CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

MINUTES

City Council Meeting

Tuesday, March 03, 2026 **5:30 PM** **City Hall - Council Chambers**

CALL TO ORDER

Mayor Jensen called the meeting to order at 5:30 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
City Council Member District 4 John Lopez
Council Member District 5 Tony Shotwell
Council Member At Large Place 7 Bessye Adams

ABSENT
Mayor Pro Tem Junior Ezeonu
Council Member District 3 Mike Del Bosque

STAFF PRESENTATIONS

1. Dino Fest, Dino Dash and Epic Central Spring Break Update

   Library Director Peter Sime, Communications and Marketing Manager Cami McKillop, Creative Director Zane King, Venue Supervisor Robert Serna and Supervenue Manager Chris Ginapp reviewed timeline of the 3rd Annual Dino Fest, Dino-Dash and relay race, Spring Break Concert Series, Shamrock Social, marketing efforts, digital outreach, and promotional efforts. There was discussion on parking, elevator repairs and the outdoor digital sign working.

   PRESENTED

2. City Preparations related to FIFA World Cup and IndyCar Grand Prix

   Director of Tourism and Culture Sara Dedeluk, Fire Department Assistant Director Chase Wheeler, and Mr. King presented updates on planning for the 2026 World Cup. They highlighted the global scale of the event, with an estimated 5 billion viewers, 3.8 million regional visitors, and 500 million ticket requests. The presentation covered demographics, the targeted designated market area, partnerships with FIFA, public viewing events, hospitality strategies, and media outreach. Public safety planning was also reviewed, including the regional operational framework, internal emergency management structure, and key preparedness goals. Additional discussion included the Grand Prix of Arlington planning timeline, a proposed watch party at Andretti's, and media-related impacts on traffic. The group reviewed opportunities for reimbursements, the process for designation as a host jurisdiction

through the Dallas Sports Commission, the ticket lottery system for hotel bookings, and FIFA's food vendor application process. Plans for an Epic Central watch party, along with shuttle services, parking logistics, and short-term rental considerations in Grand Prairie, were also addressed.

PRESENTED

AGENDA REVIEW

Deputy Mayor Pro Tem Johnson asked if council had questions regarding Consent Agenda items four through nineteen, and there were none.

EXECUTIVE SESSION

There was no closed session held.

RECESS MEETING

Mayor Jensen called a recess at 6:18 p.m.

RECONVENE MEETING

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

Invocation led by Rev. Marsha Middleton of First United Methodist Church.

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

PRESENTATIONS

3. Update on Informational Outreach Related to 2026 General Obligation (GO) Program

Management Services Director Thao Vo, Assistant Director Latifia Coleman, and Communications Director Claudia Garibay provided an outreach update and reviewed a presentation video. Ms. Coleman reported that 24 of 85 community groups have confirmed speaking dates, with two city-sponsored events held so far totaling approximately 200 attendees, and 24 additional meetings scheduled. Staff noted that outreach materials are available in English, Spanish, and Vietnamese. They reviewed frequently asked questions, a tax impact worksheet and calculator, and the broader communications campaign aimed at informing residents ahead of voting. The team emphasized that all information shared is factual, utilizing in-house tools and mailers, with adjustments to be made as needed. Discussion included where to access the video, requests for additional meetings, the selection process for the 85 community groups, and strategies for multifamily outreach.

PRESENTED

PUBLIC COMMENTS

Citizens may sign up to speak to the City Council regarding any item on the agenda. All speakers must complete a comment card prior to the meeting being called to order. For items listed on the Consent Agenda, each speaker will have a total of up to five (5) minutes for all items to address the Council.

Citizens may speak for up to three (3) minutes on any item scheduled for a Public Hearing, individual consideration or during Citizen Comments. Applicants for zoning items may speak for up to five (5) minutes. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

CONSENT AGENDA

Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to approve items four through nineteen. The motion carried unanimously, 7-0. Mayor Jensen noted the second meeting in March will move to Wednesday, March 25th.

4. Minutes of the February 11, 2026, Special City Council meeting and the February 17, 2026, City Council meeting

   Approved on Consent Agenda

5. Amendment to the 2026 City Council Meeting Schedule

   Approved on Consent Agenda

6. Authorize Agreements with Tarrant County Elections Department, Dallas County Elections Department and Ellis County Elections Department to conduct the May 2, 2026, Joint General and Bond Elections and subsequent Runoff Election, if necessary; Authorize the City Manager or Designee to Execute the same; Authorize any future contingency transfers as needed to fund the contracts, in an amount up to $200,000

   Approved on Consent Agenda

7. Westchester PID Contract with Site Landscape Development, LLC for Landscape Maintenance Services, Effective March 1, 2026 through February 28, 2027, in the total amount of $674,443.18, including landscape maintenance ($379,443.18), beautification ($220,000), and irrigation system maintenance services ($75,000) (Council Districts 2 and 6)

   Approved on Consent Agenda

8. Greenway Trails PID Contract with Brandy Crocker dba GESCO for installation of five benches and installation of approximately 12,000 sq. ft. of a concrete walking path by the Rainwater Trail pond in the amount of $278,888 (Council District 6) (Reviewed by the Greenway Trails PID Board on 02/02/2026)

   Approved on Consent Agenda

9. Authorize and confirm the dedication of a permanent drainage easement located on 2.668 acres of real property in the J.W.E. Wallace Survey, Abstract No. 1517, commonly known address of 3971 Westcliff Road, Grand Prairie, Dallas County, Texas from Jon E. Krabbenschmidt for the proposed offsite drainage improvements under CEP-25-0040 (Reviewed by the City Council Development Committee on 02/19/2026)

   Approved on Consent Agenda

10. Professional Engineering Services Contract with STV Incorporated for detailed design services of the 13S – 30" Goodland Parkway Waterline Project in amount of $381,578.90 (Reviewed by the City Council Development Committee on 02/19/2026)

Approved on Consent Agenda

11. Approval of the assignment of an Annual Services Contract from Hadronex, Inc. dba SmartCover Systems to Badger Meter, Inc. for the Annual Maintenance, Licenses, Warranty, Monitoring and Support Services for SmartLevel and SmartRain Systems (Reviewed by the City Council Development Committee on 02/19/2026)

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

Approved on Consent Agenda

12. Annual Contract with JS Ratliff, Inc. dba Ratliff Utilities for Fire Hydrants Maintenance, Repair & Replacement Services in an amount not to exceed $200,000.00 annually. This contract will be for an initial one-year term with the option to renew for two additional one-year periods, totaling $600,000.00 if all extensions are exercised (Reviewed by the City Council Development Committee on 02/19/2026)

Approved on Consent Agenda

13. Engineering and Surveying Services Contract with Grantham and Associates, Inc. for the Performance Wastewater Lift Station Replacement Project in amount not to exceed $562,372.00 (Reviewed by the City Council Development Committee on 02/19/2026)

Approved on Consent Agenda

14. Professional Engineering Services Contract with Freese and Nichols, Inc. for the Unidirectional Flushing Program Update Project in an amount not to exceed $2,250,000 (Reviewed by the City Council Development Committee on 02/19/2026)

Approved on Consent Agenda

15. Professional Services Contract with LJA Engineering, Inc., for Engineering Design of a dedicated right-turn lane at the intersection of Southbound SH-161 Frontage Road and Arkansas Lane in an amount not to exceed $302,000 (Reviewed by the City Council Development Committee on 02/19/2026)

Approved on Consent Agenda

16. Professional Engineering Services Contract with Westwood Professional Services, Inc. for the development of a Comprehensive Safety Action Plan as part of the Safe Streets and Roads for All (SS4A) Grant in an amount not to exceed $350,000 (The SS4A grant will reimburse the City for 80% of the eligible project costs (up to $280,000) with a $70,000 local match) (Reviewed by the City Council Development Committee on 02/19/2026)

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

Approved on Consent Agenda

17. Professional design services contract with Halff Associates, Inc. for the design of a secondary Wildlife Trail connection that crosses under Entertainment Way at the Trinity River in an amount not to exceed $444,000 (Reviewed by City Council Development Committee on (02/19/2026)

    Approved on Consent Agenda

18. Resolution Authorizing Submission of a FY2026 State Homeland Security Program (SHSP) LE Grant Application to Office of the Governor – Homeland Security Grants Division – for the Purpose of Purchasing Thermal Imaging Devices in the Estimated Amount of $30,000 with No In-Kind or Cash Match Required and Authorizing the City Manager to Accept, Reject, Alter, or Terminate the Grant, if awarded, and Execute any Documents Relative to the Grant, Including a Sub-Recipient Agreement

    ADOPTED

    RES 5532-2026

19. Resolution Repealing and Replacing Resolution 5450-2025 to authorize the application for the State and Local Cybersecurity Grant Program (SLCGP) - Mitigation Projects, FY2026 grant submitted to the Office of the Governor, Public Safety Office for Network Switches and Uninterruptable Power Supplies Replacement in the amount of $128,835.98 with a cash match of $32,209.00 and authorizing the City Manager, or his designee, to accept, reject, alter, or terminate the grant and execute any and all documents relative to the grant (Reviewed by the Finance and Government Committee on 01/21/2025)

    ADOPTED

    RES 5533-2026

CITIZEN COMMENTS

Patsy Ray, 2217 El Paso, discussed her desire to see streets improvements and would like further information on how GO bond taxes would affect her taxes and information on the proposed professional arts center and botanical garden.

Harold Willis, 538 Lindly, discussed issues with Spectrum noting city staff has been able to assist with those issues, and he discussed a recent school board meeting.

Abel Flores, Jr., 2021 Avenue A, discussed issues with mold at Florence Hill Elementary and issues at the school administration building due to reptile habitats and discussed a proposed solution.

Deloris Phillips, 2301 Building 2319 Apt 119, discussed a $50M scheme involving SSA and discussed issues with a Habitat for Humanity home and her Texas Trust bank account.

ITEMS FOR INDIVIDUAL CONSIDERATION

20. Public Hearing and Consider an Ordinance abandoning a 1.701 acres (74,107 square foot) portion of platted street right-of-way and two supporting easements located on a portion of 4226 E. Main Street (also known or identified as 4138, 4150, 4200 E. Main Street) and

authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way and related easements to IG Grand Prairie, LLC (Reviewed by the City Council Development Committee on 02/19/2026)

Engineering Services Director Noreen Housewright presented the ordinance. Mayor Jensen called for speakers and there were none. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented. The motion carried unanimously.

ADOPTED

ORD 11852-2026

21. First Reading of an Ordinance Annexing Approximately 69.75 acres of land in Ellis County, Texas Being More Particularly Described and Graphically Depicted in Exhibit A, such tract is generally located south of Highway 287, East of VV Jones Road, North of Highway 67 and Including Land Situated in the L. Kelsey Survey, Abstract No. 593 and the B. Canfield Survey, Abstract No. 197 Being all of a Called 15.04 Acre Tract of Land Described in General Warranty Deed to Ronald Lee Burseen, Recorded in Instrument Number 1904974, Official Public Records of Ellis County Texas (OPRECT) and All of a Called 46.78 Acre Tract of Land Described in General Warranty Deed to W&L Jones Realty Holdings, LLC-Series 6 Recorded in Instrument Number 2243658 OPRECT and all of a Tract of Land Described in a Special Warranty Deed to Eagleridge Energy, LLC AND USG Properties Barnett II, LLC Recorded in Instrument No. 1817328 OPRECT and in a Surface and Mineral Deed to Marubeni Shale Investments LLC Recorded in Instrument No. 2405140 OPRECT and Being Described in Volume 2510, PAGE 2263 OPRECT, 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 first reading of this ordinance. Mayor Jensen called for speakers. Harold Willis, 538 Lindly, spoke in support of this item, asked for clarification if within proximity of Fire Station 11. Ms. Bull reviewed the map and Fire Chief Robert Fite advised it at least 8 miles from Fire Station 11 but they are working with developer to provide a fire station there. Deputy Mayor Pro Tem Johnson moved, seconded by Council Member Headen, to approve first reading as presented and to set for public hearing and final reading on April 21, 2026. The motion carried unanimously.

    First Reading Approved

PUBLIC HEARING ZONING APPLICATIONS

22. SUP-25-12-0045 - Specific Use Permit - Western Union at 817 W Pioneer (City Council District 2). Specific Use Permit to add a Check Cashing Business at an existing Western Union in a commercial lease space on 4.286 acres. Lot 4B, Block 1, Carrier Crossing Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR) District, within the SH 161

Corridor Overlay District, and addressed as 817 W Pioneer Pkwy, Suite 156 (On February 10, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

Assistant Planning Director Savannah Ware presented the Specific Use Permit (SUP) request for check cashing service, reviewed proposed SUP, operational plan, and requested exceptions. She noted there was one letter in opposition, the Planning and Zoning Commission (P&Z) and Development Review Committee (DRC) recommended approval with conditions: Business operations will remain consistent with the attached Operational Plan at all times; and Monthly check-cashing activity is limited to no more than 100 checks per month, as may be determined by an audit by the City Finance Director or designee. There was discussion on number of checks cashed per month and its definition according to law and how often audited. Ms. Ware reviewed requirements and auditing process if an issue is reported. Council Member Headen then moved, seconded by Council Member Adams, to close the public hearing and approve this item as presented by staff. The motion carried unanimously

ADOPTED

ORD 11853-2026

23. SUP-25-12-0046 - Specific Use Permit - Registered Group Home (City Council District 4). Specific Use Permit for a Registered Group Home on 0.259 acres. Lot 32, Block K, Somerton Village Addition Phase 1, City of Grand Prairie, Tarrant County, zoned Planned Development-259, and addressed as 2772 Pleasant Hill Rd (On February 10, 2026, the Planning and Zoning Commission recommended denial by a vote of 4-3)

Ms. Ware presented this request for a SUP. She noted the applicant is requesting to operate a Registered Group Home, which requires City Council approval of a Specific Use Permit when located within 2500 feet of another group living residential use. All Group Living Units are now required to register with the city per Ordinance No. 11382. A nearby group home registered before the applicant, triggering a Specific Use Permit for this location. She noted P&Z recommended denial & DRC recommend approval with conditions: the number of occupants shall not exceed three; the applicant must comply with all applicable building codes; Must maintain compliance with state regulations and local ordinances; must be an approved registered group home facility in the City of Grand Prairie to operate; and the applicant shall maintain all required state licenses.

Applicants Mary Dorsey and Shana McMillan, 2772 Pleasant Hill Rd, spoke in support of this item noting at the time they looked at location, they were unaware of zoning requirements and once aware started to take steps necessary to comply and confirmed they have been in business for one year. Mayor Jensen and Council Member Lopez asked the property owner if the homeowners association (HOA) or any other organization has spoken of restrictions. Ron Wood, 5539 Nacogdoches, who owns the home denied knowing the restrictions. Council Member Shotwell noted he would like to know if there are other locations which are permitted. Speaking in opposition to this item: Harold Willis, 538 Lindly, who spoke of waste, fraud and abuse; Jayson Garrels, 2759 Honey Suckle Drive, who lives 100 yards from the property and said there was no communication with the HOA and said he witnessed approximately eight Emergency Medical Services calls to the address; Bill Mattsheck, 2751 Sweetbriar Ln, noted he is not against this type of business but it is not appropriate in residential; Peggy Bartholomew,

2739 Honey Suckle Dr., said she was concerned about process, transparency and trust, noting neither the neighbors nor HOA board were notified of this business and the applicant has not communicated with residents.

Council Member Lopez noted this location is within 2,500 feet of another. There was discussion on the current ordinance and the 2,500 foot requirement. Council Member Headen asked to clarify the types and numbers of calls for service at this address. Police Crisis Support Manager Courtney Runnels and Fire Chief Fite advised there have been nine public service calls to the location to assist in helping residents get up after falling. Council Member Clemson asked if denied, how long they would have to relocate their residents. There was discussion on adding that information as part of the motion. Council Member Lopez moved, seconded by Deputy Mayor Pro Tem Johnson, to close the public hearing and deny this item and allow the current occupant sixty days to figure out next steps. The motion carried unanimously.

DENIED

ADJOURNMENT

Mayor Jensen adjourned the meeting at 7:56 p.m.

The foregoing minutes were approved at the March 25, 2026, City Council meeting.

Mona Lisa Galicia, City Secretary