CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, August 18, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 4:44 p.m.

PRESENT
Mayor Ron Jensen
Mayor Pro Tem Kurt G. Johnson
Deputy Mayor Pro Tem Jacquin Headen
Council Member District 1 Jorja Clemson
Council Member District 3 David Chappelle
Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams
Council Member At Large Place 8 Rodney Anderson

STAFF PRESENTATIONS

1. World Cup Watch Parties Recap Presentation

   Sara Dedeluk, Tourism and Culture Director, reported on nine stadium matches and four Grand Prairie watch-party locations that attracted approximately 335,000 people. She reviewed tourism campaign results, including outreach and training, public relations, Expedia promotions, and digital advertising. Short-term rental permits generated no World Cup-related complaints, and local hotels were sold out. Claudia Garibay, Communications and Marketing Director, discussed the city's transportation efforts, including reduced VIA wait times and 704 first-time riders. She also highlighted marketing through social media, billboards, vinyl, digital advertising, and three Telemundo activations that generated $55,000 in earned media. Claudia noted strong engagement from the Dallas/Fort Worth audience and a sense of community pride. Zane King, Events and Experiences Director, reported that 91 events were held over 43 days and acknowledged the Police and Fire Departments for maintaining a high level of safety, with few calls that were handled quickly. He also highlighted the America250 Prairie Party, which drew 21,000 attendees on July 4 and became the largest event in EpicCentral history. A recap video was presented, and the Mayor commended everyone for their outstanding work.

   PRESENTED

2. Workday Project Update

   Lisa Norris, Managing Director, presented an update on the city's Workday implementation, noting that the project was four weeks away from go-live. She presented a video and advised that the city would transition to the new Workday system on September 19, with Human

Resources and Payroll going live on that date and Finance following on October 1. In response to Mayor Jensen's question regarding the impact on the Mayor and City Council, Ms. Norris explained that staff would provide the necessary support. She thanked the City Council for approving the purchase and transaction of the best-practice global system. Ms. Norris reviewed the project timeline, which began with planning in October 2024 and progressed through system development, testing, payroll parallel processing, final configuration, and current user training. She also introduced the project team and change champions supporting the implementation.

PRESENTED

AGENDA REVIEW

Mayor Pro Tem Johnson asked whether there were any questions regarding the Consent Agenda. Council Member Shotwell requested clarification on the 6% rate noted in item nine and asked what rates the City might realistically secure. Management Services Director Thao Vo explained that the rate was approximately 4.5% a couple of months ago, but the exact rate cannot be confirmed until the day the action is taken.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:07 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations.

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 5:47 p.m.

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

Mayor Jensen called the regular meeting to order at 6:30 p.m.

Invocation led by Pastor Tony Rivera of Gateway Church Grand Prairie.

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

PRESENTATIONS

3. Proclamation Honoring the Legacy of Former Council Member D. Lee Alcorn

   Mayor Jensen reflected on the life and service of Mr. Alcorn. Council Member Adams read the proclamation, which Mayor Jensen presented to Mr. Alcorn's family. Mayor Jensen also acknowledged the former presidents of the NAACP who were present.

   PRESENTED

CONSENT AGENDA

Mayor Pro Tem Johnson moved to approve the Consent Agenda items four through nine as presented by staff. Council Member Anderson noted a correction to the minutes for item number fourteen to reflect

the item was passed unanimously, 8-0 (not 7-1). Mayor Pro Tem Johnson amended his motion to approve the consent agenda with the noted correction to the minutes. Council Member Adams seconded the motion which carried unanimously.

4. Minutes of the August 4, 2026, City Council Meeting

   Approved with Correction

5. Boards and Commissions – Appointments to fill vacancies on the Planning and Zoning Commission, the Keep Grand Prairie Beautiful Commission, the Commission on Aging, the Library Board, and the Zoning Board of Adjustments and Appeals.

   Approved on Consent Agenda

6. Annual contract with Par 41 Inc. dba Signature Linen Rentals for the rental, laundering, and stocking of linen for use by the Ruthe Jackson Center in an amount not to exceed $55,000 for the initial one-year term, with the option to renew for up to two additional one-year terms, for a total contract amount not to exceed $165,000, if all extensions are exercised (Reviewed by Finance and Government Committee on 08/04/2026)

   Approved on Consent Agenda

7. Ratify the purchase, replacement and installation of fire panel at the Summit from Pye-Barker Fire & Safety, LLC in the amount of $131,113.00 through a TIPS cooperative purchasing contract (Reviewed by the Finance and Government Committee on 08/04/2026)

   Approved on Consent Agenda

8. Resolution Establishing the City's State Legislative Agenda and Priorities for the 90th Session of the Texas Legislature

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

   ADOPTED

   RES 5563-2026

9. Consider and approve an ordinance authorizing the issuance of "City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026" in an aggregate principal amount not to exceed $38 million (Plan of finance reviewed by the Finance and Government Committee on June 2, 2026; the Committee recommended approval)

   ADOPTED

   ORD 11913-2026

CITIZEN COMMENTS

Harold Willis addressed concerns about the electrical grid's instability, noting frequent outages and the need for backup generators, and discussed the potential benefits of installing underground power lines.

April Avery, 3404 Tree Shadow Lane, urged At Large council members to back up Mayor Pro Tem Johnson and his district especially regarding development in south Grand Prairie, noting many amenities are located 20 to 30 minutes from her home; and she highlighted her service on her PID board, participation with the Planning and Zoning Commission, and involvement with Building Advisory and Appeals Board.

Lillie Armour-Nixon, 3221 Wuthering Cir., said she represents Walingford Village and spoke about street safety issues including cracked streets, sidewalks and poor drainage.

Hollie Smith, 3431 April Breeze Trail, expressed support for expanding amenities further south, specifically referencing Goodland, Greeneway Trails, LakeView Pointe and other planned development.

ITEMS FOR INDIVIDUAL CONSIDERATION

For items twelve through thirty, Mayor Jensen advised this is a public hearing but noted no action would be taken tonight. Mayor Jensen called for speakers and there were none.

10. Resolution adopting a maximum proposed property (ad valorem) tax of $0.685830 per $100 taxable value that the City Council will consider for Fiscal Year 2026-2027 and set the proposed tax rate of $0.660000/$100, and set the public hearing date and adoption date of the 2026 proposed tax rate via a record vote

    Management Services Director Thao Vo asked the City Council to set the tax rate and discussed the voter-approval rate, which establishes the maximum allowable tax rate.

    Harold Willis spoke in support of this item.

    Mayor Jensen announced that Council is required to take a record vote on the proposed tax rate of sixty-six cents. He noted the proposed tax rate is above the No New Revenue Rate (NNR) of $0.635388 per $100 but below the Voter Approval Rate (VAR) of $0.685830 per $100. And he advised since the proposed tax rate exceed the lower of the no-new-revenue rate of the voter approval rate, the city is required to hold a public hearing. The hearing is scheduled for September 15th ant 6:30 p.m. in City Council Chambers, 300 W. Main Street, Grand Prairie, Texas 75050. Motion made by Mayor Pro Tem Johnson, Seconded by Council Member At Large Place 7 Adams to set the maximum tax rate of $0.685830, which is the same as the Voter Approval Rate and set the public hearing on September 15th at 6:30 p.m. for the proposed tax rate. Mayor Jensen took a roll call vote: Voting Yea: Mayor Jensen, Mayor Pro Tem Johnson, Deputy Mayor Pro Tem Headen, Council Member District 1 Clemson, Council Member District 3 Chappelle, Council Member District 4 Lopez, Council Member District 5 Shotwell, Council Member At Large Place 7 Adams, Council Member At Large Place 8 Anderson. Motion carried unanimously.

    ADOPTED

    RES 5564-2026

11. Ordinance Approving the 2026 certified tax roll, which is the basis of the tax rate and levy calculations

Mr. Vo presented the ordinance noting this sets the tax roll which is the basis for the tax rate. He advised approval allows the tax collection process to begin. Mr. Willis signed up to speak in support of this item but chose not to do so. Mayor Jensen discussed the budget process. Mayor Pro Tem Johson moved, seconded by Council Member Chappelle, to approve this item. The motion carried unanimously.

ADOPTED

ORD 11914-2026

12. Westchester PID (City Council Districts 2 and 6)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Westchester PID Advisory Board on 06/09/2026

    PRESENTED

13. Whispering Oaks PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Whispering Oaks PID Advisory Board on 06/24/2026

    PRESENTED

14. Fairway Bend PID (City Council District 1)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Fairway Bend PID Advisory Board on 4/16/2026

    PRESENTED

15. Brookfield PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Brookfield PID Advisory Board on 3/30/2026

    PRESENTED

16. Forum Estates PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Forum Estates PID Advisory Board on 5/6/2026

    PRESENTED

17. Walingford Village PID (City Council District 3)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Walingford Village PID Advisory Board on 06/04/2026

    PRESENTED

18. Lake Parks PID (City Council Districts 4 and 6)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Lake Parks PID Advisory Board on 4/1/2026

    PRESENTED

19. Peninsula PID (City Council Districts 4 and 6)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Peninsula PID Advisory Board on 7/8/2026

    Kevin C. Toth, 7064 Surfside Lane, was available for questions.

    PRESENTED

20. High Hawk PID (City Council Districts 4 and 6)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the High Hawk PID Advisory Board on 7/1/2026

    PRESENTED

21. Silverado Springs PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Silverado Springs PID Advisory Board on 4/6/2026

    PRESENTED

22. Monterrey Park PID (City Council District 3)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Monterrey Park PID Advisory Board on 06/23/2026

    PRESENTED

23. Parkview PID (City Council District 1)

Public Hearing - Service Plan - Assessment Roll and Rate

Reviewed by the Parkview PID Advisory Board on 3/18/2026

PRESENTED

24. Country Club Park PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Country Club Park PID Advisory Board on 06/01/2026

    PRESENTED

25. Southwest Village PID (City Council District 1)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Southwest Village PID Advisory Board on 5/18/2026

    PRESENTED

26. Oak Hollow/Sheffield Village PID (City Council District 4)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Oak Hollow/Sheffield Village PID Advisory Board on 06/18/2026

    PRESENTED

27. Lone Star Meadows PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Lone Star Meadows PID Advisory Board on 3/23/2026

    PRESENTED

28. Berkshire Park PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Berkshire Park PID Advisory Board on 6/29/26

    PRESENTED

29. Crescent Heights PID (City Council District 2)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Crescent Heights PID Advisory Board on 3/24/2026

PRESENTED

30. Greenway Trails PID (City Council District 6)

    Public Hearing - Service Plan - Assessment Roll and Rate

    Reviewed by the Greenway Trails PID Advisory Board on 7/20/2026

    PRESENTED

PUBLIC HEARING ZONING APPLICATIONS

31. CPA-26-03-0006 - Comprehensive Plan Amendment - Forum Industrial Park (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map designation from Mixed Use to Light Industrial on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr (On May 26, 2026, the Planning and Zoning Commission recommended approval by a vote of 5-2)

    Planning Department Assistant Director Savannah Ware presented Items 31 and 32 together. She reviewed the comprehensive plan amendment, explaining that it would change the Future Land Use Map designation from Mixed Use to Light Industrial and would accompany the related zoning change request. Ms. Ware displayed an aerial map of the property and the concept plan, advising that the proposal meets the applicable dimensional requirements. The proposed development includes four industrial buildings with outside storage by right. She also reviewed the landscape plan and concept elevations. Notice of the request was published in the newspaper, and letters were mailed to 130 surrounding properties. Ms. Ware reported that four letters were received in support and 34 letters were received in opposition, including 13 with valid unique addresses. She reviewed the requested variances for maximum parking and the absence of landscape islands. Ms. Ware further noted that the Planning and Zoning Commission approved the requests with conditions requiring the applicant to meet the Appendix X open-space requirements, including amenities, and to show the open-space area and amenities on the Site Plan and Landscape Plan during the Site Plan approval process. If the development is phased, the open-space area and amenities must be shown and provided with the first phase. The applicant must also provide a noise study for review and approval by the Public Health and Environmental Quality Department (PHEQ) before a site plan is presented to the Planning and Zoning Commission. In addition, the dumpster enclosure design must be approved by the Solid Waste and PHEQ departments before a site plan is presented to the Commission. Any Outside Storage or Outside Storage (Accessory) use must receive a Specific Use Permit, and outside storage must comply with the setback and screening requirements in Article 8 of the Unified Development Code. The development must also comply with all applicable requirements and restrictions resulting from the airport located north of the subject property. Staff recommendations were also noted.

    Applicant Representative Miles Terry, Vice President of Development for Jackson Shaw, 4890 Alpha Road, reviewed the company's history, including other developments, acquisitions, and

dispositions, and presented examples of similar projects. He discussed the company's community outreach efforts, including meetings with Council Member Headen, the Rotary Club, the municipal airport, the Planning and Zoning Commission, and the Forum Estates Public Improvement District. He also noted that the applicant mailed notices, hosted a town hall meeting, and posted signs regarding the proposed development. Applicant Representative Nikki Moore, 519 East Border Street, Arlington, reviewed the approximately 38 acres of developable land and discussed site constraints, an aerial rendering, the nearby gas well, the master plan, coordination with the airport, and flight plan considerations. She reviewed the potential taxable value of the development and addressed concerns raised in opposition letters, particularly regarding traffic. Ms. Moore stated that the proposed business hours would generally be Monday through Friday and discussed increased setbacks, lighting studies, and adjustments made in response to resident feedback. In response to questions from Mayor Pro Tem Johnson, she provided additional information regarding potential taxable value and neighborhood comments, noting that one resident preferred the property to become a park while others expressed concerns about truck traffic. Ms. Moore stated that the applicant had contacted the Chamber of Commerce but was advised that membership was required to present to the organization, and she noted that the Rotary Club supports the project.

Council Member Anderson referenced opposition letters expressing concerns about truck and forklift noise and asked about the number of proposed loading docks and whether tenants had been secured. Mr. Terry reviewed the master plan and stated that each building could include approximately 20 to 30 docks. He discussed a noise study conducted in February and March 2026, which indicated little to no impact, and stated that most tenants would likely operate between 8:00 a.m. and 5:00 p.m. or 7:00 a.m. and 6:00 p.m. He clarified that the development would be light industrial and that no tenants had been confirmed. Council Member Anderson stated that he was not supportive of outside storage. Mr. Terry responded that the applicant had proactively volunteered to construct an eight-foot masonry screening wall and buffer, exceeding the applicable landscaping requirements. Mayor Jensen asked whether the proposed development would be better or worse than what could otherwise be developed under the existing zoning. The Planning Director Rashad Jackson advised that the property is currently zoned for commercial development.

Judy Schmidt, 2910 Pegasus Ct, opposed the project, describing the surrounding area as an enclave community and expressing concern that the development would downgrade the neighborhood. Ryane Leonard, 2644 Atrium Drive, expressed opposition and concerns about the project, noting that her home backs up to the proposed development. Wilson Nguyen, 2703 Atrium Drive, opposed the project due to concerns about noise and truck traffic and stated that he did not want a wall constructed. Tammy Jean Delima, 2840 Atrium Drive, spoke about the earlier prayer and her connection to the property, stating that she enjoys the open field and opposes having to look at a proposed 40-foot building from her home every day. Barry Sandecz, 2126 Westfield Drive, Grand Prairie, discussed Grand Prairie as a destination, his experience owning land, and the property's location at the end of the runway. He characterized the proposal as a corporate park and noted his service on the Chamber of Commerce executive board. Mr. Sanders discussed the potential enhancement of the property and stated that the Future Land Use Map designation could be modified. Mayor Jensen again questioned whether the proposal would be better or worse than development allowed under the current zoning.

Matt Dornak, 2001 Ross Avenue, Dallas, an industrial real estate broker, discussed the nearby gas well and the property's difficulty in attracting or trading development due to its lack of highway visibility and frontage. He stated that the site is better suited for industrial development and that commercial development could generate more traffic than light industrial use. He also noted that there is a market need for this type of development in Grand Prairie. Patti Brock, 1631 Babbling Brook, expressed support for the project, stating that the applicant appeared to have gone above and beyond in its outreach and planning efforts. She noted that the anticipated tenants would generally operate during daytime hours, that the property contains an active gas well, and that the site has remained vacant since approximately 1970. Ms. Brock also stated that the applicant had communicated effectively and appeared willing to be a good partner to the community.

Council Member Shotwell requested clarification regarding the location of the internal drive area and staff provided the map. Deputy Mayor Pro Tem Headen thanked Jackson-Shaw, stating that the company had been thorough, presented a world-class product, and addressed the Federal Aviation Administration's requirements. She noted that she had received additional letters of opposition but credited them for holding meetings and for their due diligence. She also reminded the public that Senate Bill 804 permits commercial property to be used for apartments. Deputy Mayor Pro Tem Headen moved, seconded by Council Member Adams, to close the public hearing and deny Items 31 and 32. The motion carried unanimously.

DENIED

32. ZON-26-03-0007 - Zoning Change/Concept Plan - Forum Industrial Park (City Council District 2). Zoning Change from PD-77 to Planned Development District for Light Industrial Use and a Concept Plan Depicting four Industrial Buildings with a total of 502,600 sq. ft. and outside storage on 38.49 acres. Tracts 2, 2A3, 4, 4B5, 5A1, 5B, 5A3, and a portion of tract 4B, out of the Ezekiel Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-77, partially within the SH 161 Corridor Overlay District, and addressed as 3401 N Forum Dr and 3501 S Forum Dr (On May 26, 2026, the Planning and Zoning Commission recommended approval with conditions by a vote of 5-2)

DENIED

ADJOURNMENT

Mayor Jensen adjourned the meeting at 8:01 p.m.

The foregoing minutes were approved at the September 1, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary