a Before & Afterschool Child Care Program for Pre-Kindergarten (Pre-K) aged children on 25.597 acres. Lot 1, Block 1, IL Texas Heritage K-8 Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-322A, and addressed as 10701 Heritage Pkwy (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

*Ms. Ware noted the applicant is seeking to add a Pre-K4 program to their existing school-age before and after-school program. She advised there were four letters in opposition and fifteen letters in support. Ms. Ware noted P&Z & DRC recommended approval. City Attorney Maleshia McGinnis noted those recording support but not wishing to speak: Steve Harrell and Rachel Crocker, 5801 Golden Triangle Blvd, Ste 103, Fort Worth. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item as presented. The motion carried unanimously.*

**ADOPTED**

**ORD 11819-2025**

51. SUP-25-08-0030 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.15 acres. Lot 4, Block D, Kingswood Forest Addition Phase I, City of Grand Prairie, Tarrant County, zoned Planned Development-169 (PD-169) district, and addressed as 2747 Sedgemoor Dr (On October 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

*Ms. Ware presented background information and applicant overview information, noting regulations by Texas Health and Human Services Commission. She advised the max occupancy of six clients, with staff onsite 24 hours. Ms. Ware said there were no letters of support and fourteen in opposition. She also advised P&Z and DRC recommended approval with conditions. There was discussion on the current group home registration process, whether others nearby are registered, and the difference between a boarding home and a group home. Planning and Development Director Rashad Jackson noted the registration ordinance has been in place since 2023.*

*Harold Willis, 538 Lindly, spoke in opposition of this item. Applicant Tanishcia Moore, 2816 Kettering Ct, confirmed she rents the house and that she will pay for a fire suppression system which is necessary to be licensed by the state. She discussed clients being seniors over the age of 60, ADL assistance clients. There was discussion on which applicants registered first, there being twenty occurrences for first responders at this address, reevaluating use to determine if boarding home or group home and determining through discussion with Public Health if they can still operate under their current condition. Norma Janosko, 2747 Sedgemoor Dr, resident spoke in support noting there is full day and night nursing staff and is content and happy with more than adequate help.*

*Marilyn Turner, 1911 _____, Arlington, record her support. Council Member Lopez moved, seconded by Council Member Adams, to table this item to get more information from staff and the state. The motion carried unanimously.*

**TABLED**

52. SUP-25-09-0035 - Specific Use Permit/Site Plan - Shady Grove Contractor Shop (City Council District 1). Specific Use Permit/Site Plan for a contractor shop with outside storage on 2.018 acres. Tracts 6, 7, 8, 8.1, 9 & 9.1, John Spoon Survey, Abstract No.1326, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI) District, within 161 Corridor Overlay District, and addressed as 3301 & 3305 Hardrock and 1102 & 1106 W Shady Grove Rd (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

*Ms. Ware presented reviewed the aerial map, operational plan, building elevations. She confirmed there were no requested variances and no letters received. Ms. Ware said P&Z and DRC approved with conditions: equipment to be stored outside shall be limited to the vehicles and equipment listed in the Operational Plan; In order to address potential issues with larger equipment storage without the benefit of staff review, vehicles operating at the site must be limited to less than 40 ft. in length. Council Member Clemson said she is not a fan of outside storage, but it appears it may be on the back side. Ms. Ware reviewed the building design for screening and noted there is single family property on the side of the masonry wall. Jim Dewey 2500 Texas Drive, Irving, available to speak in support. Council Member Clemson moved, seconded by Mayor Pro Tem Ezeonu, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11820-2025**

53. SUP-25-09-0039 - Specific Use Permit Amendment - SUP Amendment and review for Palace Poker (City Council District 1). Specific Use Permit Amendment to amend operational hours and minimum membership length for SUP No. 1170, a Specific Use Permit for a Private Card Room, and review the SUP for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-452, within IH 30 Corridor Overlay District, and addressed as 401 E Palace Pkwy (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0 with 2 Commissioners recusing from the vote)

*Ms. Ware presented this item to amend operational hours to 24 hours and modify membership to change to one week. She advised staff reviewed operations and there were no violations. Ms. Ware said P&Z recommended approval with two commissioners recusing themselves from the vote. Hamilton Peck, 401 E. Palace Pkwy, spoke in support noted people traveling want to stop in and this is the only cared house of 80 that is currently not operating 24 hours. Mayor Jensen asked to confirm if they would still have a three month membership option. Mr. Peck confirmed There was discussion regarding the difference in weekly and monthly membership. Ms.*

*McGinnis noted those in support who did not wish to speak: Jonathan Tooley, 401 E. Palace Pkwy; Scott and Emily Liles, 5801 Kiger Drive; Rodney Anderson, 548 Edgeview Dr., Barry Sanders, 2126 Westfield St; Patti Brock, 1631 Babbling Brook Dr. Council Member Clemson moved, seconded by Council Member Lopez to close the public hearing and approve this item with a six return for review. The motion carried unanimously.*

**ADOPTED**

**ORD 11821-2025**

54. SUP-25-09-0034 - Specific Use Permit/Site Plan - Double Oak Gas Station (City Council District 6). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.87 acres. A portion of the 17.18-acre tract out of J. Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas, zoned PD-322A and generally located to the south of Double Oak Av and east of SH 360 (On November 11, 2025, the Planning and Zoning Commission recommended approval by a vote of 9-0)

*Ms. Ware reviewed the proposed site plan, noting it meets density, dimensional, parking and landscaping requirements. landscaping , reviewed building elevations. P&Z and DRC recommend approval. Nathan Dietrick, 2 Cohasset Pl, Tomball, available to answer questions, noting they had two public meetings with the community and they changed the site plan after input. Council Member Johnson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item. The motion carried unanimously.*

**ADOPTED**

**ORD 11822-2025**

55. ZON-25-09-0035 - Zoning Change/Concept Plan - Goodland Data Center. Zoning Change from Agriculture (A) and PD-454 to a Planned Development District for Light Industrial, including Data Center uses. 1,444.43 acres generally located west of HWY 287, south of Prairie Ridge Blvd, all or portions of Parcel IDs 190600, 181262, 242136, 261509, 261512, 308655, 179561, 277740, 186391, 179552, 193077, 179637, 275132, 291089, and 192959, City of Grand Prairie, City of Grand Prairie ETJ, Ellis County, Texas, and addressed as 881 Miller Rd (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

*Ms. Ware reviewed the zoning change request to expand the existing boundary to include data centers. Harold Willis, 538 Lindly, spoke in opposition of this item. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Del Bosque, to close the public hearing and approve this item as presented. The motion carried unanimously.*

**ADOPTED**

**ORD 11823-2025**

56. SUP-25-11-0044 - Specific Use Permit Amendment - Game Creek Holdings (City Council District 2). SUP Amendment to SUP-1203 (Ordinance No. 11794-2025), a Specific Use Permit

for Auto Dealer (Internet Only), Auto Repair (Minor), Auto Specialty Repair, and Outside Storage (Accessory Use) to modify the SUP conditions. 7.71 Acres, being 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 December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

*Ms. Ware presented this item noting the purpose of the requested SUP amendment is to modify the approved SUP conditions to clarify the specific intended use and operational characteristics of the property, ensuring consistency between the approved site plan, the Operational Plan, and the conditions adopted with the ordinance She advised the P&Z & DRC recommended approval with conditions: for the purpose of this SUP, "Autonomous Vehicle" shall have the same meaning as "Automated Motor Vehicle" in Section 545.451 of the Texas Transportation Code, as amended; The primary use of the site, in relation to Autonomous Vehicles, shall be limited to Internet Sales, Gallery, Auto Repairs (Minor), Auto Specialty Repair, Service, Delivery, and Outside Storage (Accessory Use). Accessory use of the site shall be limited to cleaning, servicing, and charging of Autonomous Vehicles for hire; Any use of the property for the operation of Autonomous Vehicles for hire shall be in compliance with state and federal law.*

*Ms. McGinnis noted Jon Hardy and Jonathan Power, 295 Clayton St, Denver, CO, and Julie Ortiz, 901 Page Avenue, Fremont, CA, were in support and available to answer questions. those who read to speaker cards in support to answer questions. Council Member Headen moved, seconded by Council Member Adams, to close the public hearing and approve this item with staff recommendations. The motion carried unanimously.*

**ADOPTED**

**ORD 11824-2025**

## CITIZEN COMMENTS

*Maurice Aguilar, 2735 Magellan, said he is a resident of Mira Lagos and spoke in favor of building a park, a green space with a small recreation center or multipurpose center at Lake Ridge and England.*

*Anita Harris, 2459 Beachview Drive, said she is a member of the Grand Prairie Community Liaison Group, and discussed a poll taken regarding development at Lake Ridge & England.*

*Harold Willis, 538 Lindly, discussed the recent passing of Chief Robertson, and discussed a neighbor's gas having been turned off due to a system error.*

*Chao Pham, 2935 Arbusto, discussed support for developing a District 6 multi-use facility and indoor pickle ball courts.*

*Deloris Phillips, discussed her homelessness, eviction and her family having owned a Habitat for Humanity home.*

*Patsy Ray, 2217 El Paso, advised there is no safety railing at the Texas Trust Theater.*

**ADJOURNMENT**

*Mayor Jensen adjourned the meeting at 8:59 p.m.*

*The foregoing minutes were approved at the January 6, 2026, City Council meeting.*

*Mona Lisa Galicia, City Secretary*