



MINUTES

CALL TO ORDER

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

PRESENT

*Chairman Mike Del Bosque
Council Member Jacquin Headen*

ABSENT

Mayor Pro Tem John Lopez

STAFF PRESENTATIONS

1. Loyd Park Improvements and Master Plan Update

Director of Parks, Arts and Recreation Ray Cerda introduced Parks, Arts and Recreation Development Manager Steve Plumer and Parks and Recreation Supervisor Paul Brown noting presentation of Loyd Park improvements and master plan update would be given.

Mr. Cerda presented to the committee the Loyd Park facts and reviews of the campgrounds at Loyd Park. Mr. Brown presented the FY24 and FY 25 improvements and upgrades. Mr. Plumer presented the overview of Master Plan process and additional actions moving forward.

The committee thanked staff for their presentation. Chairman Del Bosque asked staff to consider looking into modular type homes if an expansion of the cabins is being considered. Council Member Headen asked staff to consider looking into different design themes for the cabins to attract more visitors. Staff noted the committee's input.

CONSENT AGENDA

Council Member Headen asked for clarification on agenda items four and five. Mr. Cornelius was present and gave an update on both of these agenda items, there were no additional questions. Motion to approve agenda item two including motion to recommend approval to City Council of agenda items three through six made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

2. Minutes of February 20, 2024 City Council Development Committee Meeting

Approved on Consent Agenda

3. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency sewer line repair at Robinson Road Service Center in the total amount of \$59,012.00

Approved on Consent Agenda

4. Resolution Authorizing the City Manager to Execute a Chapter 380 Agreement for economic development incentives with R Cornelius East, LLC pursuant to the City of Grand Prairie Retail Redevelopment Program for 1602 N. SH 161 in an amount not to exceed \$100,000

Approved on Consent Agenda

5. Ordinance for funding the Retail Redevelopment Program Chapter 380 Agreement with R Cornelius East, LLC for total funding request of \$100,000.00

Approved on Consent Agenda

6. Annual Contract for masonry mailbox repair & replacement from Olariche Construction Services up to \$60,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$300,000.00 if all extensions are exercised.

Approved on Consent Agenda

INDIVIDUAL CONSIDERATION

Motion to approve agenda item two including motion to recommend approval to City Council of agenda items three through six made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

7. Annual Contract for the purchase of Hot-Mix Asphaltic Concrete from Reynolds Asphalt & Construction Company (up to \$450,000.00 annually) through a Master Interlocal Agreement with the City of Arlington. This contract will be for one year with the option to renew for two additional one-year periods totaling \$1,350,000.00 if all extensions are exercised

Director of Transportation and Mobility Caryl DeVries informed the committee this annual contract is for the purchase of hot-mix asphaltic concrete that will be utilized by Street Services for pavement repairs to asphalt streets.

Motion to recommend approval to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

8. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) Amendment #1 with the Texas Department of Transportation (TxDOT) for the installation of Dynamic Message Signs (DMS) and Closed-circuit TV (CCTV) cameras along IH 30 from MacArthur Boulevard to SH 161 increasing the amount by \$366,102.00

Ms. DeVries presented this item to the committee noting On Tuesday, July 14, 2020, the City Council approved AFA with TxDOT for the installation of three CCTV cameras and five DMS along IH 30 frontage roads from MacArthur Boulevard to SH 161. The overall project cost not including engineering was \$519,837.00.

The proposed Amendment #1 will increase the project cost to \$885,939.00 (an increase of \$366,102.00) due to the increased bids received. The MPO awarded this revised amount to the local Government due to the increased costs.

Motion to recommend approval to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

9. Contract Amendment #01 to Professional engineering services contract with Halff Associates, Inc. in the maximum amount of \$296,143.00 for the Henry Branch Slope Repair Project

Director of Engineering and Utility Services Noreen Housewright presented this item to the committee noting the Henry Branch Slope Repair project was approved as part of the FY23-24 Capital Improvement Project budget. The proposed Contract Amendment #1 in the amount of \$296,143.00 provides construction plans for the gabion wall option including Bid and Construction phase services. This request also requires an extension of the current professional services contract to be extended until December 10, 2026, the estimated timeline for design and construction services completion. The estimated start of construction for this project is Spring 2026 and estimated construction completion is December 2026.

Motion to recommend approval to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

10. Ratification in support of the City of Grand Prairie, Texas to submit for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to expand a roadway bridge crossing along the Lake Ridge Parkway corridor (North Bridge) for a total project cost of \$19,623,000

Ms. DeVries presented this item to the committee noting The City of Grand Prairie has submitted a RAISE grant application to expand a roadway bridge crossing of the US Army Corps Engineers Joe Pool Lake to provide safe mobility for pedestrians and bicyclists along the Lake Ridge Parkway corridor. The addition of new subdivisions and the recreational nature of this area have significantly increased bike and pedestrian activity. The original bridges crossing Joe Pool Lake were not designed to accommodate bike and pedestrians. The City of Grand Prairie is seeking to provide a shared use bike and pedestrian route across Joe Pool Lake. This improvement will create a safer pedestrian environment while converting Lake Ridge Parkway into a multimodal transportation facility. This project will provide regional connectivity to the City of Mansfield and City of Cedar Hill trail systems and connect to the Cedar Hill state park.

Chairman Del Bosque inquired if the City's grant consultant assisted with this grant application. Ms. DeVries confirmed that staff and consultant coordinated to submit RAISE grant application by deadline.

Motion to recommend approval to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

11. Authorize and confirm the purchase of an approximate 8.429-acre tract of land located at 5761 US Highway 287 from Miller Wild Horse Enterprises, Inc. for \$1,800,000 plus anticipated closing costs for a total not-to-exceed amount of \$2,100,000

PRESENTED (*No Action Taken*)

12. Annual Contract for Water & Wastewater Repair and Replacement Services from North Texas Contracting as primary and Lopez Utilities Contractor, LLC as secondary for up to \$4,000,000.00 annually each with the option to renew for four additional one-year periods totaling \$20,000,000.00 if all extensions are exercised

Ms. Housewright presented this item to the committee noting the annual contract is for water & wastewater repair and replacement services for the City of Grand Prairie Utility Services Department. Services will include but are not limited to removing and replacing water and wastewater lines for smaller projects and may include emergency repair work. All work done under this contract is to supplement City Staff when needed.

Motion to recommend approval to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

13. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas, through the Texas Department of Transportation (TxDOT), in which the City agrees to construct a roundabout at the intersection of SH 180/E Main Street and E Jefferson Street for an estimated project amount of \$4,115,940 which will be reimbursed through State and Federal Funds

Ms. DeVries presented agenda items thirteen and fourteen to the committee noting by executing the agreement presented in agenda item thirteen, the City of Grand Prairie will enter into a partnership with TxDOT for the design and construction of a large roundabout on the east side of the City. This will provide a better connection for all approaches to this interchange, and will allow much needed redirection of through traffic, mainly commercial vehicles, from Main Street to Jefferson Street in order to bypass the downtown area. This is a Congestion Mitigation and Air Quality (CMAQ) Improvement Program On-System Project. Council Member inquired about the art piece for this large roundabout. Ms. DeVries said this agreement is only for the design and construction of the large roundabout and the art piece will be brought forth for consideration later in the project.

Ms. DeVries added that by executing the agreement presented in agenda item fourteen, the City of Grand Prairie will enter into a partnership with TxDOT to undertake and complete a highway improvement or other transportation project generally described as reconstruction of 6-lane asphalt to a 6-lane concrete roadway to withstand truck traffic.

Motion to recommend approval of agenda items thirteen and fourteen to City Council made by Council Member Headen, seconded by Chairman Del Bosque. The motion carried unanimously.

14. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas, through the Texas Department of Transportation (TxDOT), in which the City agrees to reconstruct the 6-lane asphalt road to a 6-lane concrete roadway on Jefferson Boulevard from SH 161 to Cimarron Trace for an estimated project amount of \$5,325,400 which will be reimbursed through State and Federal Funds

See motion noted on agenda item thirteen.

EXECUTIVE SESSION

Chairman Del Bosque called a closed session at 4:04 p.m. of Section 551.071 "Consultation with Attorney" - Legal issues related to Sections 211.006 and 211.019 of the Texas Local Government Code.

Chairman Del Bosque adjourned the closed session, opened the regular meeting at 4:21 p.m.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Chairman Del Bosque adjourned the meeting at 4:21 p.m.



Mike Del Bosque, Chairman