



## MINUTES

### CALL TO ORDER

#### PRESENT

Chairman Mike Del Bosque  
Council Member Jacquin Headen  
Mayor Pro Tem John Lopez

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

### AGENDA ITEMS

*Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.*

1. Minutes of the August 15, 2023 City Council Development Committee Meeting

*Council Member Headen moved, seconded by Mayor Pro Tem Lopez to approve this item. The motion carried unanimously.*

2. 2024 City Council Development Committee Meeting Schedule

*Mayor Pro Tem John Lopez moved, seconded by Council Member Headen to approve this item. The motion carried unanimously.*

3. Resolution Authorizing the Execution of a Development Agreement with HC GPM, LLC, HC Harmony Hill, LLC, and Riverside DPH, L.P for the Lakesong Planned Development

*Deputy City Attorney Tiffany Bull presented agenda items three, four and five to the committee noting in 2009, the City approved a development agreement for the Windsor Hills planned development located in the extra-territorial jurisdiction ("ETJ") of the city. The agreement was amended in 2011. In 2022, the developer sold a significant portion of the land to companies controlled by Huffines. Huffines intends to develop the land as Lakesong and has worked with city staff on development standards for the land. The development includes approximately 37 acres of mixed-use development with at least 20% devoted to non-residential uses, 65 acres of urban residential, 620 acres of medium residential, 50 acres of estate residential, and 330 acres of open space or parks with a connected public trail system. The residential development will include a mixture of housing types and densities. The agreement anticipates the infrastructure for the Lakesong Development will be funded in part by Lakesong Municipal Management District No. 1 ("District"). The agreement provides for the ETJ land to be annexed into the City after the District is formally created and the ETJ land is removed from an existing fresh water supply district. Formal creation of the District requires approval by the Texas Commission on Environmental Quality ("TCEQ") which is anticipated to take six*

months to a year. In addition, Ms. Bull informed the committee the creation of the district as an in-city district and addition of the ETJ land into the district is being presented for consideration concurrently, which will provide funding for roads, water and wastewater to support the Lakesong development and the addition of approximately 1139 acres of land into the Lakesong Municipal Management District No. 1.; the authorization will not be effective until after the land is annexed into the city.

Chairman Del Bosque inquired on the location of Hwy 360 on the map. Ms. Bull advised this location was not on the map presented. Council Member Headen inquired if the townhomes in this development would be for sale. City Manager Bill Hills confirmed in the affirmative. Planning and Development Director Rashad Jackson said Huffines is a reputable company, and the proposed development is a significant upgrade. Council Member Lopez said the maintenance of the ponds in this development is of high importance as well as to keep restaurants and retail stores should be considered in this development to keep residents from going to neighboring cities.

Chairman Del Bosque thanked staff for their efforts to bring this development to the city of Grand Prairie. Mayor Pro Tem Lopez moved, seconded by Council Member Headen to bring forward agenda items three, four and five to Council for their consideration. The motion carried unanimously.

4. Resolution Consenting to the Creation of Lakesong Municipal Management District Number 1, an In-City Municipal Management District

*Motion noted concurrently with agenda item number three.*

5. Resolution Giving Consent to the Annexation of Land into the Lakesong Municipal Management District No. 1, an In-City Municipal Management District, with said Consent Being Effective Upon Annexation of the Land into the City of Grand Prairie

*Motion noted concurrently with agenda item number three.*

6. Change Order 01 with Landmark Structures in the amount of \$969,004 for redesigned graphics and additional lighting features for the Robinson Road Elevated Storage Tank

Director of Engineering Services Norreen Housewright informed the committee that on November 15, 2022, the City Council approved a construction contract with Landmark Structures for the construction of the Robinson Road 2.0 Million Gallon Elevated Storage Tank in the amount of \$11,286,000.00; 5% construction contingency of \$564,300.00, material testing with Team Consultants in the amount of \$22,482.60; and in house engineering in the amount of \$112,860.00 for a total of \$11,985,642.60. The total funding allocated to the storage tank and pump station is \$23,266,836. Change Order/Addendum No.1 provides for the addition of new logos across the sides and top of the Elevated Storage Tank for \$642,754 and pedestal-mounted lighting fixtures for \$326,250. Funding for this change order comes from contingency funds already approved by the City Council as well as additional funds available in the project budget.

Mr. Hills said this project will be first of its kind. Council Member Headen inquired on the completion date. Ms. Housewright noted the final completion is September 2024.

*Council Member Headen moved, seconded by Mayor Pro Tem Lopez to bring forward this item to Council for their consideration. The motion carried unanimously.*

7. Change Order No. 4 with Dallas County for the widening and extension of Wildlife Pkwy between Belt Line Rd and SH 161 in the amount of \$2,719,383 with the City's contribution for Change Order No. 4 being \$1,614,601

*Director of Transportation and Mobility Walter Shumac informed the committee the proposed Change Order No. 4 will increase the total contract amount to \$59,683,506. This is an increase of the City's share in the amount of \$1,614,601. The City's contributions to the project funding will total \$19,148,437.*

*Mayor Pro Tem Lopez moved, seconded by Council Member Headen to bring forward this item to Council for their consideration. The motion carried unanimously.*

8. Annual Contract for highway safety and traffic control products from Centerline Supply, LTD (up to \$400,000.00 annually) through a national interlocal agreement with BuyBoard. This contract will be for one year with the option to renew for three additional one-year periods totaling \$1,600,000.00 if all extensions are exercised

*Assistant Director of Transportation and Mobility Caryl DeVries informed the committee the initial contract from 2020 with Centerline Supply was for \$200,000 and at the time was only cover the Streets division. This contract will be for various City departments to utilize for the purchase of highway safety and traffic control products such as highway/traffic/parking lot products; pavement marking supplies/equipment; delineation products/object markets; road signs; fire hydrants; wheel wash system; locking systems on an as needed basis.*

*Council Member Headen moved, seconded by Mayor Pro Tem Lopez to bring forward this item to Council for their consideration. The motion carried unanimously.*

9. Construction contract with Andale Construction, Inc. to furnish and install OxCon resurfacing material on the 100 to 300 block of West Main Street behind business parking lots in the amount not to exceed \$717,973.40

*Assistant Director of Transportation and Mobility Clark Davis informed the committee the resurfacing of businesses' parking lots on the 100 to 300 block of West Main Street is part of the city's Downtown Business Development Initiative for continued improvements to sidewalks, parking, lighting, streetscaping, and traffic signals. The goal is to create a visually pleasing exterior that aid in businesses' curb appeal, attracting more customers in the area.*

*Chairman Del Bosque inquired on the cost to use a different material than the proposed. Mr. Shumac advised the cost could be more than double than using the proposed product. Chairman Del Bosque asked staff to consider using the proposed product on a case-by-case basis throughout the city. Mr. Shumac said we hope to use this product at other locations.*

*Council Member Headen moved, seconded by Mayor Pro Tem Lopez to bring forward this item to Council for their consideration. The motion carried unanimously.*

10. Annual Contract for Easement and Alley Clearing to Bronco Land Clearing up to \$850,000 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$2,749,000 if all extensions are exercised

*Mayor Pro Tem Lopez moved, seconded by Council Member Headen to bring forward this item to Council for their consideration. The motion carried unanimously.*

### **EXECUTIVE SESSION**

*No executive session was held.*

### **CITIZEN COMMENTS**

*There were no citizen comments.*

### **ADJOURNMENT**

*Chairman Del Bosque adjourned the meeting at 3:52 p.m.*



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*Chairman Mike Del Bosque*