



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Minutes

Pickleball Complex Ad Hoc Advisory Committee

Wednesday, October 07, 2026

6:00 PM

City Hall - Briefing Room

CALL TO ORDER

Chairwoman Clemon called the meeting to order at 6:00 p.m.

PRESENT

Chairwoman Jorja Clemson

Mayor Pro Tem Kurt Johnson

Council Member Rodney Anderson

Council Member David Chappelle

Committee Member Euwye Chan - 6:04 p.m.

Committee Member Darwin Day

ABSENT

Committee Member Steve Franklin

STAFF PRESENTATIONS

1. Recap and Follow-Up Items from Meeting 3

Deputy City Manager Mahan reviewed the Committee's purpose and provided follow-up information from the September 9, 2026, meeting. Ms. Mahan discussed two municipal pickleball facility operating models, including Southlake's City-operated facility and McKinney's use of a third-party management company.

Ms. Mahan reviewed staffing, revenue sources, cost recovery, and operational responsibilities associated with each model. The Committee discussed how membership fees and other operating decisions are established under third-party management agreements.

2. Pickleball Complex Cost Framework and Prioritization Exercise

Deputy City Manager Mahan presented the conceptual cost framework for the proposed \$10 million Pickleball Complex. Ms. Mahan explained that approximately \$3 million, or 30 percent, was reserved for fixed project costs, including design, engineering, site preparation, utilities, and parking, leaving approximately \$7 million for facility construction and amenities.

Ms. Mahan reviewed indoor and outdoor facility options, including standalone buildings, additions to existing City facilities, varying numbers of courts, covered courts, and required amenities. She explained that the estimates were preliminary and subject to change based on the eventual site selection and design. The Committee discussed potential cost savings associated

with using City-owned property or expanding an existing facility, as well as the possibility of coordinating the project with other City facilities.

Ms. Mahan explained that the Committee would use the cost estimates and facility options during the prioritization exercise under Item 5 to develop recommendations for City Council.

PUBLIC COMMENTS

Citizens may sign up to speak for up to three (3) minutes. For multiple agenda items, a citizen may speak for up to five (5) minutes total for all items. All speakers must complete a comment card prior to the meeting being called to order. The views expressed during public comments are the views of the speaker and not the City of Grand Prairie or the Ad Hoc Advisory Committee. Committee members are not able to respond to comments related to any item not on the agenda. The full meeting agenda packet and supporting documents are available online on the City's website at www.gptx.org.

- Brick Wilbur, 4437 Cabot Drive - spoke regarding environmentally sustainable design options for the proposed Pickleball Complex, including solar energy, geothermal cooling, energy-efficient lighting, sound reduction, and flexible court configurations to accommodate multiple sports.*
- Manuel Soto, 921 Windbrook Drive - spoke in support of a high-quality indoor pickleball facility, citing growing participation, demand for year-round play, and the potential to attract players from surrounding communities. Soto presented a conceptual vision for a 16-court indoor facility.*
- Hollie Smith, 3431 April Breeze Trail - spoke regarding the need for additional recreational facilities in southern Grand Prairie and encouraged consideration of that area for the proposed Pickleball Complex to better serve its growing community.*

ITEMS FOR INDIVIDUAL CONSIDERATION

3. Minutes of the September 9, 2026 Pickleball Complex Ad Hoc Advisory Committee Meeting

Councilmember Rodney Anderson made a motion to approve the minutes of the September 9, 2026, Pickleball Complex Ad Hoc Advisory Committee meeting as presented. Mayor Pro Tem Kurt Johnson seconded the motion. The motion carried 6-0 (Committee Member Franklin absent).

4. Consider Approval of the Pickleball Complex Project Direction Summary and Vision Statement

Deputy City Manager Mahan presented the proposed project direction summary and vision statement developed from previous Committee discussions. Ms. Mahan reviewed the intended users, core community needs, project role, and vision statement. She noted that the summary had been updated to specifically identify indoor courts and availability for regular resident play based on previous Committee feedback. Ms. Mahan explained that the summary and vision statement would be included in the Committee's recommendations presented to City Council.

The Committee discussed accessibility and the wording used to describe player skill levels. Members discussed identifying beginner, intermediate, and competitive players to ensure the summary reflected a broad range of participants. Ms. Mahan clarified that the project direction and vision statement could be refined as planning progresses.

Committee Member Euwye Chan made a motion to approve the Pickleball Complex Project Direction Summary and Vision Statement with revised wording identifying beginner, intermediate, and competitive players. Councilmember David Chappelle seconded the motion. The motion carried 6-0 (Committee Member Franklin absent).

5. Consider Approval of the Committee Recommendations for Project Priorities

Deputy City Manager Mahan reviewed the \$10 million project budget and explained that approximately \$3 million was reserved for preliminary fixed costs, leaving approximately \$7 million for facility construction and amenities. Ms. Mahan emphasized that the estimates were preliminary and would depend on the final site selection and design.

Chair Clemson outlined the prioritization exercise, and Committee members divided into two groups to develop conceptual facility options within the available budget. Each group presented its selections and discussed the benefits and limitations of various configurations.

The Committee expressed a preference for maximizing the number of indoor pickleball courts to provide year-round play. Members discussed the potential cost savings of expanding an existing City facility, with a standalone indoor facility considered as an alternative if an addition was not feasible. The Committee also discussed geographic accessibility, community needs, and the importance of maximizing the use of available bond funds.

Councilmember Rodney Anderson made a motion to recommend adding indoor pickleball courts to an existing City facility, maximizing the number of courts within the available budget. If an addition to an existing facility is not feasible, the recommendation would be to construct a standalone indoor facility with the maximum number of courts possible. Committee Member Euwye Chan seconded the motion. The motion carried 6-0 (Committee Member Franklin absent).

6. Future Meeting Dates

No additional Committee meeting date was established.

ADJOURNMENT

Chairwoman Clemson adjourned the meeting at 7:22 p.m