CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, May 19, 2026 **4:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

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

PRESENT
Mayor Ron Jensen
Deputy Mayor Pro Tem Kurt G. Johnson
Council Member District 1 Jorja Clemson
Council Member District 2 Jacquin Headen
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. Fiscal Year 2026-2027 Capital Improvement Project Budget Workshop

City Manager William A. Hills provided an overview of the process and timeline for the FY 2027 Capital Improvement Program (CIP) budget. Management Services Director Thao Vo and Budget Manager Krystal Crump reviewed the FY 2027 CIP Program and the planning tool being used to begin the bond process to ensure funding availability by October 1, 2026. Staff noted that the FY 2027 CIP includes 95 projects totaling $81,556,713 and reviewed the distinction between the FY 2027 CIP Program and the separate $327 million Bond Program authorization. Ms. Crump highlighted several major project categories, including Public Safety Radio Modernization, City Bridge Improvements, Parks and Community Improvements, Downtown Main Street improvements, and Water and Wastewater investments. Mr. Vo reviewed the timeline and information related to the CIP Resolution vote scheduled for June 2. Mayor Jensen requested a detailed breakdown of projects, and Mr. Vo confirmed the information would be provided. Mr. Hills clarified that adoption of the overall budget would occur separately from the CIP process. Council discussed funding considerations, the scope of the proposed resolution, and opportunities to make project adjustments prior to final budget approval. Council Member Shotwell requested that CIP information be posted on the City website for public access. Staff noted that once the resolution is approved and signed, bond counsel will begin the bond issuance process. Deputy Mayor Pro Tem Johnson requested clarification on the process for making adjustments to projects, and Mayor Jensen directed Council to provide information to management staff and return the matter to the full council for further discussion. Mr. Hills stated that any council requests or proposed changes would be compiled into a single document and distributed to all council members for review prior to

voting. There was discussion on how CIP projects and funding priorities would align with overall council priorities.

PRESENTED

2. FIFA World Cup Presentation

Tourism and Culture Director Sara Dedeluk, Creative Producer/Director Zane King, Transportation Director Caryl Devries, Police Department Assistant Director Ryan Simpson, and Assistant Police Chief Tim Sliva provided updates on FIFA-related planning, tourism, transportation, and public safety efforts. Mr. King reviewed watch party plans at The Jambox and discussed parking and shuttle arrangements with Dubiski High School, Epic Waters and Epic Recreation Center. Ms. Devries reviewed the traffic management plan, supplemental transit funding, and use of the Hensley Field bus depot. Assistant Police Chief Tim Sliva discussed public safety plans, staffing, and partnerships. There was discussion on additional parking and restaurant accomodations. Mr. Simpson reviewed short-term rental regulations, enforcement procedures, and occupancy limits. Ms. Dedeluk provided updates on hotel bookings, summer travel trends, June revenue projections, media tactics, FIFA marketing efforts, and National Travel and Tourism Week activities. Deputy Mayor Pro Tem Johnson noted the Cricket schedule is available, and staff confirmed there are no overlapping matches with FIFA events. Mayor Jensen stated the Cricket schedule will also be released soon.

PRESENTED

AGENDA REVIEW

Deputy Mayor Pro Tem Johnson asked whether Council had any questions regarding the Consent Agenda items. Council Member Shotwell requested clarification on how the funds for Item 9 are used and whether they support individuals struggling with addiction. Assistant Police Director Ryan Simpson explained that the funding supports a full-time crisis support position and noted that expenditures have been slower than the annual funding the city receives. He also confirmed that the funds help support addiction-related programs and services. City Secretary Mona Lisa Galicia provided a copy of amended minutes to Council for the May 12, 2026, Special City Council meeting, noting the only change is the addition of the resolution number to the two agenda items.

EXECUTIVE SESSION

Mayor Jensen called a closed session at 5:17 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations."

RECESS MEETING

Mayor Jensen adjourned the closed session, opened the regular meeting and called a recess at 6:10 p.m.

6:30 PM Council Chambers

RECONVENE MEETING

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

Invocation led by Pastor Craig Schinnerer of Faith Lutheran Church.

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

3. Certificate of Election and Oath of Office for Council Member District 1 and Council Member Place 7 at Large

   City Secretary Mona Lisa Galicia presented the election certificates, and City Attorney Maleshia McGinnis administered the oath of office to Council Members Clemson and Adams. Council Member Clemson expressed gratitude for the opportunity to serve the citizens of Grand Prairie, thanking God, her family, her husband Dan, supporters, staff, church community, and pickleball family for their encouragement and support, and read scripture. Council Member Adams thanked God, her family, and her husband, Jackie, and spoke about the responsibility of making decisions that will shape the future of Grand Prairie. She also thanked her friends, volunteers, and residents for their support, shared a poem, and expressed appreciation for the community's confidence in her as a council member.

   PRESENTED

PRESENTATIONS

3. Recognition of Stephen Sanders for winning National Competition at the 12th Drive, Chip and Putt National Finals at Augusta National in Augusta, Georgia

   Golf Services Manager Bert Walker introduced Stephen Sanders and provided him with a certificate of recognition.

   PRESENTED

CONSENT AGENDA

Mayor Jensen noted Ed Hemphill passed away last week and said he will be recognized at the following council meeting. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to approve Consent Agenda Items 5-13 with corrections to the minutes as presented at Briefing. The motion carried unanimously.

5. Minutes of the May 5, 2026, City Council meeting and May 12, 2026, Special City Council meeting

   Approved on Consent Agenda

6. Peninsula PID Contract with Brick Master of Texas, Inc. for Brick Screen Wall Repairs in the total amount of $262,027.70 (Council Districts 4 and 6) Approved by the Peninsula PID Advisory Board on 4/22/2026

   Approved on Consent Agenda

7. Silverado Springs PID Contract with Brick Master of Texas, Inc. for Brick Screen Wall Repairs in the total amount of $119,652.80 (Council District 2) Approved by the Silverado Springs PID Advisory Board on 4/27/2026

Approved on Consent Agenda

8. Purchase of one (1) new Kenworth T880 Heavy Haul Tractor Truck for Engineering/Utility Services ($195,540.96), one (1) new Kenworth T480 with Warren Dump Truck body for Engineering/Utility Services ($189,733.43), one (1) new Kenworth T480 with Vac-Con Combo Flush body for Engineering/Utility Services ($622,145.19), and one (1) new Kenworth T480 with Vac-Con Hydroexcavation body for Engineering/Utility Services ($653,315.55) from Texas Kenworth Inc. DBA MHC Kenworth – Dallas for a combined total of $1,660,735.13 through a Cooperative Purchasing Agreement with BuyBoard (Reviewed by the Finance and Government Committee on 05/04/2026)

   Approved on Consent Agenda

9. Authorize the City Manager or Designee to Approve Opioid Settlements with designated Remnant Defendants, Execute Documents Relative to the Acceptance of Said Settlements and Authorize the City Manager or Designee to Approve Future Opioid Settlements for the purpose of combatting opioid abuse.

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

   Approved on Consent Agenda

10. Resolution authorizing the City Manager to execute a Master Interlocal Purchasing Agreement with 791 Purchasing Cooperative ("791 Coop")

    ADOPTED

    RES 5541-2026

11. Resolution Authorizing the City Manager or Designee to execute agreements for benefits which are funded entirely by employees (Reviewed by the Finance and Government Committee on 05/04/2026)

    ADOPTED

    RES 5542-2026

12. Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2026 and Fiscal year 2025-2026 (Reviewed by the Finance and Government Committee on 05/04/2026)

    Patsy Ray, 2217 El Paso St., spoke neutrally on this item.

    ADOPTED

    ORD 11877-2026

13. Ordinance amending the FY25/26 Parks Operating Budget in the amount of $30,000 for temporary staffing at the Ruthe Jackson Center due to increase in expenses related to revenue; Annual Contract for Temporary Banquet, Bar, Wait and Support Staff at the Ruthe Jackson Center with On Point Staffing II, LLC and Vine Staffing, LLC. The contract with On Point

Staffing II, LLC is for a one-year term in an amount not to exceed $75,000.00 with the option to renew for two (2) additional one-year terms totaling $225,000.00 if all extensions are exercised. The contract with Vine Staffing, LLC is for a one-year term in an amount not to exceed $40,000.00 with the option to renew for two (2) additional one-year terms totaling $120,000.00 if all extensions are exercised. Staff will utilize one of the two vendors based upon the needs of the City (Reviewed by the Finance and Government Committee on 05/04/26)

ADOPTED

ORD 11878-2026

CITIZEN COMMENTS

Deloris Philips, 2319 Dalworth St. #119, was not available to speak when called upon.

Dr. Angela Luckey-Vaughn, 4476 Harpers Ferry Drive, discussed the recent cancellation of an event at Epic Waters and asked council to reconsider and establishing guidelines for canceling events.

Muhammad Abdullah, 1605 Timber Glen Dr., Bedford, TX, husband of Dr. Hamina Abdullah, discussed his disappointment in the use of misinformation resulting in the water park event cancellation, noting his family has been threatened and discussed how Muslim families have supported this community.

Harold Willis discussed a failure in communication, discussed operations of the water park and the importance of municipal government.

Wala Omer, 1400 Mill Valley Sq., Fort Worth, , TX, said she is a public school teacher and a proud Muslim American, then discussed her disappointment of the cancelation of the water park event.

Joshua Emory, 901 W. Magnolia, Fort Worth, said he is a filmmaker and a Texas resident, spoke of his disappointment in the Epic Waters incident, religious freedom and discrimination, and discussed a film on which he is currently working.

ITEMS FOR INDIVIDUAL CONSIDERATION

14. Public Hearing and Ordinance approving the Program Year 2026 Community Development Block Grant (CDBG) and HOME Budgets (Reviewed by the Finance and Government Committee on 05/04/2026)

    Housing and Neighborhood Services Director Esther Coleman and Assistant Director Patrick Cornelius presented the grant and program budgets, noting the Housing and Community and Improvement Commission recommended funding and discussed an increased budget in both programs.

    Patsy Ray was called but chose not to speak. Vivian Morris, Executive Director of Lifeline for Families, 413 Royal Valley Rd, expressed gratitude for receiving funds in the past and discussed needs. Harold Willis spoke in support and asked to clarify buying power. Ms. Coleman reviewed amounts available. There was discussion of the application process for down payment assistance. Amber Alexander, CEO of Children First, 620 Sawyer Dr., Saginaw, TX, thanked the city for its partnership and funding and discussed families served in Grand Prairie, behavioral and mental health needs and their current wait list. Dr. Bill Skaar, President of Grand Prairie United Charities, 613 Queenway, did not wish to speak but

recorded his support. Mayor Jensen called for additional speakers, and there were none. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Clemson, to close the public hearing and approve this item as presented by staff. The motion carried unanimously.

ADOPTED

ORD 11879-2026

PLANNING AND ZONING ITEMS TO BE TABLED

15. 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 Commercial/Retail/Office 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

    Council Member Headen moved, seconded by Deputy Mayor Pro Tem Johnson, to table items fifteen and sixteen, to the next city council meeting. Council Member Shotwell reviewed notes in the agenda packet. Council Member Headen asked to amend the motion, seconded by Deputy Mayor Pro Tem Johnson, to table the two items to the June 16th council meeting. The motion carried unanimously.

    TABLED to June 16, 2026

16. 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

    TABLED to June 16, 2026

PLANNING AND ZONING FOR INDIVIDUAL CONSIDERATION

17. STP-26-02-0004 - Site Plan – Digital Billboard at 4330 S HWY 360 (City Council District 4). Site Plan for a Digital Billboard on 4.49 acres. Lodge Realty Addition, Block 1, Lot 2B, City of Grand Prairie, Tarrant County, Texas, zoned PD-140, within the SH 360 Corridor Overlay District, and addressed as 4330 S HWY 360 (On March 24, 2026, the Planning and Zoning Commission recommended denial by a vote of 6-2)

    Mayor Jensen moved this item to the end of the meeting to accommodate applicant's special request. Ms. Ware presented the site plan request noting it is currently a self-storage facility, reviewed zoning requirements and advised there are no existing billboards at this location. She advised that the proposed digital billboard does not meet various conditions and reviewed those. The applicant claimed it is categorized as an electric sign and an outdoor advertising

sign. Ms. Ware noted P&Z and DRC recommended denial, and one P&Z member abstained. Mayor Jensen noted P&Z members cannot abstain from voting unless they file certain paperwork. Council Member Shotwell asked if they submitted the completed proper paperwork, and Ms. Ware said no. Applicant Nick Keyes, Jr., Keys-Ads Outdoor Advertising, 50 East Third Street, Dayton, OH, reviewed the site plan application, company history, noting this is a state of the art electric outdoor advertising sign and reviewed PD 140 and the 1983 zoning ordinance. He reviewed planned development zoning codes, reviewed notes regarding P&Z's denial and provided definition of an electric sign. Mr. Keyes noted the sign is labeled and listed as an electric sign and reviewed the definition of an outdoor advertising sign. Mayor Jensen noted the Development Committee helps write these ordinances. Chris Rothfelder, Rothfelder & Falick, LLP, 1517 Heights Blvd, Houston, representing applicant was not available to speak. Council Member Lopez discussed the specific change to the current ordinance. He then moved, seconded by Council Member Adams, to deny this item as presented. The motion carried unanimously.

DENIED

PUBLIC HEARING ZONING APPLICATIONS

18. SUP-26-03-0004 - Specific Use Permit Review - SUP Review for Zoom Performance (City Council District 5). Review SUP No. 1186, a Specific Use Permit for Auto Body and Paint Shop, for compliance with SUP conditions, and modify, renew, or revoke if deemed appropriate based upon the review. Lot 2, Block 2, Business Center Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-60, and addressed as 2100 E Main St (On May 12, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

    Planning and Development Assistant Director Savannah Ware reviewed the request, the aerial view of location, background information, site plan, and the operations and compliance review. She noted the Planning and Zoning Commission (P&Z) recommended approval and the Development Review Committee recommended approval with condition: All existing conditions from the original SUP, approved on November 19, 2024, shall remain in effect. Council Member Shotwell noted the neighbors approval, and he then moved, seconded by Council Member Adams, to close the public hearing and approve this item. The motion carried unanimously.

    ADOPTED

    ORD 11880-2026

19. CPA-26-03-0005 - Comprehensive Plan Amendment - Maple Lofts Multi-Family (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map from Light Industrial to High Density Residential on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street (On May 12, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware presented items nineteen and twenty together. She reviewed the comprehensive plan amendment request change from Light Industrial to High Density Residential on the Future Land Use Map (FLUM) to accommodate the proposed multi-family development. She reviewed zoning change/concept plan overview noting the applicant wishes to rezone the property from PD-41 for Light Industrial Uses to a Planned Development District for Multi-Family Use to facilitate the development of an age-restricted multifamily with 65 dwelling units. She reviewed the aerial view map, conceptual elevations, and requested variances: minimum internal side yard, covered parking, clubhouse area, Appendix W Checklist Menu Items and Gated Entry. Ms. Ware said there were four letters in opposition and one in support received. She noted P&Z recommended approval with the removal of the variance requested in relation to the Guest Parking, and staff is unable to support due to inconsistency with FLUM. She noted if Council approves, staff recommends with condition: additional alternative compliance amenity items, as approved by the Planning and Development Director, to satisfy the amenity requirements for at least two categories in Appendix W of the Unified Development Code (UDC). Motion made by Council Member District 5 Shotwell to close the public hearing and approve items nineteen and twenty with same conditions and correction to Exhibit D, Seconded by Council Member At Large Place 7 Adams. Voting Yea: Mayor Jensen, 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 Voting Nay: Council Member At Large Place 8 Anderson. The motion carried, 7-1.

ADOPTED

ORD 11881-2026

20. ZON-26-02-0003 - Zoning Change/Concept Plan - Maple Lofts Multi-Family (City Council District 5). Zoning Change from PD-41 for Light Industrial Uses to a Planned Development for Multi-Family Use and a Concept Plan for a development with 65 multi-family units on 2.509 acres. A portion of Tract 27, Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, zoned PD-41, within I-30 Corridor Overlay, and addressed as 2422 Graham Street (On May 12, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

ADOPTED

ORD 11882-2026

21. TAM-26-04-0001 - Text Amendment - Article 12: Subdivision and Utilities. An Ordinance of the City of Grand Prairie, Texas, amending portions of Article 12: Subdivision and Utilities of the Unified Development Code for the purpose of specifying that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; Containing a Penalty Clause, and Establishing an Effective Date (On May 12, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Ms. Ware advised the purpose would be to specify that earth disturbing activities on lots smaller than two acres must have an accompanying active building permit; this would allow staff to streamline the process. The Director of the Public Infrastructure Department, or designee, would be authorized to grant an exception to the building permit requirement. She noted the P&Z and DRC recommended approval. Council Member asked if this would apply to residential and Planning and Development Director Rashad Jackson confirmed. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Lopez, to close the public hearing and approve this item. The motion carried unanimously.

ADOPTED

ORD 11883-2026

ADJOURNMENT

Mayor Jensen reminded the audience of the celebration to be held on Memorial Day 10:00 a.m. at Veteran's Park Memorial. He then adjourned the meeting at 7:49 p.m.

The foregoing minutes were approved at the June 2, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary