



MINUTES

CALL TO ORDER

Chairman Del Bosque called the meeting to order at 3:30 p.m.

PRESENT

Chairman Mike Del Bosque

Mayor Pro Tem John Lopez

Council Member Jacquin Headen

CONSENT AGENDA

Motion to approve agenda item one including motion to recommend approval to City Council of agenda items two through four made by Mayor Pro Tem Lopez, seconded by Council Member Headen. The motion carried unanimously.

1. Minutes of March 5, 2025 and March 19, 2024 City Council Development Committee Meeting

Approved on Consent Agenda

2. Contract Amendment #02 in the amount of \$99,650.00 to the Professional Engineering Services contract with Teague Nall and Perkins, Inc. for a total project cost of \$200,095.00 for the Fish Creek Bank Stabilization Project

Approved on Consent Agenda

3. Contract amendment #05 in the amount of \$29,600.00 to the Professional Engineering Services Contract with RPS Infrastructure, Inc. for a total project cost of \$162,650.00 for the South Sector Gravity Mains Project

Approved on Consent Agenda

4. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency water main replacement repair at Riverhill Apartments in the total amount of \$141,478.00

Approved on Consent Agenda

INDIVIDUAL CONSIDERATION

5. Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards and Authorize Reimbursement for Public Improvements from Area Development Zones 9, 9A,

and 10 of Tax Increment Reinvestment Zone #3 for 30 Years Per Area in an Amount Not to Exceed 70% of the Captured Appraised Value

Deputy City Attorney Tiffany Bull informed the committee that to establish the process for approval of development standards for the Goodland Development, approve development standards for approximately 1733 acres of the Goodland Development, and authorize 70% of the captured appraised value for Area Development Zones 9, 9A, and 10 to be used for reimbursement of Public Improvements benefiting Tax Increment Reinvestment Zone (TIRZ) #3. In addition to 972 acres of land in Ellis County Fresh Water Supply District No. 1, Provident Realty Advisors, Inc, through various affiliated entities, owns or has development control of approximately 3,737 acres of land in the City of Grand Prairie's Extra-Territorial Jurisdiction (ETJ Property) and 175 acres of neighboring property currently located within the City of Grand Prairie. Through the agreement, the City is agreeing to provide water to the development, to the extent legally able. The development agreement establishes the process for the development and annexation of the ETJ Property in phases. Prior to the development and annexation of each phase, the City and developer will negotiate the development standards and establish the water and waste water infrastructure needs for the phase. The development agreement adopts the standards for the first phase. The first phase includes approximately 1572 acres of ETJ Property located in Ellis County which includes approximately 1526 acres of light industrial, including data center, with the remainder designated for mixed-use or residential use with the option for data center use. The mixed-use and residential use area allows a variety of housing types including single family style units, paired home style units, multi-unit homes, parcHAUS style units, townhome style units, bungalow court, and auto court style units. The residential area will include a maximum density of 12 units/acre and maximum of 1332 units with a portion of the units having a base zoning district of TH and the others having a base zoning district of MF-3. The agreement provides the flexibility to transition the mixed-use and residential area to a data center use. As each phase is developed, the developer will be able to receive reimbursement for the cost of Public Improvements which benefit the TIRZ. Reimbursement from each area will be limited to 30 years and 70% of the captured appraised value received by the city. Initially, the TIRZ revenue dedicated for reimbursement will be allocated with 60% available to reimburse the developer and 40% available to reimburse the City for road projects. Once the City has been reimbursed for road projects, the reimbursement will be allocated with 75% available to reimburse the developer and 25% available to reimburse the City for costs associated with certain project costs incurred by the City.

Chairman Del Bosque asked the timeline for this project. Ms. Bull said the hope to bring their first industrial development business in 2026. Chairman Del Bosque asked how many jobs they are estimating. Ms. Bull said she did not have that information at this time. Chairman Del Bosque also inquired on the average rent to be paid. Ms. Bull said she would get this information. Chairman Del Bosque asked if we could apply for grant money and asked if they are open to have an affordable housing discussion. Deputy City Manager Megan Mahan said they would look into applying for grant money. Ms. Bull answered in the affirmative to the affordable housing discussion. Council Member Headen asked if we are confident in them waving their right to annex. Ms. Mahan said it is in the contract and once you have annexed you cannot unannexed. Council Member Headen thanked staff for the great presentation.

Motion to recommend approval of this agenda item to City Council made by Mayor Pro Tem Lopez, seconded by Council Member Headen. The motion carried unanimously.

6. Resolution of Support for an affordable housing development at 1217 S Carrier Pkwy

Chief City Planner Savannah Ware informed the committee that the developer of Parkside on Carrier, a 38-unit senior tax credit housing development, has requested a Resolution of Support to apply for Affordable Housing Program (AHP) funds available through the Federal Home Loan Bank of Dallas (FHLB). Development Manager, Michael Ash gave a brief presentation of the site information, site plan, community features, unit features and resident profile, proposed resident services, and the Affordable Housing Program Request noting deadline of December 2024.

Motion to recommend approval of this agenda item to City Council made by Council Member Headen, seconded by Mayor Pro Tem Lopez. The motion carried unanimously.

7. Public Hearing and Ordinance Amending the Grand Prairie Drought Contingency Plan

Director of Engineering and Utility Services Noreen Housewright informed the committee that an amendment request to update the Grand Prairie Drought Contingency Plan is hereby submitted to incorporate modifications to the existing plan. This update is required every five years, with the last update in 2019.

Motion to recommend approval of this agenda item to City Council made by Council Member Headen, seconded by Mayor Pro Tem Lopez. The motion carried unanimously.

8. Ordinance Amending Chapter 26, Article VII “Emergency Water Use Plan” of the Code of Ordinances of the City of Grand Prairie

Ms. Housewright informed the committee that an amendment request to Chapter 26, Article VII “Emergency Water Use Plan” of the Code of Ordinances of the City of Grand Prairie is hereby submitted to reflect clarification updates. This is required to be updated every 5 years, with the last being in 2019.

Motion to recommend approval of this agenda item to City Council made by Mayor Pro Tem Lopez, seconded by Council Member Headen. The motion carried unanimously.

9. Public Hearing and Ordinance Amending the Grand Prairie Water Conservation Plan

Ms. Housewright informed the committee that an amendment request to the Grand Prairie Water Conservation plan is hereby submitted to incorporate modifications to the existing plan. This update is required to be updated every 5 years, with the last update in 2019. The City of Grand Prairie Water Utility System serves approximately 204,972 residents within the corporate limits of 81.10 square miles, with an additional 18.47 square miles of ETJ expected to develop within the next couple of years. The City of Grand Prairie has multiple water connections for regular supply including City of Dallas, Fort Worth, Midlothian, Mansfield, and Trinity wells for emergency use.

Council Member Headen inquired on the city's plan for public outreach on this matter. Ms. Housewright noted the city will send out reminders to citizens of water conversation, hold rain barrel classes and provide information on landscaping education and conservation.

Motion to recommend approval of this agenda item to City Council made by Council Member Headen, seconded by Mayor Pro Tem Lopez. The motion carried unanimously.

10. Contract for Professional Engineering Services with McAdams in the amount of \$297,120.00 for the design of the 8-inch and 12-inch Interstate Highway-30 Frontage Road Water Lines Project

Ms. Housewright informed the committee that this project was approved for funding as a part of the Water CIP Fund for FY2023/2024 during the yearly budget process. This contract will provide professional engineering services for the design of the 8-inch and 12-inch IH-30 Frontage Road Water Lines project. This design would assist with the implementation of a new 8-inch water line that connects from an existing line near Tusing Street to the east side of Belt Line Road. Additionally, this project would assist with the implementation of a new 12-inch water line from an existing line located on the east side of Bagdad Road to an area near NE 15th Street. The services would include preliminary engineering, preparation of civil construction plans and project specifications, preparation of Opinions on Probable Construction Cost (OPCC), construction administration, and topographic boundary surveying. The project also provides for the vendor to implement subsurface utility engineering and geotechnical materials investigation. Upon approval, design is expected to begin Summer 2024 and complete in Fall 2024; Construction of the project is currently estimated to begin in early 2025. Attachments not included in the provided proposal are available.

Motion to recommend approval of this agenda item to City Council made by Mayor Pro Tem Lopez, seconded by Council Member Headen. The motion carried unanimously.

11. Purchase of six bypass pump installations from B D Holt Company dba Holt Industrial Rentals LLC for \$1,273,283.05 through a master cooperative agreement with Sourcewell

Ms. Housewright informed the committee that Utilities Services is requesting the purchase of six lift station bypass pumps with installation for electrical, mechanical, and SCADA Controls. A bypass pump serves as a backup pump and used when the main station pump is not operating properly. The pumps were previously purchased as part of the Emergency Preparedness Plan, which requires a bypass pump to be installed on our larger lift stations. The breakdown of each lift station bypass pump install was presented.

Chairman Del Bosque inquired if funding is available for this purchase. Ms. Housewright responded in the affirmative.

Motion to recommend approval of this agenda item to City Council made by Council Member Headen, seconded by Mayor Pro Tem Lopez. The motion carried unanimously.

EXECUTIVE SESSION

No executive session held.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Chairman Del Bosque adjourned the meeting at 4:03 p.m.

A handwritten signature in black ink, appearing to be 'MD' followed by a long horizontal stroke.

Chairman Mike Del Bosque