



AGENDA

The meeting will be held at City Hall Council Briefing Room, 300 W. Main St, Grand Prairie, Texas, and a quorum of the committee or the presiding member will be physically present. Some members may participate remotely via video conference.

CALL TO ORDER

CONSENT AGENDA

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

- [1.](#) Minutes of March 5, 2025 and March 19, 2024 City Council Development Committee Meeting
- [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
- [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
- [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

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
- [6.](#) Resolution of Support for an affordable housing development at 1217 S Carrier Pkwy
- [7.](#) Public Hearing and Ordinance Amending the Grand Prairie Drought Contingency Plan
- [8.](#) Public Hearing and Ordinance Amending Chapter 26, Article VII “Emergency Water Use Plan” of the Code of Ordinances of the City of Grand Prairie
- [9.](#) Public Hearing and Ordinance Amending the Grand Prairie Water Conservation Plan

- [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
- [11.](#) Purchase of six bypass pumps with installation from B D Holt Company dba Holt Industrial Rentals LLC for \$1,273,283.05 through a master cooperative agreement with Sourcewell

EXECUTIVE SESSION

The City Council Development Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 “Consultation with Attorney”*
- (2) Section 551.072 “Deliberation Regarding Real Property”*
- (3) Section 551.074 “Personnel Matters”*
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council Development Committee agenda was prepared and posted April 12, 2024.



Gloria Colvin, Deputy City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Mike Del Bosque, Chairman

TITLE: Minutes of March 5, 2025 and March 19, 2024 City Council
Development Committee Meeting

**REVIEWING
COMMITTEE:**



**CITY OF GRAND PRAIRIE
CITY COUNCIL DEVELOPMENT COMMITTEE
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
TUESDAY, MARCH 05, 2024 AT 3:30 PM**

MINUTES

CALL TO ORDER

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

STAFF PRESENTATIONS

1. Infrastructure Master Plan Update

Deputy City Manager Megan Mahan provided the committee with an updated one-pager information sheet for infrastructure and infrastructure planning and asked for their feedback.

Council members discussed the two days of programming for the NLC Congressional City Conference and how they will navigate through it. Chairman Del Bosque suggested for council members contact information to be added.

EXECUTIVE SESSION

No executive session held.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

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



**CITY OF GRAND PRAIRIE
CITY COUNCIL DEVELOPMENT COMMITTEE
COUNCIL BRIEFING ROOM
TUESDAY, MARCH 19, 2024 AT 3:30 PM**

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.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: 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

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Teague Nall and Perkins, Inc.		\$99,650.00

PURPOSE OF REQUEST:

The Fish Creek Bank Stabilization project was approved as part of the FY23-24 Capital Improvement Project budget.

The purpose of Contract Amendment #2 is for the additional scope of design work needed to complete the contract. This amendment's scope of work includes:

- Extension of contract by additional seven months.
- Detailed survey of the access way to access the construction project and provide the necessary drainage and temporary access easements on the adjoining property.
- Additional consulting services through project bid and construction phases.
- Review and update 100%-design plans.

On November 5, 2019, a professional services contract was awarded to Teague Nall and Perkins, Inc; the purpose of this contract was to provide professional engineering and design services to stabilize the bank of Fish Creek in the vicinity of King Harbor Court to protect the existing 8-inch wastewater line and 12-inch water line being threatened by current creek erosion.

On October 27, 2022, the City approved contract amendment #1; the purpose of this amendment was for Teague Nall and Perkins, Inc. to verify the changing creek conditions and update the construction plans as required to address changing conditions and the City review comments.

This request also requires an extension of the current professional services contract to be extended until October 10, 2025, the estimated timeline for design completion and construction assistance. The estimated start of construction for this project is spring 2025 and estimated construction completion is fall 2025. Attachments not included in the provided proposal are available.

FUNDING HISTORY:

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$90,445.00	11/05/2019	Initial contract
<i>Contract Amendment #1</i>	\$10,000.00	10/27/2022	Updated creek conditions and design due to extended contract time
Contract Amendment #2	\$99,650.00	05/07/2024	Address regulatory permit (USACE), design accessway, provide easement documents and update plans to address comments and extended contract time
<u>TOTAL:</u>	\$200,095.00	05/07/2024	

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Water and Wastewater CIP Funds	Account Unit & Line: 500592 - 02009703, 500692 - 02011303
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If Capital Improvement:					
Total Project Budget	\$875,685	Proposed New Funding:	\$0	Remaining Funding:	\$776,035

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Revised Amendment Proposal

March 28, 2024

Mr. Chris Agnew, PE
Stormwater Utility Manager
City of Grand Prairie
300 W. Main Street
Grand Prairie, TX 75050

RE: Fish Creek Bank Stabilization – Contract Amendment #2
TNP Project No. GPR19468

Dear Mr. Agnew:

Based on discussions with the City at City Hall on November 6th, 2023, additional effort is required to complete the Fish Creek Bank Stabilization project and respond to the questions and comments provided by the City. TNP offers the following scope and fee amendment associated with the additional effort for your consideration.

PROJECT UNDERSTANDING AND DESCRIPTION

The scope of services for this Project consists of the preparation of construction plans and related documents necessary for the construction of bank stabilization improvements along Fish Creek in the vicinity of the King Harbor Court cul-de-sac, between SH 360 and Great Southwest Parkway, east of New Forest Drive and north of King Harbor Court in Grand Prairie, Texas. The Project is understood and defined to include the design of streambank stabilization in the vicinity of an 8-inch wastewater pipeline and a 12-inch water pipeline that are currently being threatened by erosion. The length of bank stabilization associated with the Project is approximately 150 LF and will abut a recently constructed gabion wall that was installed by the HOA.

BASIC SERVICES

Task 1 – Project Management & Coordination – CONSULTANT will:

* Additional project management effort is required to deliver the project. Original contract (2019) assumed a 7-month design duration which has been exceeded by several years due to circumstances outside TNP control.

- **Conduct Review Meeting** – TNP will meet with the City at the end of each additional design submittal and provide meeting minutes.
- **Design Approval** – TNP shall work with regulatory authorities to obtain approval of the designs and make changes necessary to meet the requirements.
- **Project Schedule** – TNP will submit an anticipated project schedule to include the period from contract award to construction completion.
- **Color Exhibit** – TNP will submit a color exhibit of the project area.

Task 2 – Additional 100% Design Documents – CONSULTANT will:

- * Previous to Amendment #2, TNP submitted 30%, 60%, 90%, and 100% plans and documents according to the original contract. The effort under Task 2 enables TNP to add the requested post-100% design items, and deliver an additional 100% submittal.
- **Comment Review Meeting** – TNP will meet with the City to receive updated review comments prior to proceeding with the 100% Pre-Final Design
 - **Submittal of Easement Documents** – TNP will submit all temporary and permanent easements for review so City can begin ROW acquisition process.
 - **Site Visit** – TNP will visit the project site to confirm the proposed access route, following collection of additional topographic survey data.
 - **Access Route** – TNP will analyze the existing ground profile along the proposed access route and provide an access route typical section for grading if necessary. TNP will provide horizontal alignment data along the proposed access route along with additional details regarding tree clearing within the construction plan set.
 - **Structural Design** – TNP will design up to two additional custom junction structures to assist in the conveyance of storm water from the existing 42" RCP to the proposed outfall at Cottonwood Creek through the proposed gabion wall face. TNP will provide additional structural details and design for construction of proposed gabion wall.
 - **Construction Plan Sheets** – TNP will provide additional plan sheets and update the current construction plan set as described below:
 - Inclusion of a stand-alone **Demolition Layout**
 - Inclusion of horizontal alignment data, additional details, and typical section for proposed **access route** within additional sheets
 - Updated construction plan sheets to match revised City standard templates, including updated cover sheet and **standard details**.
 - **Permit Assessment** – TNP will review the 404 permit requirements for the Project and issue Permit Assessment (with the assistance of an environmental consultant) documenting the project's compliance with existing USACE nationwide permits. A memo documenting the review of the project and resultant recommendation will be provided to the City.
 - **Bid Book Preparation** – TNP will update the construction bid book to match revised City standard templates. TNP will provide draft Excel proposal in City format and draft Technical Notes for each bid item in WORD.
 - **OPCC Preparation** – TNP will prepare final Opinion of Probably Construction Costs.

Task 3 – Approved Bid Documents – CONSULTANT will:

- **Bid Schedule** – TNP will review the draft project bid schedule provided by the City for review and comment and then finalize the bid schedule with the bid meeting parameters for use in the completion of the Bid Book parameters.
- **Appendix "F"** – TNP include Appendix "F" ROW Information and Exhibits PDF in the Approved Bid Documents. The City will provide the PDF prior to to submittal of Approved Bid Documents.
- **PDF Deliverable** – TNP will complete the final design plan and bid book to reflect final City review comments and submit design plans for approval.
- **Utility Matrix** – TNP will submit final updated utility matrix to City. City will provide any direction, guidance, and requirements for utility matrix deliverable prior to submission of approval bid documents.
- **ROW Acquisition Updates** – TNP will update approved final bidding and contract documents accordingly after ROW and Easements have been acquired.

Task 4 – Bid Services – CONSULTANT will:

- **CAD Base Files** – TNP will prepare AUTOCAD copies of the final design as directed by the City
- **Pre-bid Meeting** – Review City Pre-bid meeting agenda and assist the City in conducting pre-bid meeting.
- **Meeting Attendance** – Prepare and keep the official pre-bid meeting attendance roster.
- **Bidder References** – TNP will check and verify bidder references after bid opening
- **Recommendation Letter** – TNP will provide standard bid selection recommendation letter to City, following bid opening

Task 5 – Construction Services Phase – CONSULTANT will:

- **Submittal Review** – TNP will review shop drawings, and other submittals for conformance, as required.
- **Field Test Review** – TNP will monitor all density and testing reports for compliance as provided and directed by the City.

SPECIAL SERVICES

Field Design Surveys (See Attachment 'E') – CONSULTANT will:

- **Topographic Survey** – TNP will collect survey data and incorporate ground topographic survey along the proposed access route. The topographic survey limits will span approximately 75 feet wide and run approximately 100 linear feet from Windam Drive to the existing survey limits at the construction site.
- **Tree Survey** – TNP will identify all trees six inches and larger within the proposed survey limits. Detailed tree species information will not be collected.

Easement Preparation – CONSULTANT will:

- **Temporary Construction Easement** – TNP will provide up to 3 temporary construction easement documents for use along the access route. Additional property corners will be located if needed to determine the existing property lines within the project area as necessary. Temporary construction easement exhibits will be provided to the City ROW agent.
- **Drainage Easement** – TNP will provide up to 2 permanent drainage easement documents for acquisitions within the project site. TNP will provide sealed field notes and sketches if requested. Additional property corners will be located if needed to determine the existing property lines within the project area as necessary. Permanent drainage easement exhibits will be provided to the City ROW agent.

Subsurface Utility Engineering (See Attachment 'F') – CONSULTANT will:

- **Designation and Records Research** – TNP will perform QL-D records research and QL-B designating on-site to identify existing utilities within the project limits.

ADDITIONAL SERVICES

Additional Services shall be any service provided by the Consultant which is not specifically included in Basic Services or Special Services as defined above. Additional Services shall include, but are not limited to:

- **Additional Review Cycles** – TNP was preparing to submit final bid documents to the City prior to the November 6th meeting. TNP will provide up to 2 additional review submittals (100% Design Review) for the City's review prior to preparing and submitting approved bid documents. The Construction plans will be submitted, reviewed, and approved prior to the submittal of the final specifications and bid book for review. Any additional review generated by the City will require additional effort beyond the scope of the contract and this amendment to complete.
- **Construction Staking**
- **Participation in Real Property Acquisitions**
- **Subcontract changes, Photocopies, Plan Reproduction, and Computer Charges** (beyond the scope of the contract and this amendment)
- **Geotechnical Investigation**
- **Coordination of Franchise Utility Relocations**
- **CLOMR/LOMR Applications**
- **Construction Inspections**
- **Floodplain Permitting**
- **Permitting** (beyond the scope of the contract and this amendment)

FEE ADJUSTMENT

Based on the additional effort identified above, TNP is requesting the following amounts for a contract fee amendment amount not to exceed **\$ 99,650:**

<u>Fish Creek Bank Stabilization Improvements</u>	
Task 1 – Project Management & Coordination (Hourly)	\$ 3,100
Task 2 – 100% Design Documents (Hourly)	\$ 49,600
Task 3 – Approved Bid Documents (Hourly)	\$ 4,100
Task 4 – Bid Services (Hourly)	\$ 2,500
Task 5 – Construction Services (Hourly)	\$ 2,500
Special Services:	
Field Design Surveys (Hourly)	\$ 14,000
Easement Preparation (Hourly)	
Temporary Construction Easement (Up to 3)	\$ 6,000
Drainage Easement (Up to 2)	\$ 7,000
Subsurface Utility Engineering (Hourly)	\$ 7,950
3% Administrative Fee	\$ 2,900
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Total Amendment Amount:	\$ 99,650

Sincerely,

tnp
teague nall & perkins


Jonathan Bengfort, P.E.

Approved by CLIENT:
City of Grand Prairie

By: _____



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: 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

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
RPS Infrastructure, Inc.	N/A	\$29,600.00

PURPOSE OF REQUEST:

The purpose of this request is for additional funding to provide environmental and civil services to meet the U.S. Army Corps of Engineers (USACE) requirements for the project’s proposed improvements. These services include a wetland and water delineation report, permit documentation, and grading plan revisions necessary to meet these requirements. This contract amendment also comes with the request to extend the contract expiration date to December 31, 2024.

On January 9, 2018, a professional services contract was awarded to RPS Infrastructure, Inc. for \$99,200. This contract was executed after the construction of the South Sector Wastewater System was completed in late 2017. Shortly after the project was started, the City of Mansfield expressed a desire to discharge wastewater into the system. From this desire, it was decided that the City of Grand Prairie would dedicate the system to the Trinity River Authority (TRA) to own, operate, and maintain the system, where both entities would pay a fee to TRA their share of the operating costs.

After this decision, TRA inspected the facility and identified several modifications/improvements needed to the facility that were conditional to their acceptance of this agreement. This professional engineering service was executed by RPS Infrastructure, Inc. to aid with the development of the plans and specifications needed to accommodate these desired modifications by TRA.

On December 17, 2020, contract amendment #03 (after two zero-dollar contract amendments) was executed in the amount of \$33,850 for the preparation of easement documents for construction access to the project.

FUNDING HISTORY (2 to 3 yrs info):

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$99,200.00	1/9/2018	Initial Contract
<i>Change Order #01</i>	\$0	2/1/2019	Time Extension Only
<i>Change Order #02</i>	\$0	6/23/2020	Time Extension Only
<i>Change Order #03</i>	\$33,850.00	12/17/2020	Access Easement preparation and construction phase services
<i>Change Order #04</i>	\$0	7/26/2022	Time Extension Only
<i>Change Order #05</i>	\$29,600.00	4/16/2024	Permit documentation and grading plan revisions to meet USACE requirements
<u>TOTAL:</u>	\$162,650.00		

PROCUREMENT DETAILS:

Procurement Method: Professional Services

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Wastewater CIP Fund
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If Capital Improvement:					
Total Project Budget	\$119,397.69	Proposed New Funding:	\$0	Remaining Funding:	\$89,797.69

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Amendment Proposal

A Tetra Tech Company

5810 Tennyson Parkway
Suite 280
Plano, TX 75027

March 21, 2024

City of Grand Prairie
Attn: George Fanous, PESr Civil Engineer, Project Manager
300 W. Main Street
Grand Prairie, TX 75050Re: South Sector Gravity Mains Project
Amendment No. 5
COGP PO 282091
RPS Project #7670

Mr. Fanous -

RPS Infrastructure, a Tetra Tech Company, is pleased to submit Amendment No. 5 to provide environmental and civil services to meet the USACE requirements for the proposed improvements associated with the South Sector Gravity Mains Project. We have engaged ESE Partners to navigate the USACE processes with our team providing support for necessary modifications to the plans.

TASK 1: WETLAND AND OTHER WATERS DELINEATION REPORT

- Identify waters of the U.S. (WOTUS) that may exist on the Site and to help comply with the CWA during proposed development of the Site.
- Conduct a routine delineation to identify and delineate wetlands in accordance with the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual.
- Present the results in a Wetland and Other Waters Delineation Report that will include maps of the resources and potential jurisdictional status of each wetland and other water features. The report will be to U.S. Army Corps of Engineers (USACE) standards for possible use in acquiring a Section 404 Clean Water Act (CWA) permit, if required.
- The wetland boundary and any other aquatic features will be provided to Client in a shapefile format for import to their CAD file

TASK 2: SECTION 404 PERMIT DOCUMENTATION

- Based on ESE Partners' current understanding of the project, the project is eligible for a CWA Section 404 NWP 14 for Linear Transportation Projects. NWP 14 does not require a preconstruction notification (PCN) to the USACE except under certain circumstances. If based on the delineation (Task 1) and impact footprint to assumed WOTUS there is no trigger for PCN, ESE will prepare a letter addressed to the Client documenting the applicability of the NWP. If a PCN

City of Grand Prairie
South Sector Gravity Mains Project

A Tetra Tech Company

5810 Tennyson Parkway
Suite 280
Plano, TX 75027

is required, ESE Partners will draft a PCN with supporting documentation for Client review and signature.

- ESE Partners will prepare a threatened and endangered species evaluation to identify whether protected species may be present and whether the project may affect protected species. ESE Partners will develop an opinion about the potential for each species to occur at the Site and for the project to affect protected species. The results will be documented in a species conclusion table.
- ESE Partners accessed the Texas Historical Commission (THC) Atlas database and noted that the project area was surveyed by Blanton Associates in 2010 and that the results were negative. Based on that information, ESE Partners is not recommending additional cultural resources survey as part of this scope of services.
- ESE will use the above-referenced documents to prepare a letter documenting whether the project is eligible for a NWP 14 without a PCN, or the materials will be used to draft a PCN. The letter or PCN will include information about compliance with Regional Conditions and Tier 1 Water Quality Certification. This project is assumed to require no mitigation plan or other studies.

TASK 3: GRADING PLAN REVISIONS

- Revise grading plans at each crossing to accomplish zero net cut/fill
- Provide volume calculation table to be included in reports for USACE approval

This scope of services includes a pre-construction meeting conducted online with the USACE Fort Worth District and a similar meeting with the USACE Joe Pool Lake Office to review results and requirements of the PCN the submittal.

PROPOSED FEE:

Task 1	\$ 11,000
Task 2	\$ 6,600
Task 3	\$ 12,000

We are requesting a total fee of \$29,600 for this proposed amendment to be billed based upon percentage of completion.

Please reach out should you have any questions.

Respectfully submitted –



Kyle Hogue, PE
North Texas Office/Water Lead

City of Grand Prairie
South Sector Gravity Mains Project



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utilities Services

TITLE: 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

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
North Texas Contracting, Inc.		\$141,478.00

PURPOSE OF REQUEST:

A leak on a 12-inch water main that attached to the 8-inch water main that feeds the Riverhill Apartments resulting in a substantial water loss. Upon investigation, the water main that needed repair was approximately 20 ft deep, which is beyond the capacity of City crews. Therefore, North Texas Contracting was contracted to complete this repair.

Local government code 252 allows for an exemption from the bid process for procurement necessary because of unforeseen damage to public machinery, equipment, or other property. Due to the critical nature of this emergency, we requested and were approved to waive the normal bidding procedures and awarded contract to North Texas Contracting, Inc. in the amount of \$141,478.00.

Exigency purchases are exempt from bidding requirements as stated in Section 252.022 of the Local Government Code. State law clarifies exigency as a procurement necessary to preserve or protect the public health or safety of the municipality’s residents.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Water CIP Fund	Activity: 500592-02209103
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ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- North Texas Contracting, Inc. Pay Application

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 of 1

TO: City of Grand Prairie
620 Small Hill Drive
Grand Prairie, TX 75050

PROJECT: River Hill Emergency Repair
CONTRACT FOR: Site Utilities

APPLICATION NO: 1
PERIOD FROM: 2/1/2024
TO: 2/29/2024

Distribution to:

FROM: North Texas Contracting Inc.
4999 Keller Haslet Rd. P.O. 468
Keller, TX, 76248

VIA ARCHITECT: N/A

CONTRACT: Site Utilities
CONTRACT DATE: 2/1/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL			
Approved this Month			
Number	Date Approved		
0		\$0.00	
TOTALS			
Net change by Change Orders		\$0.00	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.


CONTRACTOR: North Texas Contracting Inc.

By:  2/27/2024
Date

Application is made for Payment, as shown below in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

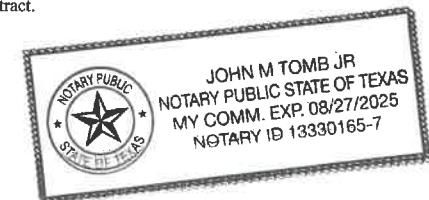
1.	ORIGINAL CONTRACT SUM		\$	141,478.00
2.	Net change by Change Orders		\$	-
3.	CONTRACT SUM TO DATE (Line 1 +/- 2)		\$	141,478.00
4.	TOTAL COMPLETED & STORED TO DATE		\$	141,478.00
	(Column G on G703)			
5.	RETAINAGE			
	a. Completed Work retainage held 0%		\$	-
	(Column D +E on G703)			
	b. Stored Materials retainage held 0%	\$	-	\$
	(Column F on G703)			
	Total Retainage (Line 5a + 5b or		\$	-
	Total in Column I of G703			
6.	TOTAL EARNED LESS RETAINAGE		\$	141,478.00
	(Line 4 less Line 5 Total)			
7.	LESS PREVIOUS CERTIFICATES FOR		\$	-
	PAYMENT (Line 6 from prior Certificate)			
8.	CURRENT PAYMENT DUE		\$	141,478.00
9.	BALANCE TO FINISH, PLUS RETAINAGE		\$	-
	(Line 3 less Line 6)			

State of: TEXAS County of: Tarrant
Subscribed and sworn to before me this 27th day of February, 2024.

Notary Republic:  My Commission expires: 0-27-25

AMOUNT CERTIFIED..... \$ -
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT:

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.





RIVER HILL EMERGENCY REPAIR

PAY APP #001 - RIVER HILL EMERGENCY REPAIR

LABOR BREAKDOWNS (10 HOUR DAYS)	REGULAR HOURS	REGULAR RATES	OT HOURS	OT RATES	TOTAL AMOUNT
DESCRIPTION					
SUPERINTENDENT	48.0	\$ 65.00	16.0	\$ 97.50	\$ 4,680.00
PIPE CREW FOREMAN	48.0	\$ 56.00	16.0	\$ 84.00	\$ 4,032.00
TRACK HOE OPERATOR	48.0	\$ 29.50	16.0	\$ 44.25	\$ 2,124.00
LOADER OPERATOR	48.0	\$ 28.50	16.0	\$ 42.75	\$ 2,052.00
PIPE LAYER - SKILLED	48.0	\$ 27.00	16.0	\$ 40.50	\$ 1,944.00
PIPE LAYER HELPER - SKILLED	48.0	\$ 26.00	16.0	\$ 39.00	\$ 1,872.00
LABORER - SEMI SKILLED	48.0	\$ 25.50	16.0	\$ 38.25	\$ 1,836.00
LABORER - SEMI SKILLED	48.0	\$ 24.50	16.0	\$ 36.75	\$ 1,764.00
WELDER	8.0	\$ 75.00	2.0	\$ 112.50	\$ 825.00
TRUCK DRIVER - HAUL TRUCK	28.0	\$ 31.00	3.0	\$ 46.50	\$ 1,007.50
TRUCK DRIVER - END DUMP	30.0	\$ 31.00	9.0	\$ 46.50	\$ 1,348.50
TRUCK DRIVER - FUEL TRUCK	12.0	\$ 31.00		\$ 46.50	\$ 372.00
LABOR SUBTOTAL					\$ 23,857.00

EQUIPMENT (SEE ATTACHED BLUE BOOK RATES)	UNIT	REGULAR HOURS	REGULAR RATES	TOTAL AMOUNT
DESCRIPTION				
FOREMAN / SUPT / WELDER VEHICLE	HR	138.0	\$ 27.03	\$ 3,730.14
FUEL TRUCK (2HR/DAY)	HR	12.0	\$ 97.73	\$ 1,172.76
HAUL TRUCK W/ LOW BOY TRAILER	HR	31.0	\$ 128.39	\$ 3,980.09
END DUMP TRUCK W/ TRAILER	HR	39.0	\$ 206.04	\$ 8,035.56
JOHN DEERE 345 EXCAVATOR	HR	49.0	\$ 174.37	\$ 8,544.13
KOMATSU WHEEL LOADER	HR	49.0	\$ 86.54	\$ 4,240.46
SKID STEER	HR	64.0	\$ 90.09	\$ 5,765.76
33" COMPACTOR	HR	49.0	\$ 133.72	\$ 6,552.28
LIGHT TOWER / GENERATOR	HR	120.0	\$ 39.83	\$ 4,779.60
TRASH / WATER PUMP (X3)	HR	360.0	\$ 13.79	\$ 4,964.40
WATER TRUCK	HR	20.0	\$ 43.58	\$ 871.60
SHORING W/ ROAD PLATES	LS	1.0	\$ 8,000.00	\$ 8,000.00
PORTA JOHN	LS	1.0	\$ 500.00	\$ 500.00
WELDING EQUIPMENT	HR	10.0	\$ 125.00	\$ 1,250.00
EQUIPMENT SUBTOTAL				\$ 62,386.78

MATERIALS / MISCELL	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
DESCRIPTION				
PIPE / FITTING / MATERIALS (FERGUSON)	LS	1	\$ 7,430.05	\$ 7,430.05
PIPE / FITTING / MATERIALS (FORTILINE)	LS	1	\$ 1,600.00	\$ 1,600.00
BERMUDA SOD (AMAZING CREATIONS)	LS	1	\$ 1,770.00	\$ 1,770.00
EMBEDMENT ROCK	TON	72	\$ 39.00	\$ 2,808.00
IMPORT SELECT FILL	CY	100	\$ 53.00	\$ 5,300.00
IRRIGATION MATERIALS	LS	1	\$ 176.39	\$ 176.39
MATERIAL SUBTOTAL				\$ 19,084.44

SUBCONTRACTORS	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
DESCRIPTION				
N/A	LS		\$ -	\$ -
SUBCONTRACT SUBTOTAL				\$ -

TOTALS & MARK UP SUMMARY	QUANTITY	UNIT OF MEASURE	UNIT PRICE	TOTAL AMOUNT
BARE LABOR COST	1	LS	\$ 23,857.00	\$ 23,857.00
LABOR BURDENS	43%	PCT	\$ 23,857.00	\$ 10,258.51
LABOR MARKUP	20%	PCT	\$ 34,115.51	\$ 6,823.10
EQUIPMENT SUBTOTAL	1	LS	\$ 62,386.78	\$ 62,386.78
EQUIPMENT MARKUP	20%	PCT	\$ 62,386.78	\$ 12,477.36
MATERIALS SUBTOTAL	1	LS	\$ 19,084.44	\$ 19,084.44
MATERIALS MARKUP	20%	PCT	\$ 19,084.44	\$ 3,816.89
SUBCONTRACTOR SUBTOTAL	1	LS	\$ -	\$ -
SUBCONTRACTOR MARKUP	10%	PCT	\$ -	\$ -
BOND	2%	PCT	\$ 138,704.08	\$ 2,774.08
COST TOTAL				\$ 141,478.81
COST TOTAL, ROUNDED				\$ 141,478.81



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE:	04/16/2024
PRESENTER:	Tiffany Bull, Deputy City Attorney
TITLE:	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
REVIEWING COMMITTEE:	(Reviewed by the Tax Increment Reinvestment Zone #3 Board and City Council Development Committee on 04/16/2024)

PURPOSE OF REQUEST:

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.

SUMMARY:

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.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Resolution of Support for an affordable housing development at 1217 S Carrier Pkwy

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

PURPOSE OF REQUEST:

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).

HISTORY:

In 2021, City Council approved a Resolution of Support for the project, which subsequently received an allocation of tax credits. In 2021, City Council also approved the Site Plan for the project (Case Number STP-21-11-0022).

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Project Presentation

BODY:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE AFFORDABLE HOUSING PROGRAM (AHP) THROUGH THE FEDERAL HOME LOAN BANK OF DALLAS (FHLB) BY JES DEV CO, INC. FOR THE CONSTRUCTION OF AFFORDABLE SENIOR HOUSING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, JES Dev Co, Inc./Parkside on Carrier, L.P. has proposed an affordable rental housing development for seniors (aged 55+) at 1217 S Carrier Pkwy named Parkside on Carrier in the City of Grand Prairie, Dallas County, TX (TDHCA Application Numbers 21093/23920); and

WHEREAS, JES Dev Co, Inc. has received an award of Housing Tax Credits for that development; and

WHEREAS, JES Dev Co, Inc. has indicated an intent to apply for Affordable Housing Program funds through the Federal Home Loan Bank of Dallas to assist with development costs for that development; and

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, THAT:

SECTION 1. The City of Grand Prairie, acting through its governing body, hereby confirms that it supports Parkside on Carrier in its application for funding through the Affordable Housing Program of the Federal Home Loan Bank of Dallas and that the City of Grand Prairie supports the community revitalization efforts of Parkside on Carrier; and

SECTION 2. The City of Grand Prairie encourages the Federal Home Loan Bank of Dallas to award funds to assist with the development; and

SECTION 3. The approval of this resolution is merely deemed to indicate support for the development's concept and does not guarantee that the City has or will approve all necessary approvals for construction, which must comply with development regulations.

SECTION 4. For and on behalf of the Governing Body, Mayor Ron Jensen, is hereby authorized, empowered, and directed to certify these resolutions to the Federal Home Loan Bank Board.

SECTION 5. This Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF APRIL 2024.

PARKSIDE ON CARRIER

A 38-UNIT SENIOR DEVELOPMENT

Grand Prairie, TX



JES HOLDINGS, LLC

COMPANY OVERVIEW

JES HOLDINGS, LLC

DEVELOP

BUILD

MANAGE

INVEST



QUALITY HOUSING WHERE **OUR FAMILIES**
WOULD BE PROUD TO LIVE.

DEVELOPER



- Over 25 years experience developing affordable multifamily housing
- Developed over 200 apartment communities with over 4,500 residential units
- Seven communities in Central Texas and ten more in development or under construction across Texas.

GENERAL CONTRACTOR



Fairway Construction Co., Inc.

- Nearly 40 years experience
- Over 130 apartment communities
- Over 4,500 apartment units
- Over \$2 billion in construction value

PROPERTY MANAGER



Fairway Management, Inc.

- Over 25 years of experience
- Currently manages over 12,200 apartment units throughout the South, Southwest, and Midwest.
- Over 250 apartment communities under management
- Overall portfolio occupancy of 97.5%

SYNDICATOR



Affordable Equity Partners, Inc.

- Provides a full range of services for developers and investors in the Section 42 LIHTC Program.
- More than 500 tax credit developments and has never had a foreclosure or credit recapture.
- Syndicated over \$4 billion in Federal and State Tax Credits.

Texas Communities



Settlement Estates

70 Cottage-Style Senior Units
(32) One Bedroom Units
– 651 Sq. Ft.
(38) Two Bedroom Units
– 859 Sq. Ft.



Riverwood Commons

36 Senior Units Located in a Three-Story Building
(11) One Bedroom Units
– 725 Sq. Ft.
(25) Two Bedroom Units
– 935 Sq. Ft.



Hidden Glen

50 Cottage-Style Senior Units
(15) One Bedroom Units
– 700 Sq. Ft.
(35) Two Bedroom Units
– 850 Sq. Ft.



Bluff View Senior Village

48 Senior Units Located in a Three-Story Building
(15) One Bedroom Units
– 710 Sq. Ft.
(33) Two Bedroom Units
– 893 to 925 Sq. Ft.



Highlander Senior Village

66 Cottage-Style Senior Units
(20) One Bedroom Units
– 740 Sq. Ft.
(46) Two Bedroom Units
– 850 Sq. Ft.

Texas Communities



In
Development

**Maple Park Senior,
Lockhart**

56 Cottage-Style Senior
Units
(14) One Bedroom Units
– 767-789 Sq. Ft.
(42) Two Bedroom Units
– 882 Sq. Ft.

In
Development

**Paige Estates,
Waco**

64 Senior Units in
Elevated Building
(20) One Bedroom Units
– 750 Sq. Ft.
(44) Two Bedroom Units
– 880 Sq. Ft.

In
Development

**Parkside on
Carrier,
Grand Prairie**

38 Senior Units in
Elevated Building
(13) One Bedroom Units
– 750 Sq. Ft.
(25) Two Bedroom Units
– 880 Sq. Ft.



**Sweetwater
Station,
Sweetwater**

52 Senior Units in
Elevated Building
(16) One Bedroom Units
– 750 Sq. Ft.
(36) Two Bedroom Units
– 880 Sq. Ft.

**Pebblebrook
Parkside,
Denton**

216 Family Units in
Walk-up and
Elevated Buildings
(54) One Bedroom Units
– 746 Sq. Ft.
(108) Two Bedroom
Units – 988-1,075 Sq. Ft.
(54) Three Bedroom
Units – 1,082 Sq. Ft.

Texas Communities

In
Development

**Estacado Estates,
Amarillo**

**46 Senior Units in
Elevatored Building**
(14) One Bedroom Units
– 750 Sq. Ft.
(32) Two Bedroom Units
– 880 Sq. Ft.

In
Development

**Riverside Manor,
Kerrville**

**36 Senior Units in
Elevatored Building**
(11) One Bedroom Units
– 750 Sq. Ft.
(25) Two Bedroom Units
– 880 Sq. Ft.

In
Development

**Trailside Estates,
Tyler**

**74 Senior Units in
Elevatored Building**
(24) One Bedroom Units
– 750 Sq. Ft.
(50) Two Bedroom Units
– 880 Sq. Ft.

In
Development

**Blanco Basin,
San Marcos**

**200 Senior Units in
Elevatored Buildings**
(100) One Bedroom
Units – 746 Sq. Ft.
(100) Two Bedroom
Units – 988-1,075 Sq. Ft.

Texas Communities

In
Development

**Maple Park Manor,
Lockhart**

**30 Senior Units in
Elevated Building
(24) One Bedroom Units
– 750 Sq. Ft.
(6) Two Bedroom Units –
880 Sq. Ft.**

In
Development

**Elsie Manor,
Abilene**

**36 Senior Units in a
Historic Building
(24) One Bedroom Units
– 650 Sq. Ft.
(12) Two Bedroom Units
– 850 Sq. Ft.**

RIVERWOOD COMMONS

BASTROP, TX



MAPLE PARK SENIOR VILLAGE

Lockhart, TX



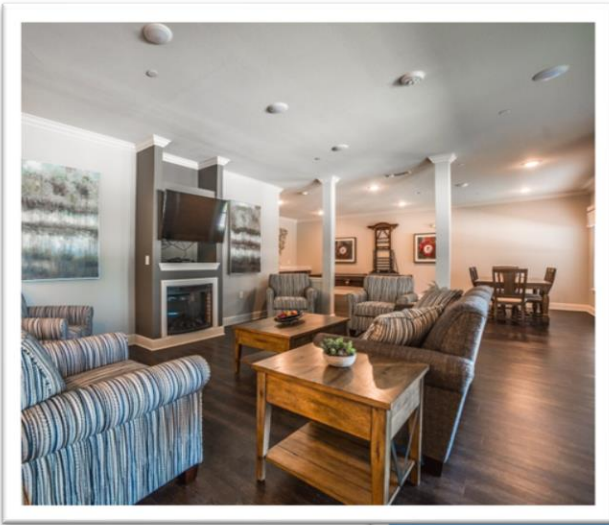
HIDDEN GLEN

SALADO, TX



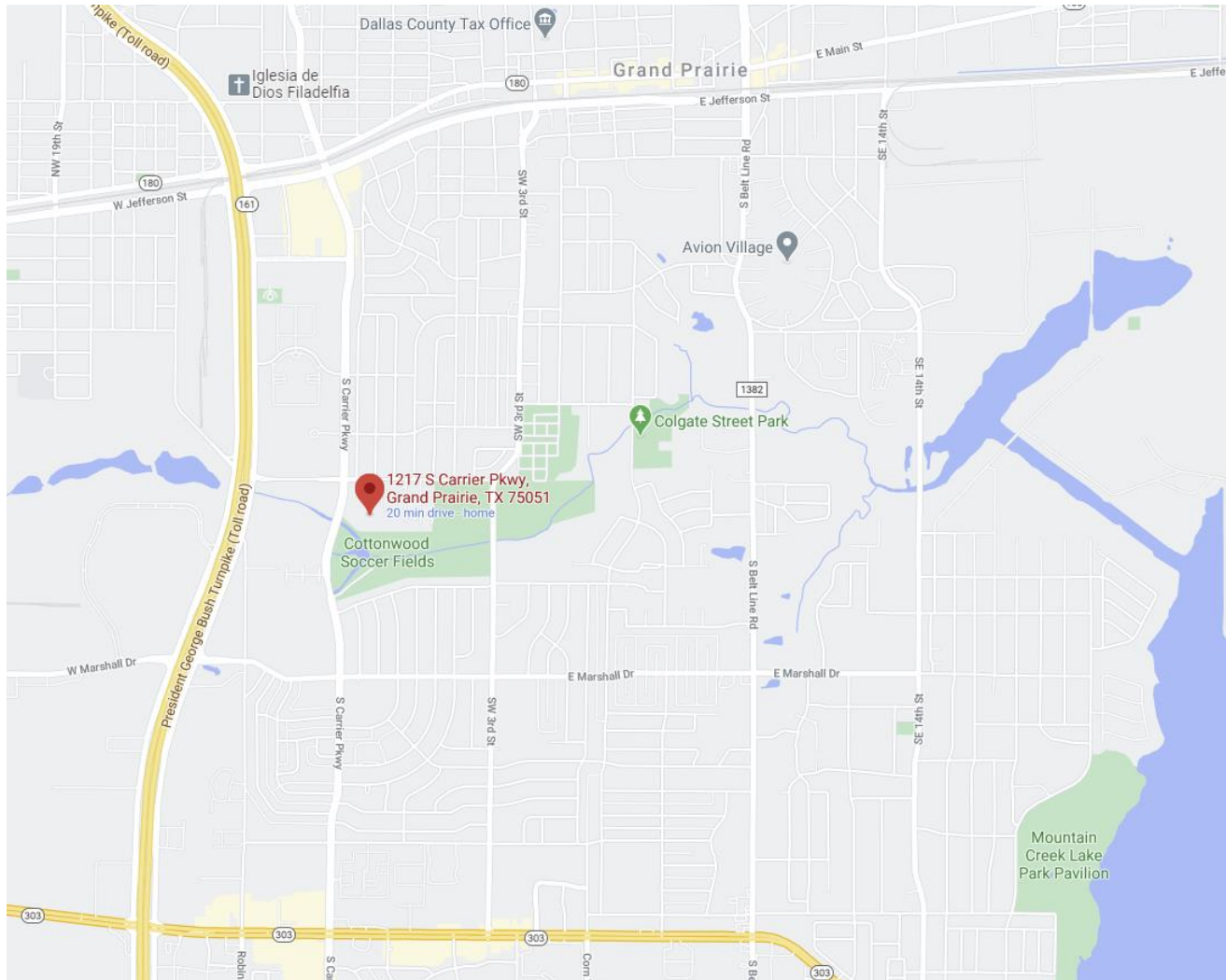
BLUFF VIEW SENIOR VILLAGE

CRANDALL, TX



SITE INFORMATION

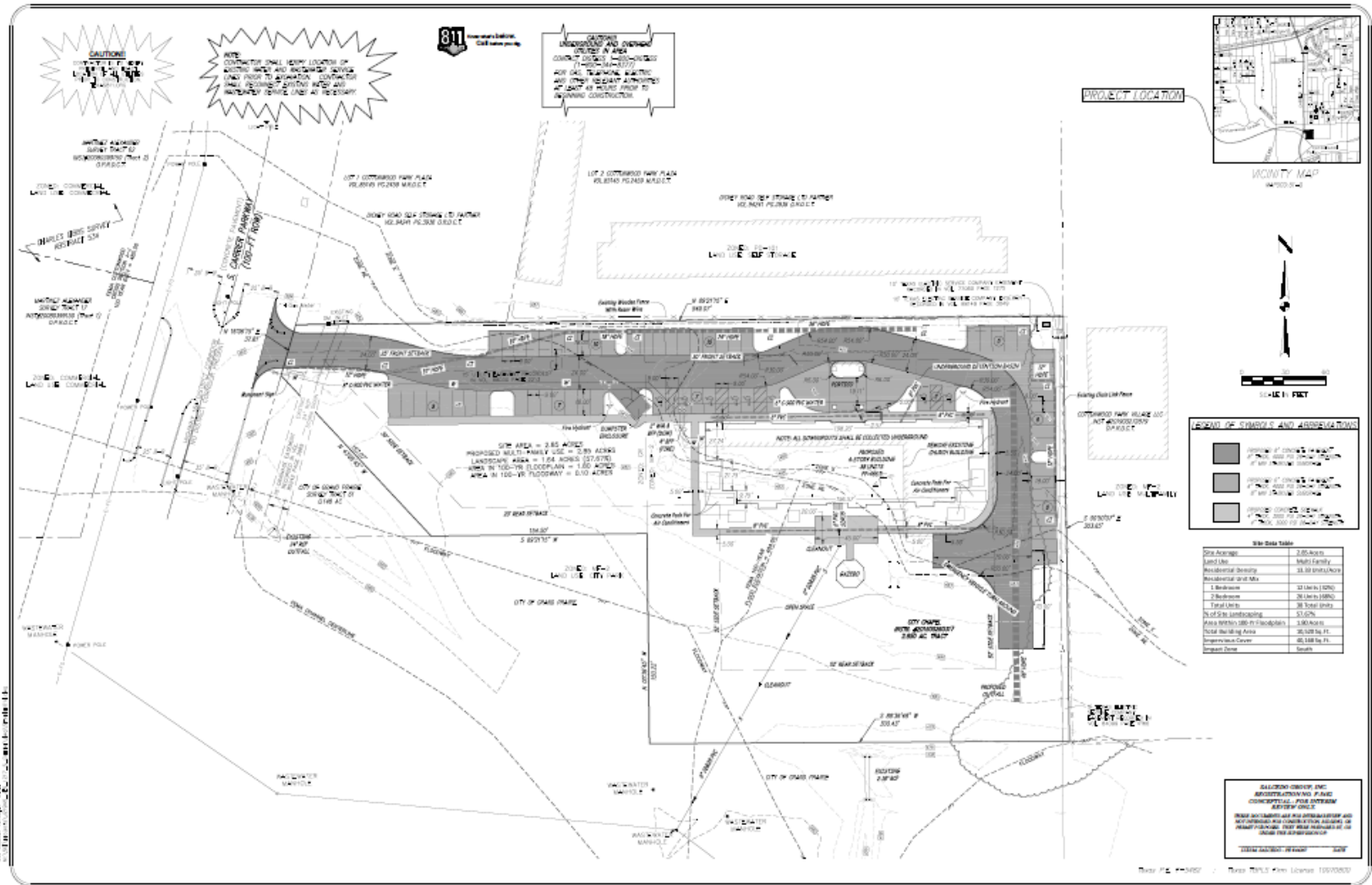
SITE LOCATION



SITE AERIAL



SITE PLAN



COMMUNITY FEATURES

COMMUNITY FEATURES

- Leasing office w/full time manager
- Community lounge
- Community kitchen
- Fitness room
- Business center
- Courtyard with BBQ grills



UNIT FEATURES & RESIDENT PROFILE

RESIDENTIAL UNIT FEATURES



Unit Mix and Rents

- 12 one-bedroom units (roughly 750 square feet)
- 26 two-bedroom units (roughly 880 square feet)

Unit Features

- Full kitchen with energy-star appliances
- In Unit Washer/Dryer Carpet and vinyl flooring



RESIDENT PROFILE



Age and Income Requirements

- Age restricted 55 +
- 4 units for residents at \$21.6K - \$24.8K
- 16 units for residents at \$36.1K - \$41.3K
- 18 units for residents at \$43.3K - \$49.5K



- 4 units rent for \$580-\$696
- 16 units rent for \$966-\$1,160
- 18 units rent for \$1,160-\$1,392

RESIDENT SERVICES

PROPOSED RESIDENT SERVICES

- Annual health fair provided by a health care professional
- Weekly exercise classes
- Partnership with local law enforcement or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents
- Notary Services during regular business hours
- Twice monthly arts, crafts, and other recreational activities
- Twice monthly on-site social events
- Food pantry
- Weekly home chore services (such as valet trash removal, assistance with recycling, furniture movement, etc., and quarterly preventative maintenance including light bulb replacement)
- Outreach to nonprofit service providers in community

AFFORDABLE HOUSING PROGRAM REQUEST

BACKGROUND

- Received Resolution of Support from City in 2021
- Received allocation of credits in 2021 and supplemental credits in 2023
- Purchased land in 2021
- Through 99% of construction planning and permitting
- Typically, would have closed and started construction in late spring of 2022 but...
 - Global disruption of supply chain, material availability, labor force caused by COVID, war in Ukraine, inflation, increase in interest rates, and decrease in price investors willing to pay has resulted in financing gap which has be to be filled before we can close deal and start construction
- Construction costs have increased from \$156,000 per unit to \$234,000, a 50% increase
- Interest rates have increased from 5% to 8.5%, a 70% increase
- Credit pricing has decreased from .88 to .80, a 9% decrease

AHP REQUEST

- Submitting application for AHP funds in 2024 round
- Applications due between April 1, 2024 and May 1, 2024
- Applying for \$1,329,000 amount that will maximize scoring
- Looking for FHLB member willing to support request

CONTACT

Michael Ash, Development Manager

- 737-228-4962
- mash@aepartners.com

Ryan Garcia, Development Manager

- 573-397-2105
- rgarcia@jesholdings.com



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering and Utility Services

TITLE: Public Hearing and Ordinance Amending the Grand Prairie Drought Contingency Plan

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

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 5 years, with the last update in 2019.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Drought Contingency Plan 2024
- 2- Redline Drought Contingency Plan
- 3- WCA Utility Profile 2024

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE CITY'S DROUGHT CONTINGENCY PLAN; AMENDING CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE

WHEREAS, the City of Grand Prairie ("City") has adopted a Drought Contingency Plan that aims to reduce the demand of water during period of drought to avoid disruptions in the water supply provided to the community;

WHEREAS, this ordinance is adopted in compliance with 30 Tex. Admin. Code § 288.20, which requires the drought contingency plan to be reviewed and updated, as appropriate, at least every five years; and

WHEREAS, prior to the adoption of this ordinance, a public hearing was held in order to provide opportunity for public input in the development of the drought contingency plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. That the Grand Prairie Drought Contingency Plan is hereby amended and replaced with the attached Exhibit “A.”

SECTION 2. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 3. That this Ordinance shall be and become effective immediately upon and after its passage and publication

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF APRIL 2024.

EXHIBIT ‘A’

DROUGHT CONTINGENCY PLAN

(Updated April 16, 2024)

INTRODUCTION

This chapter details the City’s Drought Contingency Plan, also known as the Emergency Water Use Plan. Emergency water use planning is not the same as conservation planning. While water conservation involves permanent water use efficiency or reuse practices, the Emergency Water Use Plan establishes temporary methods or techniques designed to be used only as long as an emergency exists.

To conserve the available water supply and protect the integrity of its water system with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Grand Prairie hereby adopts the following regulations and restrictions on the delivery and consumption of water.

It is important that the City of Grand Prairie initiate this Drought Contingency Plan (the Plan) to manage available water resources and ensure that sufficient water is available to maintain water pressure, firefighting, supply drinking and sanitation requirements. This plan also includes provisions for enforcement.

Water uses regulated or prohibited under this Plan are considered non-essential and the continuation of such uses during times of water shortage or other emergency water supply conditions are deemed to constitute a waste of water, which subjects the offender(s) to penalties as defined in Chapter 26, Article VII, Sections 26-135 through 26-146.

The City of Grand Prairie has multiple water connections, for regular supply as well as supplemental connections for emergencies only. Water supply sources include two connections to the City of Dallas (Capacity = 38.8 MGD), one to City of Fort Worth (Capacity = 2.5 MGD), one to City of Midlothian (Capacity = 2.0 MGD), one to City of Mansfield (Capacity = 12 MGD) and three (3) Trinity wells (Estimated Capacity = 3 MGD) for emergency use. In terms of emergency provisions, we have emergency only connections with City of Arlington. Additionally, we have raw water supplies in Joe Pool Lake allowing an annual average withdrawal of up to 1.6 MGD (contracted from the Trinity River Authority) part of which is currently being used for irrigation of a golf course and for sale to gas well drillers, but is available for other non-potable uses, such as firefighting if necessary.

The City's average usage is about 27.4 MGD with a peak usage of about 47.2 MGD. These supplies are for the developed portions of the side north of and around Joe Pool Lake. In addition, we have a contract with Mansfield for up to 12 MGD, with 6 MGD committed for resale to the Johnson County Special Utility District. The Midlothian and Mansfield contracts are to provide a separate water supply to the developing areas in Ellis and Johnson Counties south of Lake Joe Pool and not connected to the portions of the distribution system north of Joe Pool Lake. The non-potable supplies in Joe Pool Lake are available for this area as well.

PUBLIC INVOLVEMENT

The City of Grand Prairie provided several opportunities for public input into the preparation of the original plan. The emergency water use plan and stages requirements are similar to those in the original plan.

The City provided opportunity for the public input in the development of this drought contingency plan by the following means:

- City Council Public Hearing – May 07, 2024
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PUBLIC EDUCATION

The Grand Prairie Water Utilities will periodically provide the public with information about the plan, including information about the trigger conditions under which each Plan stage is initiated or terminated, and the water use restrictions, which will be implemented under each stage. Public education and information will be provided by various methods, including: the city website, publication in the city newsletter and other media of the city; press releases to local and area media; announcements and discussions on the City's cable access channel; messaged "give away" items and utility bill inserts.

The Grand Prairie Water Utilities staff will also provide the City Council with status reports on drought response programs, water emergencies, and their results.

AUTHORIZATION

The Grand Prairie City, Chapter 26, Article VII establishes the City's policy in the event of shortages or delivery limitations in the City's water system. Under the City Code, the City Manager is authorized to implement measures prescribed in this Emergency Water Use Plan.

The Grand Prairie Director of Engineering/Utilities Services, or his designee, (hereafter referred to as the Director) is authorized to enforce the measures implemented and to

promulgate regulations authorized by the Plan. The Director, upon determination that critical conditions exist, advises the City Manager who may order the implementation of the appropriate stage of this Emergency Water Use Plan to protect the public health, safety, and welfare.

Public notification of the initiation or termination of emergency use response stages shall be by means that may include, but are not limited to, website publication, publication in newspapers of general circulation, Grand Prairie's cable television access channel, direct mail to each customer, signs posted in public places, press releases to local and area media, and utility bill inserts.

The triggering criteria described herein for each response stage are based on historical analysis and recognized vulnerability of the water supply source and water distribution system during high water use demands and drought conditions.

The City Manager shall inform the City Council of the order as quickly as feasible. Upon the recommendation of the Director of Engineering/Utilities Services, the City Manager may upgrade or downgrade the stage of emergency in accordance with the appropriate triggering conditions. Any change in the stage of the order must be made in the same prescribed manner. The City Manager may terminate the order when a determination has been made that the conditions creating the emergency no longer exist. The termination order shall be issued in the same manner as the initiation order.

CORRDINATION WITH REGIONAL WATER PLANNING GROUPS

The service area of the City of Grand Prairie is located within the Region C regional planning area and the City of Grand Prairie has provided a copy of this Plan to the Region C regional planning group and will provide all updates to the Region C planning group.

The City of Grand Prairie purchases the majority of its water from the City of Dallas; the supply is supplemented with purchased water from the City of Fort Worth, City of Midlothian, and City of Mansfield. The Dallas Water Utilities (DWU) and Fort Worth Water Utilities (FWWU) have implemented their own Drought Contingency Plans that include water use restrictions that are applicable to its retail and wholesale customers. A portion of irrigation water for some golf courses is supplied with reuse water from Lake Joe Pool under contract with the Trinity River Authority (TRA). This plan was also coordinated with the TRA.

The proposed stages and triggering conditions in this Emergency Water Use Plan are similar to provisions established by the City's wholesale water suppliers. The primary responsibility of the wholesale suppliers is to ensure sufficient supplies for their own retail customers. These suppliers have assured the City of Grand Prairie that it can meet its contractual wholesale obligations to the City. However, wholesale customers are required to impose water use restrictions equal to or greater than those imposed by the

wholesale suppliers, or they may reduce their maximum contracted wholesale flow rate to the wholesale customers by five percent (5%). In addition, the wholesale suppliers' drought regulations require its wholesale customer cities to enforce similar standards and procedures in their systems. If a Stage 3 (Water Crisis) occurs, the customer cities of DWU and FWWU are expected to reduce their flow rate, as established by the wholesale contract, equivalent to that imposed on their retail customers.

APPLICATION

The provisions of this plan shall apply to all persons, customers, and property utilizing potable water provided by the City of Grand Prairie Water Utilities. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

The water use restrictions imposed under this Plan do not apply to the use of non-potable sources or water sources other than those provided by Grand Prairie Water Utilities.

DEFINITIONS

Aesthetic water use – Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Allowed watering hours – As established in the Grand Prairie City Code, Chapter 26.

Automatic Irrigation System – Means a site-specific system of delivering water, generally for landscape irrigation, via a system of pipes or other conduits installed below ground that will automatically cycle water using landscape sprinklers according to a preset program, whether on a designated timer or through manual operation.

Aquatic Life – A vertebrate organism dependent upon an aquatic environment to sustain its life.

City Manager – The City Manager of Grand Prairie.

Commercial and Institutional water use – Water use by commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation – Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Contamination – A naturally occurring or man-made element which compromises the safety of the water supply.

Customer – Any person, company, or organization using water supplied by the City of Grand Prairie.

Delivery Capacity – Refers to the maximum amount of water that can be delivered to customers when considering the limitation of the system components such as sources, treatment, storage, transmission, or distribution, individually and in combination with each other when operating at their designated capacity.

Demand Period – 6:00 am to 5:59 am of any 24-hour period.

Director – The Grand Prairie Director of Engineering/Utilities Services

Domestic water use – Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

DWU – Dallas Water Utilities.

Drip Irrigation – Micro irrigation with low volume and low-pressure release of water through point source emitters or pressure compensation in-line drip emitters.

Drought Contingency Plan – A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. This document is the Drought Contingency Plan for the City of Grand Prairie.

Even number address – Streets addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without address.

Foundation Watering – The application of water using a hand-held hose, soaker hose or drip irrigation system placed within 24 inches of the foundation, which does not produce a spray above ground or result in water run-off.

Golf Course – A commercial or governmental property made up of greens, tees, fairways, and related areas that are irrigated and landscaped for the purposes of playing golf.

FWWU – Fort Worth Water Utilities.

Gas Well Operations – use of water from the public water system for purposes of extraction of natural gas to include drilling, fracturing, or site pond filling.

Hand watering – The application of water for irrigation purposes through a hand-held water hose, watering can, or bucket.

Hose-end Sprinkler – A device through which water flows from a hose to a sprinkler to water any lawn or landscape.

Industrial water use – The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Institutional Use – The use of water by an establishment dedicated to public service, such as a school, university, hospital, nursing home, or government facility. All facilities dedicated to general public service on a non-discriminatory basis are considered institutional regardless of ownership.

Landscape irrigation use – water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, rights-of-way, and medians.

Non-essential Water Uses – Water use that does not directly benefit or maintain health, personal cleanliness, or firefighting purposes.

- (a) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle; except as otherwise provided under this plan;
- (c) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (d) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (e) Flushing gutters or permitting water to run in any gutter or street, except as part of water quality management to flush stagnant water or enhance disinfection residuals;
- (f) Use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- (g) Use of water in a human made water feature, including but not limited to a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (h) Failure to repair a leak(s) within a reasonable period after having been given notice directing the repair of such leak(s) and;

- (i) Use of water from hydrants for purposes other than firefighting and uses necessary for the conduct of businesses such as approved construction and flushing to maintain water quality;
- (j) Use of water from public drinking supply for gas well operations including fracturing and drilling.

Non-potable Water – Water that is not intended or suitable for drinking and has not been approved for human consumption.

Ornamental Fountain – An artificially created structure from which a jet stream, valves and emission devices or flow of water emanates and is not typically utilized for the preservation of aquatic life.

Odd numbered address – Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

PSI – Pounds per square inch.

Potable Water – Water that is suitable for drinking by the public.

Pressure plane – Any area of the water system distinguished by the high-water level of its elevated storage tanks and/or designed pressure ranges.

Recreational water use – Water used for leisure or entertainment purposes.

TRA – Trinity River Authority.

Reduced Delivery Capacity – Refers to the maximum amount of water that can be delivered to customers when considering reductions of delivery capacity based on scheduled shutdowns of infrastructure and/or unforeseen shutdowns of infrastructure, such as line breaks, equipment failure, etc.

Retail Customers – Non-wholesale customers.

Run-off – A stream of water which overflows from a lawn or landscape onto a street, sidewalk, parking lot, or other impervious surface for a distance of more than 50 feet; or forms a puddle or pond to a depth greater than one-quarter of an inch.

Soaker hose – A permeable garden-type hose that is laid above ground that provides irrigation at a slow and constant rate.

Swimming pool – A structure that is used for swimming, bathing or water play, including all equipment and related facilities.

TCEQ – Texas Commission of Environmental Quality.

Vehicle wash facility – Permanently located business that washes vehicles or other Mobil equipment with water or water-based products, including but not limited to self-service car washes, full-service car washes, roll-over in-bay style car washes, and facilities managing vehicle fleets or vehicle inventory.

Wholesale Treated Water Customer – Any water supplier that receives all or a portion of its treated water supply directly or indirectly from the City of Grand Prairie.

Untreated water customer – Any person, company, organization or water supplier buying non-potable water from the City of Grand Prairie.

LAWN AND LANDSCAPE IRRIGATION CONSERVATION

- A. Voluntary year-round landscape watering two days per week between the hours of 6PM – 10AM using the following schedule unless any Stage of the Water Restrictions of the Drought Contingency Plan is activated:
- Even Numbered addresses water on Mondays and Thursdays.
 - Odd Numbered addresses water on Tuesday and Fridays.
- B. Lawn and Landscape Irrigation Restrictions.
1. Customers shall not permit the irrigation or watering of a lawn or landscape located on premises owned, leased, or managed by the customer in a manner that causes:
 - (a) a substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or
 - (b) an irrigation system or other lawn or landscape watering device to operate during any form of precipitation.
 2. Customers shall not operate a lawn or landscape irrigation system or device that:
 - (a) has any broken or missing sprinkler head; or
 - (b) has not been properly maintained in a manner that prevents the waste of water.
 3. Except for hand watering and the use of soaker hoses, irrigation or watering of any lawn or landscape shall be prohibited between the hours of 10:00 a.m. and 6:00 p.m.

B. Rain Sensing Devices and Freeze Sensors are required.

1. Any commercial or industrial customer class irrigation system installed within the City on or after June 1, 2009 must be equipped with rain and freeze sensors.
 - (a) All rain and freeze sensors for commercial customer class lawn irrigation systems shall undergo annual inspection and testing.
2. Any residential customer or multi-family class irrigation system installed within the City on or after June 1, 2009 must be equipped with rain and freeze sensors.

STAGE ONE (1)

A. REQUIREMENTS FOR INITIATION. Stage 1 may also be initiated at other times during the year if one or more of the following occur:

Condition 1: Pursuant to requirements specified in the wholesale treated water purchase contracts with any wholesale water supplier, notification is received from such supplier requesting initiation of water restrictions.

Condition 2: Combined storage falls below 200 gallons per capita at the beginning of a 24-hour demand period.

Condition 3: Water demand exceeds ninety percent (90%) of the current maximum flow rate contracted with DWU for three (3) consecutive days.

Condition 4: Other situations that limit distribution of water, as determined by the Director, such as:

- (a) Short or long-term equipment failure or failure to maintain 35 psi pressure at up to 500 service locations or up to 10 fire hydrants in localized areas.
- (b) Short term deficiencies within an entire pressure district.
- (c) Power failure or restrictions.
- (d) Short term disruptions of major water supply lines.

B. REQUIREMENTS FOR TERMINATION. Stage 1 will be automatically rescinded on September 30 of each year, provided one or more of the triggering conditions listed above have ceased to exist for a period of at least three (3) consecutive days.

C. AVAILABLE MEASURES. Customers shall conserve water and adhere to the following water use restrictions:

1. Landscape watering will be limited to two days per week per the following schedule:
 - Even Numbered addresses water on Mondays and Thursdays.
 - Odd numbered addresses water on Tuesdays and Fridays.
2. City government will schedule landscape watering so that a particular facility location will be watered no more than two (2) days per week.
3. City government may eliminate street washing (except when used water can be captured for reuse.)
4. City government will reduce vehicle washing, except when the water can be captured for reuse, or if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing (such as animal control vehicles and vehicles used to transport food and perishables.)
5. Discontinue operations of ornamental fountains and any other non-essential use of water and try to minimize loss or excess use.
6. Recommend irrigation of landscaped areas by means of hand-held garden hose, soaker hose, bucket, or drip irrigation system.
7. Acceleration of public information efforts to educate customers in best landscape management practices, enlist their support of voluntary water use restrictions, and remind residential customers of tiered rate structure.
8. Notify major water users and request voluntary water use reductions.
9. Encourage less water use on construction projects.
10. Initiate or increase production from Water wells as needed for emergencies.
11. To the extent allowed by law and contractual obligations, withdrawal of water from Joe Pool Lake for non-potable uses will be permitted and encouraged subject to City authorization and payment arrangements.
12. Prohibit certain non-essential uses as necessary.

D. GOAL. Achieve a five percent (5%) reduction in water use.

STAGE TWO (2)

A. REQUIREMENTS FOR INITIATION. Stage 2 may be implemented when one or more of the following conditions occur:

Condition 1: Pursuant to requirements specified in the wholesale treated water purchase contract, notification is received from one or more wholesale suppliers requesting water restrictions.

Condition 2: Total water supply reduced by ten percent (10%) on a continuous basis during high water usage months.

Condition 3: Water use exceeds one hundred percent (100%) of the current maximum flow rate contracted from wholesale water suppliers for five (5) consecutive days.

Condition 4: Combined storage falls below 150 gallons per capita at the beginning of a 24-hour demand period.

Condition 5: Failure to maintain 35 psi pressure in any pressure plane.

Condition 6: Water use exceeds one hundred and three percent (103%) of the current maximum flow rate contracted from either wholesale water supplier for three (3) consecutive days.

Condition 7: Short-term deficiencies in the City's distribution system limit supply capabilities such as system outage due to the failure or damage of major water system components.

B. REQUIREMENTS FOR TERMINATION. Stage 2 of the Plan may be rescinded when all the conditions listed as triggering have ceased to exist for a period of three (3) consecutive days or until the water system has fully recovered to normal operating conditions.

Upon termination of Stage 2, Stage 1 becomes operative unless also rescinded.

C. AVAILABLE MEASURES. All restrictions/requirements of Stage 1 shall remain in effect during Stage 2. Under threat of penalty for violation, the following water use restrictions shall apply during Stage 2:

1. City Manager, or other designated City official, announces the beginning of mandatory water restrictions.

2. Landscape watering will be limited to *once per week*, based on the last digit of the service address, according to the following schedule:

- Even Numbered addresses water on Mondays.
- Odd numbered addresses water on Fridays.

- a. Properties having multiple addresses will be identified by the lowest address number. If no address exists, the Director or his/her designee will assign one.
 - b. The lowest address number will identify apartments, office complexes, or other property containing multiple addresses.
 - c. Public spaces and large landscape watering involving multiple watering stations unable to reasonably comply with the odd even schedule will be conducted in accordance to a schedule determined by the Director that is at least as restrictive as address-based schedules.
 - d. Foundations and new plantings may only be watered using a hand-held garden hose, soaker hose, bucket, or drip irrigation system for up to two (2) hours on any day. Nurseries may water plant stock only without restrictions.
3. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle is **restricted**, except on the designated landscape watering days. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Such washing may be exempted from these regulations if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
4. Use of water for the draining and refill of any indoor or outdoor swimming pool or Jacuzzi-type pool is **prohibited**, except for water used to refill pools which have undergone repair or are newly constructed.
5. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is **prohibited**, except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
6. Use of water from fire hydrants shall be limited to firefighting related activities, or other activities necessary to maintain public health, safety, and welfare, except the use of water from designated fire hydrants for construction purposes may be allowed under special permit from Grand Prairie Water Utilities.
7. Golf courses may water greens and tee boxes by special permit. Irrigation of golf course fairways and other areas must comply with the once per week rotation schedule specified for landscape watering.

8. Water for non-potable uses from Lake Joe Pool may be allowed by special permit.
 9. Prohibit other non-essential water uses as necessary.
- D. GOAL. Reduce the average daily water demand five percent (5%) below one hundred percent (100%) of the combined water from City of Grand Prairie water wells and maximum wholesale flow rates contracted from DWU and FWWU.

STAGE THREE (3)

- A. REQUIREMENTS FOR INITIATION. Stage 3 may be implemented when one or more of the following conditions occur:

Condition 1: Pursuant to requirements specified in the wholesale purchase contract, notification is received from either wholesale water supplier requesting initiation of water restrictions.

Condition 2: Total water supply reduced by twenty percent (20%) on a continuous basis during high water usage months.

Condition 3: Combined storage falls below 140 gallons per capita at the beginning of a 24-hour demand period.

Condition 4: Stage 2 restrictions fail to alleviate continued potable water storage depletion.

Condition 5: Long term deficiencies in supply within an entire pressure district.

Condition 6: Failure to maintain 35 psi pressure in any portion of the distribution system.

Condition 7: Any unanticipated situations that limit distribution of water, as determined by the Director.

Condition 8: Power failure or restrictions.

- B. REQUIREMENTS FOR TERMINATION. Stage 3 of the Plan may be rescinded when all the conditions listed as triggering have ceased to exist for a period of three (3) consecutive days or until the water system has fully recovered to normal operating conditions.

Upon termination of Stage 3, Stage 2 becomes operative unless also rescinded.

- C. AVAILABLE MEASURES. All restrictions from Stage 1 and Stage 2 shall remain in effect during Stage 3. Under threat of penalty for violation, the following water use restrictions shall apply during Stage 3:
1. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle is *prohibited*. Such washing may be exempted from these regulations if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station using recirculation water.
 2. No outdoor landscape watering except for foundations and trees.
 3. Foundations and new plantings may only be watered with a hand-held garden hose, soaker hose, bucket, or drip irrigation system for up to two (2) hours.
 4. Golf courses will be *prohibited* from watering greens and tee boxes except by special permit.
 5. Prohibit all non-essential water use.
 6. Alert neighboring watering systems with emergency connections that some water supplies may be requested. Set meters at predetermined sites.
- D. GOAL. Reduce the average daily water demand below ninety percent (90%) of the combined water from City of Grand Prairie water wells and maximum wholesale flow rates contracted from DWU and FWWU.

ENFORCEMENT

The City Manager, or a designated official, is authorized to enforce the measures set forth in this plan, and to promulgate regulations, not in conflict with this plan, or state or federal laws, in aid of enforcement. A person who makes, causes, or permits use of water contrary to the measures implemented by the City Manager shall be punishable as provided for in the accompanying ordinance.

VARIANCES

During the times the various stages of the Emergency Water Use Plan are in operation, the City Manager, or a designated official, may grant variances in special cases after evaluation of hardship, need, or customer efforts to conserve water.

I. Variances shall be granted only under the following circumstances and conditions:

A. The applicant must sign a compliance agreement form provided by the City agreeing to use the water only in the amount and manner permitted by the variance.

B. Granting of variance must not cause an immediate significant reduction in the City's water supply or shortages within certain pressure zones or areas.

C. The applicant must demonstrate extreme hardship or need relating to their health, safety, or welfare, and show evidence of substantial water conservation efforts.

D. The health, safety, and welfare of other persons must not be adversely affected by the granting of the variance.

II. A granted variance may be revoked under the following circumstances:

A. The conditions of the above section (Section I, A – D) are no longer being met;

B. The terms of the compliance agreement are violated; or

C. The health and safety of other persons requires that the variance be revoked.

SEVERABILITY AND SAVINGS CLAUSE

Should any section, sentence, clause or phrase of this plan be declared unconstitutional or unlawful, said portion shall be severed and have no effect on the remaining sections, or enforceability of the plan. Nothing within this plan shall be construed to limit the authority of the Mayor, The City Council, of the City Manager to seek emergency relief under the provisions of any state or federal disaster relief regulations.

EXHIBIT 'A'

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(Updated May 16, 2019 to 07, 2024)

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Exhibit 'A'
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designee, (hereafter referred to as the Director) is authorized to enforce the measures implemented and to promulgate

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regulations authorized by the Plan. The Director, upon determination that critical conditions exist, advises the City Manager who may order the implementation of the appropriate stage of this Emergency Water Use Plan to protect the public health, safety, and welfare.

Public notification of the initiation or termination of emergency use response stages shall be by means that may include, but are not limited to, website publication, publication in newspapers of general circulation, Grand Prairie's cable television access channel, direct mail to each customer, signs posted in public places, press releases to local and area media, and utility bill inserts.

The triggering criteria described herein for each response stage are based on historical analysis and recognized vulnerability of the water supply source and water distribution system during high water use demands and drought conditions.

The City Manager shall inform the City Council of the order as quickly as feasible. Upon the recommendation of the ~~Public Works~~ Director of Engineering/Utilities Services, the City Manager may upgrade or downgrade the stage of emergency in accordance with the appropriate triggering conditions. Any change in the stage of the order must be made in the same prescribed manner. The City Manager may terminate the order when a determination has been made that the conditions creating the emergency no longer ~~exists-exist~~. The termination order shall be issued in the same manner as the initiation order.

CORRDINATION WITH REGIONAL WATER PLANNING GROUPS

The service area of the City of Grand Prairie is located within the Region C regional planning area and the City of Grand Prairie has provided a copy of this Plan to the Region C regional planning group and will provide all updates to the Region C planning group.

The City of Grand Prairie purchases ~~at the~~ majority of its water from the City of Dallas; the supply is supplemented with purchased water from the City of Fort Worth, City of Midlothian, and ~~seven ground water wells~~ City of Mansfield. The Dallas Water Utilities (DWU) and Fort Worth Water Utilities (FWWU) have implemented their own Drought Contingency Plans that ~~includes~~ include water use restrictions that are applicable to its retail and wholesale customers. A portion of irrigation water for some golf courses is supplied with reuse water from Lake Joe Pool under contract with the Trinity River Authority (TRA). This plan was also coordinated with the TRA.

The proposed stages and triggering conditions in this Emergency Water Use Plan are similar to provisions established by the City's wholesale water suppliers. The primary responsibility of the wholesale suppliers is to ~~assure~~ ensure sufficient supplies for ~~its~~ their own retail customers. These suppliers have assured the City of Grand Prairie that it can meet its contractual wholesale obligations to the City. However, wholesale customers are required to ~~impose water use restrictions equal to or greater than those imposed by the~~

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wholesale suppliers, or they may reduce their maximum contracted wholesale flow rate to the wholesale customers by five percent (5%). In addition, the wholesale suppliers' drought regulations require its wholesale customer cities to enforce similar standards and procedures in their systems. If a Stage 3 (Water Crisis) occurs, the customer cities of DWU and FWWU are expected to reduce their flow rate, as established by the wholesale contract, equivalent to that imposed on their retail customers.

APPLICATION

The provisions of this plan shall apply to all persons, customers, and property utilizing potable water provided by the City of Grand Prairie Water Utilities. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

The water use restrictions imposed under this Plan do not apply to the use of non-potable sources or water sources other than those provided by Grand Prairie Water Utilities.

DEFINITIONS

Aesthetic water use – Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Allowed watering hours – As established in the Grand Prairie City Code, Chapter 26.

Automatic Irrigation System – Means a site-specific system of delivering water, generally for landscape irrigation, via a system of pipes or other conduits installed below ground that will automatically cycle water using landscape sprinklers according to a preset program, whether on a designated timer or through manual operation.

Aquatic Life – A vertebrate organism dependent upon an aquatic environment to sustain its life.

City Manager – The City Manager of Grand Prairie.

Commercial and Institutional water use – Water use by commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation – Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Contamination – A naturally occurring or man-made element which compromises the safety of the water supply.

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Customer – Any person, company, or organization using water supplied by the City of Grand Prairie.

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Delivery Capacity – Refers to the maximum amount of water that can be delivered to customers when considering the limitation of the system components such as sources, treatment, storage, transmission, or distribution, individually and in combination with each other when operating at their designated capacity.

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Demand Period – 6:00 am to 5:59 am of any 24-hour period.

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Director – ~~Director of Public Works of The~~ Grand Prairie ~~Director of Engineering/Utilities Services~~

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Domestic water use – Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

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DWU – Dallas Water Utilities.

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Drip Irrigation – Micro irrigation with low volume and low-pressure release of water through point source emitters or pressure compensation in-line drip emitters.

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Drought Contingency Plan – A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. This document is the Drought Contingency Plan for the City of Grand Prairie.

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Even number address – Streets addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without address.

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Foundation Watering – The application of water using a hand-held hose, soaker hose or drip irrigation system placed within 24 inches of the foundation, which does not produce a spray above ground or result in water run-off.

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Golf Course – A commercial or governmental property made up of greens, tees, fairways, and related areas that are irrigated and landscaped for the purposes of playing golf.

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FWWU – Fort Worth Water Utilities.

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Gas Well Operations – use of water from the public water system for purposes of extraction of natural gas to include drilling, fracturing, or site pond filling.

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Hand watering – The application of water for irrigation purposes through a hand-held water hose, watering can, or bucket.

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Hose-end Sprinkler – A device through which water flows from a hose to a sprinkler to water any lawn or landscape.

Industrial water use – The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Institutional Use – The use of water by an establishment dedicated to public service, such as a school, university, hospital, nursing home, or government facility. All facilities dedicated to general public service on a non-discriminatory basis are considered institutional regardless of ownership.

Landscape irrigation use – water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, rights-of-way, and medians.

Non-essential Water Uses – Water use that does not directly benefit or maintain health, personal cleanliness, or firefighting purposes.

- (a) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle; except as otherwise provided under this plan;
- (c) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (d) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (e) Flushing gutters or permitting water to run in any gutter or street, except as part of water quality management to flush stagnant water or enhance disinfection residuals;
- (f) Use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- (g) Use of water in a human made water feature, including but not limited to a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (h) Failure to repair a leak(s) within a reasonable period after having been given notice directing the repair of such leak(s) and;

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- (i) Use of water from hydrants for purposes other than firefighting and uses necessary for the conduct of businesses such as approved construction and flushing to maintain water quality.
- ⊕ (j) Use of water from public drinking supply for gas well operations including fracturing and drilling.

Non-potable Water – Water that is not intended or suitable for drinking and has not been approved for human consumption.

Ornamental Fountain – An artificially created structure from which a jet stream, valves and emission devices or flow of water emanates and is not typically utilized for the preservation of aquatic life.

Odd numbered address – Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

PSI – Pounds per square inch.

Potable Water – Water that is suitable for drinking by the public.

Pressure plane – Any area of the water system distinguished by the high-water level of its elevated storage tanks and/or designed pressure ranges.

Recreational water use – Water used for leisure or entertainment purposes.

TRA – Trinity River Authority.

Reduced Delivery Capacity – Refers to the maximum amount of water that can be delivered to customers when considering reductions of delivery capacity based on scheduled shutdowns of infrastructure and/or unforeseen shutdowns of infrastructure, such as line breaks, equipment failure, etc.

Retail Customers – Non-wholesale customers.

Run-off – A stream of water which overflows from a lawn or landscape onto a street, sidewalk, parking lot, or other impervious surface for a distance of more than 50 feet; or forms a puddle or pond to a depth greater than one-quarter of an inch.

Soaker hose – A permeable garden-type hose that is laid above ground that provides irrigation at a slow and constant rate.

Swimming pool – A structure that is used for swimming, bathing or water play, including all equipment and related facilities.

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TCEQ – Texas Commission of Environmental Quality.

Vehicle wash facility – Permanently located business that washes vehicles or other Mobil equipment with water or water-based products, including but not limited to self-service car washes, full-service car washes, roll-over in-bay style car washes, and facilities managing vehicle fleets or vehicle inventory.

Wholesale Treated Water Customer – Any water supplier that receives all or a portion of its treated water supply directly or indirectly from the City of Grand Prairie.

Untreated water customer – Any person, company, organization or water supplier buying non-potable water from the City of Grand Prairie.

LAWN AND LANDSCAPE IRRIGATION CONSERVATION

A. Voluntary year-round landscape watering two days per week between the hours of 6PM – 10AM using the following schedule unless any Stage of the Water Restrictions of the Drought Contingency Plan is activated:

- Even Numbered addresses water on Mondays and Thursdays.
- Odd Numbered addresses water on Tuesday and Fridays.

A. B. Lawn and Landscape Irrigation Restrictions.

1. Customers shall not permit the irrigation or watering of a lawn or landscape located on premises owned, leased, or managed by the customer in a manner that causes:
 - (a) a substantial amount of water to fall upon impervious areas instead of a lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or
 - (b) an irrigation system or other lawn or landscape watering device to operate during any form of precipitation.
2. Customers shall not operate a lawn or landscape irrigation system or device that:
 - (a) has any broken or missing sprinkler head; or
 - (b) has not been properly maintained in a manner that prevents the waste of water.
3. Except for hand watering and the use of soaker hoses, irrigation or watering of any lawn or landscape shall be prohibited between the hours of 10:00 a.m. and 6:00 p.m.

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B. Rain Sensing Devices and Freeze Sensors are required.

- B.
1. Any commercial or industrial customer class irrigation system installed within the City on or after June 1, 2009 must be equipped with rain and freeze sensors.

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- (a) All rain and freeze sensors for commercial customer class lawn irrigation systems shall undergo annual inspection and testing.
- 2. Any residential customer or multi-family class irrigation system installed within the City on or after June 1, 2009 must be equipped with rain and freeze sensors.

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STAGE ONE (1)

~~REQUIREMENTS FOR INITIATION:~~

~~A:~~ A. REQUIREMENTS FOR INITIATION. Stage 1 may also be initiated at other times during the year if one or more of the following occur:

Condition 1: ~~-~~ Pursuant to requirements specified in the wholesale treated water purchase contracts with any wholesale water supplier, notification is received from such supplier requesting initiation of water restrictions.

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Condition 2: ~~-~~ Combined storage falls below 200 gallons per capita at the beginning of a 24-hour demand period.

Condition 3: ~~-~~ Water demand exceeds ninety percent (90%) of the current maximum flow rate contracted with DWU for three (3) consecutive days.

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Condition 4: ~~-~~ Other situations that limit distribution of water, as determined by the Director, such as:

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- (a) Short or long-term equipment failure or failure to maintain 35 psi pressure at up to 500 service locations or up to 10 fire hydrants in localized areas.
- (b) Short term deficiencies within an entire pressure district.
- (c) Power failure or restrictions.
- (d) Short term disruptions of major water supply lines.

~~REQUIREMENTS FOR TERMINATION:~~

~~B:~~ B. REQUIREMENTS FOR TERMINATION. Stage 1 will be automatically rescinded on September 30 of each year, provided one or more of the triggering conditions listed above have ceased to exist for a period of at least three (3) consecutive days.

~~AVAILABLE MEASURES:~~

~~C:~~ C. AVAILABLE MEASURES. Customers shall conserve water and adhere to the following water use restrictions:

- 1. Landscape watering will be limited to two days per week per the following schedule:

- Even Numbered addresses water on Mondays and Thursdays.
- ~~➤ Even Numbered addresses water on Mondays and Thursdays.~~

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- Odd numbered addresses water on Tuesdays and Fridays.
- 2. City government will schedule landscape watering so that a particular facility location will be watered no more than two (2) days per week.
- 3. City government may eliminate street washing (except when used water can be captured for reuse.)
- 4. City government will reduce vehicle washing, except when the water can be captured for reuse, or if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing (such as animal control vehicles and vehicles used to transport food and perishables.)
- 5. Discontinue operations of ornamental fountains and any other non-essential use of water and try to minimize loss or excess use.
- 6. Recommend irrigation of landscaped areas by means of hand-held garden hose, soaker hose, bucket, or drip irrigation system.
- 7. Acceleration of public information efforts to educate customers in best landscape management practices, enlist their support of voluntary water use restrictions, and ~~to remind residential customers that the summer water surcharge of tiered rate structure is in effect.~~
- 8. Notify major water users and request voluntary water use reductions.
- 9. Encourage less water use on construction projects.
- 10. Initiate or increase production from Water wells as needed for emergencies.
- 11. To the extent allowed by law and contractual obligations, withdrawal of water from Joe Pool Lake for non-potable uses will be permitted and encouraged subject to City authorization and payment arrangements.
- 12. Prohibit certain non-essential uses as necessary.

~~D. GOAL-D. GOAL.~~ Achieve a five percent (5%) reduction in water use.

STAGE TWO (2)

REQUIREMENTS FOR INITIATION:

~~A. A. REQUIREMENTS FOR INITIATION:~~ Stage 2 may be implemented when one or more of the following conditions occur:

Condition 1: Pursuant to requirements specified in the wholesale treated water purchase contract, notification is received from one or more wholesale ~~supplier~~suppliers requesting water restrictions.

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Condition 2:- Total water supply reduced by ten percent (10%) on a continuous basis during high water usage months.

Condition 3:- Water use exceeds one hundred percent (100%) of the current maximum flow rate contracted from wholesale water suppliers for five (5) consecutive days.

Condition 4:- Combined storage falls below 150 gallons per capita at the beginning of a 24-hour demand period.

Condition 5:- Failure to maintain 35 psi pressure in any pressure plane.

Condition 6:- Water use exceeds one hundred and three percent (103%) of the current maximum flow rate contracted from either wholesale water supplier for three (3) consecutive days.

Condition 7:- Short-term deficiencies in the City's distribution system limit supply capabilities such as system outage due to the failure or damage of major water system components.

~~B. REQUIREMENTS FOR TERMINATION.~~ B. REQUIREMENTS FOR TERMINATION.

Stage 2 of the Plan may be rescinded when all of the conditions listed as triggering have ceased to exist for a period of three

(3) consecutive days or until the water system has fully recovered to normal operating conditions.

Upon termination of Stage 2, Stage 1 becomes operative unless also rescinded.

~~C. AVAILABLE MEASURES.~~ C. AVAILABLE MEASURES. All

restrictions/requirements of Stage 1 shall remain in effect during Stage 2. Under threat of penalty for violation, the following water use restrictions shall apply during Stage 2:

1. City Manager, or other designated City official, announces the beginning of mandatory water restrictions.

2. Landscape watering will be limited to *once per week*, based on the last digit of the service address, according to the following schedule:

- Even Numbered addresses water on Mondays.
- Odd numbered addresses water on Fridays.

a. Properties having multiple addresses will be identified by the lowest address number. If no address exists, the Director or his/her designee will assign one.

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b. The lowest address number will identify apartments, office complexes, or other property containing multiple addresses.

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~~e.~~ c. Public spaces and large landscape watering involving multiple watering stations unable to reasonably comply with the odd even schedule will be conducted in accordance to a schedule determined by the Director that is at least as restrictive as address-based schedules.

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~~d.~~ d. Foundations and new plantings may only be watered using a hand-held garden hose, soaker hose, bucket, or drip irrigation system for up to two (2) hours on any day. Nurseries may water plant stock only without restrictions.

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~~3.~~ 3. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle is **restricted**, except on the designated landscape watering days. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Such washing may be exempted from these regulations if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.

~~4.~~ 4. Use of water for the draining and refill of any indoor or outdoor swimming pool or Jacuzzi-type pool is **prohibited**, except for water used to refill pools which have undergone repair or are newly constructed.

~~5.~~ 5. Operation of any ornamental fountain or pond for aesthetic or scenic purposes is **prohibited**, except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.

~~6.~~ 6. Use of water from fire hydrants shall be limited to firefighting related activities, or other activities necessary to maintain public health, safety, and welfare, except the use of water from designated fire hydrants for construction purposes may be allowed under special permit from Grand Prairie Water Utilities.

~~7.~~ 7. Golf courses may water greens and tee boxes by special permit. Irrigation of golf course fairways and other areas must comply with the once per week rotation schedule specified for landscape watering.

~~8.~~ 8. Water for non-potable uses from Lake Joe Pool may be allowed by special permit.

~~9.~~ 9. Prohibit other non-essential water uses as necessary.

GOAL:

~~D.~~ D. GOAL. Reduce the average daily water demand five percent (5%) below one hundred percent (100%) of the combined water from City of Grand Prairie water wells and maximum wholesale flow rates contracted from DWU and FWWU.

STAGE THREE (3)

REQUIREMENTS FOR INITIATION:

~~A.~~ A. REQUIREMENTS FOR INITIATION. Stage 3 may be implemented when one or more of the following conditions occur:

Condition 1:- Pursuant to requirements specified in the wholesale purchase contract, notification is received from either wholesale water supplier requesting initiation of water restrictions.

Condition 2:- Total water supply reduced by twenty percent (20%) on a continuous basis during high water usage months.

Condition 3:- Combined storage falls below 140 gallons per capita at the beginning of a 24-hour demand period.

Condition 4:- Stage 2 restrictions fail to alleviate continued potable water storage depletion.

Condition 5:- Long term deficiencies in supply within an entire pressure district.

Condition 6:- Failure to maintain 35 psi pressure in any portion of the distribution system.

Condition 7:- Any unanticipated situations that limit distribution of water, as determined by the Director.

Condition 8:- Power failure or restrictions.

~~B.~~ B. REQUIREMENTS FOR TERMINATION:~~B.~~ REQUIREMENTS FOR TERMINATION.

Stage 3 of the Plan may be rescinded when all ~~of~~ the conditions listed as triggering have ceased to exist for a period of three (3) consecutive days or until the water system has fully recovered to normal operating conditions.

Upon termination of Stage 3, Stage 2 becomes operative unless also rescinded.

~~C.~~ C. AVAILABLE MEASURES:~~C.~~ AVAILABLE MEASURES. All restrictions from Stage 1 and Stage 2 shall remain in effect during Stage 3. Under threat of penalty for violation, the following water use restrictions shall apply during Stage 3:

1. 1. Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane,

Exhibit A

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or other vehicle is *prohibited*. Such washing may be exempted from these regulations if the health, safety, and welfare of the public are contingent upon

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frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station using recirculation water.

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2. 2. No outdoor landscape watering except for foundations and trees.

3. 3. Foundations and new plantings may only be watered with a hand-held garden hose, soaker hose, bucket, or drip irrigation system for up to two (2) hours.

4. 4. Golf courses will be *prohibited* from watering greens and tee boxes except by special permit.

5. 5. Prohibit all non-essential water ~~uses~~ use.

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6. 6. Alert neighboring watering systems with emergency connections that some water supplies may be requested. Set meters at predetermined sites.

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D. ~~GOAL-D.~~ GOAL. Reduce the average daily water demand below ninety percent (90%) of the combined water from City of Grand Prairie water wells and maximum wholesale flow rates contracted from DWU and FWWU.

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ENFORCEMENT

The City Manager, or a designated official, is authorized to enforce the measures set forth in this plan, and to promulgate regulations, not in conflict with this plan, or state or federal laws, in aid of enforcement. A person who makes, causes, or permits use of water contrary to the measures implemented by the City Manager shall be punishable as provided for in the accompanying ordinance.

VARIANCES

During the times the various stages of the Emergency Water Use Plan are in operation, the City Manager, or a designated official, may grant variances in special cases after evaluation of hardship, need, or customer efforts to conserve water.

I. I. Variances shall be granted only under the following circumstances and conditions:

A. A. The applicant must sign a compliance agreement form provided by the City, agreeing to use the water only in the amount and manner permitted by the variance.

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UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: CITY OF GRAND PRAIRIE

Public Water Supply Identification Number (PWS ID): TX0570048

Certificate of Convenience and Necessity (CCN) Number: 10105

Surface Water Right ID Number:

Wastewater ID Number: 20019

Contact: First Name: Noreen Last Name: Housewright

Title: Director of Engineering/Utilities Services

Address: 300 W Main City: Grand Prairie State: TX

Zip Code: 75050 Zip+4: Email: nhousewright@gptx.org

Telephone Number: 9722378150 Date:

Is this person the designated Conservation Coordinator? Yes No

Coordinator: First Name: Sylvia Last Name: Salazar

Title: Education & Training Specialist

Address: 620 Small Hill St City: Grand Prairie Zip Code: 75050

Email: ssalazar@GPTX.org Telephone Number: 972-237-2042

Regional Water Planning Group: C

Groundwater Conservation District:

Our records indicate that you:

- Received financial assistance of \$500,000 or more from TWDB
- Have 3,300 or more retail connections
- Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 81

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Attached file(s):

File Name	File Description
GP_water_system_march_2024.pdf	

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2023	204,972	1,224	204,972
2022	202,646	912	202,646
2021	200,640	531	200,640
2020	195,200	0	195,200
2019	191,720	0	191,720

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	213,454	1,600	213,454
2040	235,786	1,800	235,786
2050	260,454	2,000	260,454
2060	286,499	2,200	286,499
2070	315,148	2,400	315,148

4. Described source(s)/method(s) for estimating current and projected populations.

Previous years has been 1%, used this to project future population with a moderate increase in Wholesale population.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	0	10,523,630,053	276,366,327	10,247,263,726	137
2022	0	10,369,219,973	94,506,316	10,274,713,657	139
2021	0	8,975,725,868	33,860,302	8,941,865,566	122
2020	0	9,234,144,724	116,086,432	9,118,058,292	128
2019	0	9,208,734,673	107,728,643	9,101,006,030	130
Historic Average	0	9,662,291,058	125,709,604	9,536,581,454	131

C. Water Supply System

1. Designed daily capacity of system in gallons
2. Storage Capacity
 - 2a. Elevated storage in gallons:
 - 2b. Ground storage in gallons:

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2025	203,094	27,698,460
2026	205,125	30,468,306
2027	207,176	30,772,989
2028	209,248	31,080,718
2029	211,340	31,391,525
2030	213,453	31,705,440
2031	215,587	32,022,494
2032	217,742	32,342,718
2033	219,919	32,666,145
2034	222,118	32,992,806

2. Description of source data and how projected water demands were determined.

Baseline was 2024 average water usage of 27,424,218, increased both population and water demand by 1%.

E. High Volume Customers

1. The annual water use for the five highest volume **RETAIL** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Bell Textron Plant 5	Industrial	131,361,000	Treated
Bigelow Colorado	Commercial	66,023,000	Treated
North Texas Healthcare Laundry	Industrial	52,181,000	Treated
Fresh Express	Industrial	49,354,000	Treated
Lockheed Site #07	Industrial	39,087,000	Treated

2. The annual water use for the five highest volume **WHOLESALE** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Ellis CO Fresh WTR Supply	Commercial	72,951,000	Treated

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	73,780	93.92 %
Residential - Multi-Family	0	0.00 %
Industrial	164	0.21 %
Commercial	4,131	5.26 %
Institutional	484	0.62 %
Agricultural	0	0.00 %
Total	78,559	100.00 %

2. Net number of new retail connections by water use category for the previous five years.

Year	Net Number of New Retail Connections						Total
	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	
2023	241	1,138	3	0	6	0	1,388
2022	520	2,254	0	322	6	0	3,102
2021	537	1,950	12	154	0	0	2,653
2020	241	1,861	0	19	0	0	2,121
2019	213	291	6	179	0	0	689

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Accounting Data

The previous five years' gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	5,530,790,000	0	554,832,000	1,481,266,000	393,310,000	0	7,960,198,000
2022	5,733,591,000	0	541,898,000	1,605,559,000	408,250,000	0	8,289,298,000
2021	4,997,303,000	0	523,515,000	1,334,928,000	318,633,000	0	7,174,379,000
2020	5,186,578,000	0	450,569,000	1,591,361,000	307,606,000	0	7,536,114,000
2019	4,961,968,000	0	607,178,000	1,693,930,000	400,818,000	0	7,663,894,000

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2023	74
2022	78
2021	68
2020	74
2019	71
Historic Average	73

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	536,207,000	555,795,000	517,437,000	488,990,000	555,707,000
February	475,566,000	456,623,000	420,634,000	454,480,000	442,758,000
March	456,392,000	471,193,000	498,656,000	416,915,000	416,317,000
April	516,171,000	557,856,000	525,346,000	473,997,000	481,042,000
May	558,188,000	578,079,000	532,291,000	529,694,000	510,027,000
June	627,883,000	706,476,000	522,738,000	604,877,000	546,573,000
July	746,873,000	937,642,000	667,229,000	846,205,000	621,216,000
August	916,902,000	1,077,929,000	742,664,000	883,028,000	821,268,000
September	1,119,882,000	985,332,000	817,728,000	859,864,000	985,823,000
October	753,774,000	780,595,000	750,985,000	673,606,000	835,840,000
November	703,135,000	665,937,000	615,743,000	666,424,000	702,817,000
December	554,692,000	533,122,000	570,592,000	579,983,000	498,947,000
Total	7,965,665,000	8,306,579,000	7,182,043,000	7,478,063,000	7,418,335,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2023	2,291,658,000	7,965,665,000
2022	2,722,047,000	8,306,579,000
2021	1,932,631,000	7,182,043,000
2020	2,334,110,000	7,478,063,000
2019	1,989,057,000	7,418,335,000
Average in Gallons	2,253,900,600.00	7,670,137,000.00

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	2,252,716,198	30	21.98 %
2022	1,938,867,331	26	18.87 %
2021	1,722,945,582	24	19.26 %
2020	1,441,773,286	20	15.81 %
2019	1,297,359,167	19	14.25 %
Average	1,730,732,313	24	18.03 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	21,823,739	24909326	1.1414
2022	22,757,750	29587467	1.3001
2021	19,676,830	21006858	1.0676
2020	20,487,843	25370760	1.2383
2019	20,324,205	21620184	1.0638

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	5,282,046,000	93.92 %	68.38 %
Residential - Multi-Family	0	0.00 %	0.00 %
Industrial	535,598,400	0.21 %	6.93 %
Commercial	1,541,408,800	5.26 %	19.95 %
Institutional	365,723,400	0.62 %	4.73 %
Agricultural	0	0.00 %	0.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day:

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0.00 %
Industrial			0	0.00 %
Commercial			0	0.00 %
Institutional			0	0.00 %
Agricultural			0	0.00 %
Total			0	100.00 %

3. Percentage of water serviced by the wastewater system: %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

5. Could treated wastewater be substituted for potable water?

Yes No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	0
Agricultural	
Discharge to surface water	
Evaporation Pond	
Other	
Total	0

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering and Utility Services

TITLE: Public Hearing and Ordinance Amending Chapter 26, Article VII “Emergency Water Use Plan” of the Code of Ordinances of the City of Grand Prairie

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

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.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Redline Article VII-Emergency Water Use Plan
- 2- WCA Utility Profile 2024

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING CHAPTER 26, ARTICLE VII “EMERGENCY WATER USE PLAN” OF THE CODE OF ORDINANCES OF THE CITY OF GRAND PRAIRIE; AMENDING CONFLICTING PROVISIONS; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE AND PUBLICATION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. That Chapter 26, Article VII “Emergency Water Use Plan” of the Code of Ordinances of the City of Grand Prairie, Texas is hereby amended and replaced, and shall read as follows:

ARTICLE VII. EMERGENCY WATER USE PLAN

Sec. 26-135. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them:

Gas well operations means the use of water from the public water system for the purposes of extraction of natural gas to include drilling, fracturing or site pond filling.

Person means any individual, partnership, co partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or any other legal entity, or their legal representatives, agents or assigns.

Plan means the emergency water use plan.

User means any person connected to the city's water system and includes owners and/or occupants of such premises.

Water means water taken from any city public water supply or distribution system.

Sec. 26-136. Plan adoption.

The purpose of this article is to establish the City of Grand Prairie's policy in the event of shortages or delivery limitations in the city's water supply, or in the case of equipment malfunctions or similar emergency situations. The Emergency Water Use Plan, as revised and dated July 5, 2005, is adopted and shall be incorporated herein as if fully set forth herein and enforceable as part of this article. As recommended by the Texas Water Development Board and the Texas Commission on Environmental Quality, the plan shall consist of escalating phases of water use restrictions that are based on appropriate triggering conditions developed by the city's engineering/utilities services department. The plan shall provide procedures for voluntary and mandatory actions to be placed into effect to temporarily reduce the demand placed upon the city's water supply system during a water shortage emergency. A copy of the plan hereby adopted shall be on file in the office of the city secretary.

Sec. 26-137. Applicability.

This article applies to all persons, premises, and retail and wholesale customers receiving water from the city's water system.

Sec. 26-138. Emergency order—Implementation.

The director of engineering/utilities services, upon determination by the utility operations manager that the conditions of a water emergency exist, shall advise the city manager. The city manager may order that the appropriate stage of emergency response, as detailed in the plan, be implemented. To initiate effective implementation of the plan, the order must be made by public announcement and published in a newspaper of general circulation in the city within twenty-four

(24) hours after such public announcement, which order then becomes immediately enforceable upon publication.

Sec. 26-139. Same—Duration; change; extension; termination.

The city manager shall inform the city council of the order as quickly as feasible. Upon the recommendation of the director of engineering/utilities services, the city manager may upgrade or change the stage of emergency in accordance with the appropriate triggering conditions. Any change in the stage of the order must be made in the same prescribed manner. The city manager may terminate the order when a determination has been made that the conditions creating the emergency no longer exist. The termination order shall be issued in the same manner as the initiation order.

Sec. 26-140. Review; modification.

It shall be the responsibility of the city's director of engineering/utilities services to periodically review the plan and make recommendations of any needed changes to the city manager. The city manager shall have the authority to approve and direct the incorporation of any needed changes to the plan.

Sec. 26-141. Enforcement authority.

The city manager shall have the authority to designate the enforcement authority for this article. The enforcement authority and other duly authorized employees of the city bearing proper credentials and identification are entitled to enter any public or private property at any reasonable time for the purposes of enforcing this article. Persons or occupants of premises who are users of the city's water system shall allow the city or their representative's ready access at all reasonable times to all parts of the premises for the purposes of inspection or in the performance of any of their duties. Where a user has security measures in force which would require proper identification and clearance before entry into their premises, the user shall make necessary arrangements with their security guards so that upon presentation of suitable identification, personnel from the city will be permitted to enter, without delay, for the purposes of performing their specific responsibilities.

Sec. 26-142. Notice of violation.

The city may serve a person or user in violation of this article with written notice stating the nature of the violation and providing a time limit for satisfactory compliance, this notice may be in the form of a door hanger.

Sec. 26-143. Continuing violation.

The city may order any person or user who remains in violation to show cause before the director of engineering/utilities services why enforcement action should not be taken. A notice shall be served on the user specifying the time and place of a hearing to be held by the director of engineering/utilities services regarding the violation, the reasons why the action is to be taken, the proposed enforcement action, and directing the user to show cause why the proposed enforcement action should not be taken. The notice of the hearing shall be served personally or by registered or

certified mail at least twenty-four (24) hours before the hearing. Service may be made on any agent or officer of a corporation.

Sec. 26-144. Penalty for violation.

- (a) A person or user who violates any provisions of this article is guilty of a misdemeanor and upon conviction, is punishable by a fine as provided in section 1-8 of the Code of Ordinances of the city, or any amendment thereto or renumbering thereof, for violations of public health, for each act of violation, and for each day of violation.
- (b) In addition to proceeding under the authority of subsection (a) of this section, the city is entitled to pursue all other criminal and civil remedies to which it is entitled under authority of statutes or other ordinances against a person for violations of this article.

Sec. 26-145. Water service termination.

In addition to other provisions contained in this chapter for water service termination, the city shall have the authority to terminate water service as provided below:

- (1) To make repairs and/or modifications necessary to protect the integrity of the water/wastewater system;
- (2) To abate a public nuisance dangerous to human health; and
- (3) To respond to a second violation of a phase three (3) or four (4) restriction, including, but not limited to, vehicle washing, landscape watering, or construction water use, restricted in the city's emergency water use plan when in effect, which use, in the opinion of the director of engineering/utilities services, threatens the integrity of the city's water system, indicates a conscious indifference to the emergency water use plan, and/or is dangerous to human health.

Sec. 26-146. Emergency relief.

Nothing within this article shall be construed to limit the authority of the mayor, the city council, or the city manager to seek emergency relief under the provisions of any state or federal disaster relief regulations.

Secs. 26-147—26-149. Reserved.

SECTION 2. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 3. Any person, firm, corporation, or other entity violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and shall upon conviction thereof be fined an amount as provided in section 1-8 of the Code of Ordinances for each offense. Each day any violation of this ordinance shall continue shall constitute a separate offense.

SECTION 4. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances.

SECTION 5. That this Ordinance shall be and become effective immediately upon and after its passage and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF APRIL 2024.

ARTICLE VII. EMERGENCY WATER USE PLAN¹

Sec. 26-135. Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them:

Gas well operations means the use of water from the public water system for the purposes of extraction of natural gas to include drilling, fracturing or site pond filling.

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Plan means the emergency water use plan.

User means any person connected to the city's water system and includes owners and/or occupants of such premises.

Water means water taken from any city public water supply or distribution system.

(Ord. No. 7220, § 1, 7-5-05; Ord. No. 9294-2011, § 1, 11-1-11)

Sec. 26-136. Plan adoption.

The purpose of this article is to establish the City of Grand Prairie's policy in the event of shortages or delivery limitations in the city's water supply, or in the case of equipment malfunctions or similar emergency situations. The Emergency Water Use Plan, as revised and dated July 5, 2005, is adopted and shall be incorporated herein as if fully set forth herein and enforceable as part of this article. As recommended by the Texas Water Development Board and the Texas Commission on Environmental Quality, the plan shall consist of escalating phases of water use restrictions that are based on appropriate triggering conditions developed by the city's public works engineering/utilities services department. The plan shall provide procedures for voluntary and mandatory actions to be placed into effect to temporarily reduce the demand placed upon the city's water supply system during a water shortage emergency. A copy of the plan hereby adopted shall be on file in the office of the city secretary.

(Ord. No. 7220, § 1, 7-5-05)

Sec. 26-137. Applicability.

This article applies to all persons, premises, and retail and wholesale customers receiving water from the city's water system.

¹Editor's note(s)—Ord. No. 7220, § 1, adopted July 5, 2005, amended Art. VII, §§ 26-135—26-146, in its entirety. Formerly, said article pertained to similar subject matter as enacted by Ord. No. 5629, § 1, adopted Aug. 6, 1996; as amended.

(Ord. No. 7220, § 1, 7-5-05)

Sec. 26-138. Emergency order—Implementation.

The ~~public works~~ director of engineering/utilities services, upon determination by the ~~water utilities~~ utility operations manager that the conditions of a water emergency exist, shall advise the city manager. The city manager may order that the appropriate stage of emergency response, as detailed in the plan, be implemented. To initiate effective implementation of the plan, the order must be made by public announcement and published in a newspaper of general circulation in the city within twenty-four (24) hours after such public announcement, which order then becomes immediately enforceable upon publication.

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- (b) In addition to proceeding under the authority of subsection (a) of this section, the city is entitled to pursue all other criminal and civil remedies to which it is entitled under authority of statutes or other ordinances against a person for violations of this article.

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(Ord. No. 7220, § 1, 7-5-05)

Sec. 26-146. Emergency relief.

Nothing within this article shall be construed to limit the authority of the mayor, the city council, or the city manager to seek emergency relief under the provisions of any state or federal disaster relief regulations.

(Ord. No. 7220, § 1, 7-5-05)

Secs. 26-147—26-149. Reserved.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: CITY OF GRAND PRAIRIE

Public Water Supply Identification Number (PWS ID): TX0570048

Certificate of Convenience and Necessity (CCN) Number: 10105

Surface Water Right ID Number:

Wastewater ID Number: 20019

Contact: First Name: Noreen Last Name: Housewright

Title: Director of Engineering/Utilities Services

Address: 300 W Main City: Grand Prairie State: TX

Zip Code: 75050 Zip+4: Email: nhousewright@gptx.org

Telephone Number: 9722378150 Date:

Is this person the designated Conservation Coordinator? Yes No

Coordinator: First Name: Sylvia Last Name: Salazar

Title: Education & Training Specialist

Address: 620 Small Hill St City: Grand Prairie Zip Code: 75050

Email: ssalazar@GPTX.org Telephone Number: 972-237-2042

Regional Water Planning Group: C

Groundwater Conservation District:

Our records indicate that you:

- Received financial assistance of \$500,000 or more from TWDB
- Have 3,300 or more retail connections
- Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 81

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Attached file(s):

File Name	File Description
GP_water_system_march_2024.pdf	

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2023	204,972	1,224	204,972
2022	202,646	912	202,646
2021	200,640	531	200,640
2020	195,200	0	195,200
2019	191,720	0	191,720

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	213,454	1,600	213,454
2040	235,786	1,800	235,786
2050	260,454	2,000	260,454
2060	286,499	2,200	286,499
2070	315,148	2,400	315,148

4. Described source(s)/method(s) for estimating current and projected populations.

Previous years has been 1%, used this to project future population with a moderate increase in Wholesale population.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	0	10,523,630,053	276,366,327	10,247,263,726	137
2022	0	10,369,219,973	94,506,316	10,274,713,657	139
2021	0	8,975,725,868	33,860,302	8,941,865,566	122
2020	0	9,234,144,724	116,086,432	9,118,058,292	128
2019	0	9,208,734,673	107,728,643	9,101,006,030	130
Historic Average	0	9,662,291,058	125,709,604	9,536,581,454	131

C. Water Supply System

1. Designed daily capacity of system in gallons
2. Storage Capacity
 - 2a. Elevated storage in gallons:
 - 2b. Ground storage in gallons:

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2025	203,094	27,698,460
2026	205,125	30,468,306
2027	207,176	30,772,989
2028	209,248	31,080,718
2029	211,340	31,391,525
2030	213,453	31,705,440
2031	215,587	32,022,494
2032	217,742	32,342,718
2033	219,919	32,666,145
2034	222,118	32,992,806

2. Description of source data and how projected water demands were determined.

Baseline was 2024 average water usage of 27,424,218, increased both population and water demand by 1%.

E. High Volume Customers

1. The annual water use for the five highest volume **RETAIL** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Bell Textron Plant 5	Industrial	131,361,000	Treated
Bigelow Colorado	Commercial	66,023,000	Treated
North Texas Healthcare Laundry	Industrial	52,181,000	Treated
Fresh Express	Industrial	49,354,000	Treated
Lockheed Site #07	Industrial	39,087,000	Treated

2. The annual water use for the five highest volume **WHOLESALE** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Ellis CO Fresh WTR Supply	Commercial	72,951,000	Treated

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	73,780	93.92 %
Residential - Multi-Family	0	0.00 %
Industrial	164	0.21 %
Commercial	4,131	5.26 %
Institutional	484	0.62 %
Agricultural	0	0.00 %
Total	78,559	100.00 %

2. Net number of new retail connections by water use category for the previous five years.

Year	Net Number of New Retail Connections						Total
	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	
2023	241	1,138	3	0	6	0	1,388
2022	520	2,254	0	322	6	0	3,102
2021	537	1,950	12	154	0	0	2,653
2020	241	1,861	0	19	0	0	2,121
2019	213	291	6	179	0	0	689

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Accounting Data

The previous five years' gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	5,530,790,000	0	554,832,000	1,481,266,000	393,310,000	0	7,960,198,000
2022	5,733,591,000	0	541,898,000	1,605,559,000	408,250,000	0	8,289,298,000
2021	4,997,303,000	0	523,515,000	1,334,928,000	318,633,000	0	7,174,379,000
2020	5,186,578,000	0	450,569,000	1,591,361,000	307,606,000	0	7,536,114,000
2019	4,961,968,000	0	607,178,000	1,693,930,000	400,818,000	0	7,663,894,000

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2023	74
2022	78
2021	68
2020	74
2019	71
Historic Average	73

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	536,207,000	555,795,000	517,437,000	488,990,000	555,707,000
February	475,566,000	456,623,000	420,634,000	454,480,000	442,758,000
March	456,392,000	471,193,000	498,656,000	416,915,000	416,317,000
April	516,171,000	557,856,000	525,346,000	473,997,000	481,042,000
May	558,188,000	578,079,000	532,291,000	529,694,000	510,027,000
June	627,883,000	706,476,000	522,738,000	604,877,000	546,573,000
July	746,873,000	937,642,000	667,229,000	846,205,000	621,216,000
August	916,902,000	1,077,929,000	742,664,000	883,028,000	821,268,000
September	1,119,882,000	985,332,000	817,728,000	859,864,000	985,823,000
October	753,774,000	780,595,000	750,985,000	673,606,000	835,840,000
November	703,135,000	665,937,000	615,743,000	666,424,000	702,817,000
December	554,692,000	533,122,000	570,592,000	579,983,000	498,947,000
Total	7,965,665,000	8,306,579,000	7,182,043,000	7,478,063,000	7,418,335,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2023	2,291,658,000	7,965,665,000
2022	2,722,047,000	8,306,579,000
2021	1,932,631,000	7,182,043,000
2020	2,334,110,000	7,478,063,000
2019	1,989,057,000	7,418,335,000
Average in Gallons	2,253,900,600.00	7,670,137,000.00

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	2,252,716,198	30	21.98 %
2022	1,938,867,331	26	18.87 %
2021	1,722,945,582	24	19.26 %
2020	1,441,773,286	20	15.81 %
2019	1,297,359,167	19	14.25 %
Average	1,730,732,313	24	18.03 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	21,823,739	24909326	1.1414
2022	22,757,750	29587467	1.3001
2021	19,676,830	21006858	1.0676
2020	20,487,843	25370760	1.2383
2019	20,324,205	21620184	1.0638

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	5,282,046,000	93.92 %	68.38 %
Residential - Multi-Family	0	0.00 %	0.00 %
Industrial	535,598,400	0.21 %	6.93 %
Commercial	1,541,408,800	5.26 %	19.95 %
Institutional	365,723,400	0.62 %	4.73 %
Agricultural	0	0.00 %	0.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day:

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0.00 %
Industrial			0	0.00 %
Commercial			0	0.00 %
Institutional			0	0.00 %
Agricultural			0	0.00 %
Total			0	100.00 %

3. Percentage of water serviced by the wastewater system: %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

5. Could treated wastewater be substituted for potable water?

Yes No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	0
Agricultural	
Discharge to surface water	
Evaporation Pond	
Other	
Total	0

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering and Utility Services

TITLE: Public Hearing and Ordinance Amending the Grand Prairie Water Conservation Plan

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

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.

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Water Conservation Plan 2024
- 2- Redline Water Conservation Plan
- 3- WCA Utility Profile 2024

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE GRAND PRAIRIE WATER CONSERVATION PLAN; AMENDING CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE UPON PASSAGE

WHEREAS, the City of Grand Prairie (“City”) has adopted a Water Conservation Plan that aims to conserve water supply provided to the community;

WHEREAS, this ordinance is adopted in compliance with 30 Tex. Admin. Code § 288.2, which requires the water conservation plan to be reviewed and updated, as appropriate, at least every five years; and

WHEREAS, prior to the adoption of this ordinance, a public hearing was held in order to provide opportunity for public input in the development of the drought contingency plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:

SECTION 1. That the Grand Prairie Water Conservation Plan is hereby amended and replaced with the attached Exhibit “A.”

SECTION 2. All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 3. That this Ordinance shall be and become effective immediately upon and after its passage and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16TH DAY OF APRIL 2024.

EXHIBIT 'A'

WATER CONSERVATION PLAN

1. Minimum Requirements

- A. Utility Profile**
- B. Targets and Goals**
- C. Implementation Schedule**
- D. Tracking implementation and effectiveness**
- E. Master Metering**
- F. Universal metering program**
- G. Automated Metering Infrastructure Program**
- H. Measures to determine and control water loss**
- I. Leak detection, repair and water loss accounting**
- J. Continuing Education Program**
- K. Rate Structure**
- L. Implementation and Enforcement**
 - 1. Water Conservation Ordinance & Resolution**
 - 2. Description of Enforcement Authority**
- M. Regional Planning Group documentation**
- N. Drought Contingency Plan**
 - 1. Water Conservation Plan Resolution**
 - 2. Water Conservation Ordinance**

2. Additional Conservation Strategies

UTILITY PROFILE

The City of Grand Prairie Water Utility System serves approximately 204,972 residents and has an area within the corporate limits of 81.10 square miles. In addition, there are 18.47 square miles of extra-territorial jurisdiction, not currently being served but expected to develop within the next several years and will be served with water and wastewater by the city. The number of connections is 78,813 including some 28,457 “extra units”, most of which are apartment units. Average annual water usage in 2023 was 27.6 MGD with a peak usage of 47.2 MGD.

The geography and general layout of the city has important impacts upon the utility. The long linear configuration of the city (encompassing 28 miles north to south and ranging from 2 miles to over 8 miles wide from east to west and divided in the approximate center by Joe Pool Lake) presents difficulties in providing and maintaining the utility infrastructure. For this reason, the city is divided into two service areas, the North Sector, in Dallas and Tarrant Counties is north of and encompassing the lake area. The South Sector is south of the lake, with some corporate boundaries in Ellis County and ETJ in Ellis and Johnson counties.

The City of Grand Prairie has multiple water connections for regular supply. Water supply sources include two connections to the City of Dallas (Capacity = 38.8 MGD), one to the City of Fort Worth (Capacity = 2.5 MGD), one to the City of Midlothian (Capacity = 2.0 MGD), one to City of Mansfield (Capacity = 12 MGD), and three (3) Trinity wells (Estimated Capacity = 3 MGD) for emergency use.

A wholesale treated water contract with the city of Midlothian will serve developing subdivisions in the extreme southern and eastern limits of the City and extra territorial jurisdiction (ETJ). These contracts will provide 2 MGD to the portion of the City south of Joe Pool Lake.

A wholesale treated water contract with the City of Mansfield will supply up to 6 MGD to the southern and western portions of the City and ETJ. This contract will at some future date also provide an additional 6 MGD treated water to the adjacent Johnson County Special Utility District (JCSUD) on a wholesale basis through a Grand Prairie pipeline.

A wholesale water Contract with the City of Arlington is in place for emergency use.

Wastewater treatment is provided by two plants, owned and operated by the Trinity River Authority (TRA). The Northern portion of the city is served by the TRA Central Wastewater Treatment Plant while the Southern area is served by the TRA Mountain Creek Facility.

WATER CONSERVATION TARGETS AND GOALS

The Texas Water Conservation Task Force recommended achieving 140 GPCD or less gallons per capita per year. As the report acknowledges, such a “one size fits all” does not

take into account the various demographics and variability of distribution systems. However, Grand Prairie has achieved this goal as noted below with an average annual 129 GPCD over the last 5 years despite significant population growth.

There are several important factors to be considered in the City of Grand Prairie for setting water conservation goals. These include, but are not necessarily limited to, impacts on revenue, customer convenience, and especially water quality.

Revenue:

The impact of revenue includes not only the impact of reduced water usage but the continuation of the “Take or Pay” elements of the wholesale water contracts, impacting some 75% of the cost of water. Such changes are expected to continue regardless of reductions in water usage. While growth may offset some of this impact, it is nevertheless a valid concern and we expect that the impact on revenue will be negative, resulting in some off setting rate increases. However, the larger concern over the general availability of water must not be lost over the question of increased rates that will likely result from effective conservation efforts.

Customer Convenience & Acceptance:

The issue of customer convenience is one of gaining customer acceptance and is mitigated with the proliferation of automatic irrigation systems. We expect that when conservation and accompanying public education programs are applied statewide, customers will adapt to any added inconvenience. However, issues associated with water quality issues, discussed below, will have an impact on the willingness of the customer to accept mandated conservation measures.

Water Quality:

Of greatest concern to the City is the impact on water quality. We have demonstrated that lowered water consumption coupled with warm water temperatures may cause excessive bacterial growth resulting in water quality violations. In the case of Grand Prairie, this is exacerbated by the distance from the water treatment plants, resulting in high water age. This water quality has been improved with the implementation of upgraded treatment processes by Dallas. Dallas also rehabbed their transmission line that supplies our north entry point in 2022, and this new transmission line has significantly decreased the water age and improved the water quality. Since the activation of the connections from Midlothian and Mansfield, we have experienced an increase in water quality in the southern parts of Grand Prairie. In addition to these improvements, we have built the South Sector Pump Station to move and improve water going to the new development in the southern sector.

One of the remedies we have available is unidirectional flushing of the system to displace aged water and increase chloramine residuals. Unidirectional flushing, which is a program designed to displace aged water while minimizing water waste, nevertheless has negatively impacted the City’s ongoing water conservation program. Customers, who would otherwise be conscientious about water conservation have difficulty understanding why they are restricted from watering while fire hydrants are being flushed “wasting” thousands and in some cases millions of gallons of water. We

have explanations of why we are flushing fire hydrants on our City website and in our annual Water Quality Reports. The other remedy we have is chlorination boosting stations. We have added and are continuing to add additional chlorination boosting stations to help raise and stabilize disinfectant residuals.

History:

Municipal Water Demand

The City of Grand Prairie has had an on-going water conservation program for several years which we believe has been effective in controlling the per capita usage that inevitably comes with the relatively high growth rates of the City and associated demands of new lawn and landscape installations. The city continues to maintain relative per capita usage as reported in the previous five years despite recognizing significant growth. In 2014 – 2018 the GPCD were 129, 126, 133, 130, and 134 respectively. The table below shows data from 2019 through 2023.

TABLE 1. Municipal Water Demand 2019-2023

<u>Year</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
<u>Peak GPCD</u>	<u>210 GPD</u>	<u>203 GPD</u>	<u>175 GPD</u>	<u>218 GPD</u>	<u>230 GPD</u>
<u>Annual Average GPCD</u>	<u>132</u>	<u>129</u>	<u>119</u>	<u>132</u>	<u>134</u>
<u>Peak Day (MGD)</u>	<u>40.2 MGD</u>	<u>39.3 MGD</u>	<u>35.2 MGD</u>	<u>44.2 MGD</u>	<u>47.2 MGD</u>
<u>Average Day (MGD)</u>	<u>25.2 MGD</u>	<u>24.9 MGD</u>	<u>23.8 MGD</u>	<u>26.7 MGD</u>	<u>27.4 MGD</u>
<u>Peaking Factor</u>	<u>1.60</u>	<u>1.58</u>	<u>1.48</u>	<u>1.66</u>	<u>1.72</u>

Whereas many water conservation programs focus only on water supply, we believe that the water quality issues coupled with an already relatively low per capita water use creates a situation wherein we must carefully manage water demands paying close attention to water quality issues as well as supply.

Municipal v. Unaccounted for Water Loss:

Municipal Water Use is calculated by taking the difference in total water usage and subtracting unmetered water used for various municipal purposes such as fire fighting, street cleaning, sanitary sewer flushing and most significantly water system flushing for water quality purposes.

Unaccounted for water is the difference in the Municipal Use plus unmetered use and total water use. Unaccounted for water is assumed to be due to leaks, thefts and meter inaccuracies.

TABLE 2

Year	Total Water Use	Total Billed	Unmetered Water Use	Unaccounted* for Usage	Percent Unaccounted*
2019	9,221,591,165	7,418,335,000	398,931,809	1,404,324,356	15.23%
2020	9,089,759,969	7,478,063,000	331,382,500	1,280,314,469	14.09%
2021	8,716,928,650	7,182,043,000	203,076,691	1,331,808,959	15.28%
2022	9,767,278,621	8,306,579,000	151,382,471	1,309,317,150	13.41%
2023	10,009,839,749	7,965,665,000	318,461,801	1,725,712,948	17.24%

Specific Targets:

The specific goals below are based on a 1% reduction in each 5-year period. While this is a more conservative number than recommended by the State's Water Conservation Task Force, we believe it is realistic since we have had a conservation program in place for many years and have effectively kept the per capita usage stable, even as the city was experiencing growth.

TABLE 3

	Historic 5 Year Average	Baseline	5-Year Goal for Year <u>2029</u>	10-Year Goal for Year <u>2034</u>
Total GPCD ¹	130	138.00	131.31	124.93
Residential GPCD ²	72.69	75.35	71.70	68.22
Water Loss (GPCD) ³	20.31	4.34	4.12	3.92
Water Loss (Percentage) ⁴	15.49%	3.14%	3.13%	3.14%

¹ Total GPCD = (Total Gallons in System/Permanent Population)/365

² Residential GPCD = (Gallons Used for Residential Use/Residential Population)/365

³ Water Loss GPCD = (Total Water Loss/Permanent Population)/365

⁴ Water Loss Percentage = (Total Water Loss/Total Gallons in System) *100; or (Water Loss GPCD/Total GPCD) *100

IMPLEMENTATION PLAN SCHEDULE:

The implementation plan is already in place. The following indicates the existing elements as well as planned dates for future implementation:

Public Education	Implemented
Conservation Pricing	Implemented
Universal Metering	Implemented
Moisture and Freeze Sensors	
A. Commercial, residential	
And governmental	Implemented
B. Residential	Implemented
Wind Sensors	
A. Residential (new)	Implemented
Landscape Ordinance (incl, Conservation)	Implemented
Xeriscape of City Facilities	Implemented
Year round 6PM-10AM Irrigation	Implemented
Rainwater Harvesting	Implemented
Impervious Service Prohibition	Implemented
Comprehensive Leak Detection	Implemented
Automated Metering Infrastructure Program	Implemented
H2Know Outreach Program	Implemented

The above will be evaluated annually for effectiveness with changes proposed as needed to achieve specified goals.

TRACKING IMPLEMENTATION AND EFFECTIVENESS:

The AGPCD will be tracked annually, and the implementation plan adjusted with modifications to existing and proposed measures as well as consideration of imposition of new measures if necessary. Reductions of AGPCD assume normal weather conditions and changes to the plan will be based on effectiveness during a normal weather period. Therefore, if during any one year having a normal weather pattern, AGPCD is not reduced by at least 1% modification to the plan will be considered.

MASTER METER TO MEASURE AND ACCOUNT FOR THE AMOUNT OF WATER DIVERTED FROM THE SOURCES OF SUPPLY:

Currently, sources of Supply are Dallas (85%), Fort Worth (7%), Midlothian (6%) and Mansfield (2%). Each of these sources is metered with accuracy tested each year.

PROGRAM OF UNIVERSAL METERING; TESTING, REPAIR AND REPLACEMENT:

The city requires all connections to be metered, including public uses except for firefighting and the unidirectional system flushing program. Neither of these programs will allow for the restrictions imposed by a meter. In the case of firefighting, the time to set up metering and the flow restriction imposed by such is not acceptable. In the case of the unidirectional flushing program, we are trying to achieve maximum velocity on the water stream to create a “scrubbing” effect on the pipe walls making metering impractical. However, a pitot tube is used to measure the flow rate and that is multiplied times the time of flow to estimate usage.

AUTOMATED METERING INFRASTRUCTURE PROGRAM:

The city implemented an Automated Metering Infrastructure Program that replaced all older meters in the system and upgraded all other meters to remote read as well as provide hourly meter readings. This has improved metering accuracy while enabling customers to track their water usage and detect water leaks. H2Know is our outreach program that allows customers direct access to their water data where they can set up leak alerts, high usage alerts, and goals.

MEASURES TO DETERMINE AND CONTROL WATER LOSS:

Periodic visual inspections of critical pipeline routes are routine.

Comparisons of water purchased/produced versus that sold (or otherwise accounted for) are done monthly.

Public Education programs make customers more aware of wasted water and prompt reporting is the norm.

LEAK DETECTION, REPAIR AND WATER LOSS ACCOUNTING PROGRAM:

Leak detection utilizing correlation equipment is performed periodically on a routine basis and particularly where suspected leaks are not apparent at the surface or are difficult to locate. Repairs are, of course, done as soon as the leak is discovered.

PUBLIC EDUCATION AND INFORMATION:

The city employs a full-time person in the water utility to provide employee training and public education.

Features of the Public Education Program on water conservation include:

1. #WaterSmartWednesday on social media (Facebook, Instagram, & X); share water conservation information.

2. Informational booths with distribution of Water Conservation literature and give-away items at community events to include various devices such as rain gauges, water bottles, moisture meters, hose timers, toilet flapper replacements, toilet leak dye tabs, pencils, and pens. .
3. Web site information – City Website and WFAA-TV Website.
4. Participate in water conservation website campaigns such as Holiday FOG (fats, oils, grease) Funnel Giveaway, A Day Without Water, National Mayor’s Challenge for Water Conservation.
5. Rain barrel classes for rainwater harvesting 2-3 times per year.
6. Water Smart landscaping classes at least 6-8 times per year and an annual native & adaptive plant tour at Water Utility Operations Building
7. Newspaper ads featuring water conservation information during summer months.
8. Local Cable TV programming year-round (GPTV)
9. Speaker’s Bureau for local clubs and other organizations/cities, such as WENNT (Water Efficiency Network of North Texas).
10. H2Know Outreach Program

WATER RATE STRUCTURE:

The city utilizes a tiered “inverted” rate structure for residential use. Industrial, Commercial, Governmental, and Multi-Family uses are competitively priced but not tiered. Tiered rates are difficult due to the differences in the water demands for different types of businesses. However, future considerations include requiring the use of native and adaptive plants (xeriscape) in commercial, industrial and governmental landscape plans.

The water rate is based on an annual cost of service study with adjustments made to the tiers to encourage water conservation (the following effective Oct. 1, 2023; subject to annual change).

<u>WATER</u>	<u>RATE</u>
<u>RESIDENTIAL</u>	<u>PER 1,000</u>
<u>GALLONS</u>	<u>GALLONS</u>
0 – 3,000 Total Usage	\$0.12
<u>When total usage is more than 3,000 Gallons</u>	
0 – 10,000 Gallons	\$4.50
11 – 20,000 Gallons	\$6.00
21 – 30,000 Gallons	\$9.13
Over 30,000 Gallons	\$11.41
 COMMERCIAL	 \$5.66
INDUSTRIAL	\$5.66

GOVERNMENTAL	\$4.77
Multi-Family	\$5.66
FIRE HYDRANTS	\$10.63

WATER MINIMUMS BASED ON METER SIZE

5/8" METER	\$17.72
1" METER	\$22.80
1 1/4" METER	\$27.26
1 1/2 " METER	\$29.60
2" METER	\$51.45
3" METER	\$159.49
4" METER	\$197.71
6" METER	\$296.42
8" METER	\$412.56
10" METER	\$430.44
12" METER	\$452.90
Extra Units	\$2.69
Multi-Family Add's Units	\$17.72

MEANS OF ENFORCEMENT:

Copies of the Water Rate Ordinance and Resolution adopting the Water Conservation Plan are attached.

Authority to enforce the plan is by virtue of the Code Compliance powers of the City.

REGIONAL PLANNING GROUP NOTIFICATION:

A copy of this plan along with appropriate ordinances and resolutions has been transmitted to the Region C Water Planning Group as evidenced by the letter attached hereto.

DROUGHT CONTINGENCY PLAN:

The latest version of the City's Drought Contingency Plan, aka "Emergency Water Use Plan" is provided herewith. It has been developed following guidelines of the Texas Water Development Board.

ADDITIONAL WATER CONSERVATION STRATEGIES:

The city has, when needed, utilized pressure control during peak usage times to reduce the amount of water usage and preserve storage. This remains an option.

EXHIBIT 'A'
WATER CONSERVATION PLAN

1. Minimum Requirements

- A. Utility Profile ~~—TWBD Form 1965 enclosed~~**
- A. [Redacted]**
- B. Targets and Goals**
- C. Implementation Schedule**
- D. Tracking implementation and effectiveness**
- E. Master Metering**
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2. Additional Conservation Strategies

UTILITY PROFILE (Form 1965 Enclosed)

The City of Grand Prairie ~~water utility system~~ Water Utility System serves approximately ~~189,430~~204,972 residents and ~~having~~ has an area within the corporate limits of 81.10 square miles. In addition, there ~~is~~ are 18.47 square miles of extra-territorial jurisdiction, not currently being served but expected to develop within the next several years and will be served with water and wastewater by the City. The number of connections is ~~69,121~~78,813 including some ~~18,762~~28,457 “extra units”, most of which are apartment units. Average annual water usage in ~~2018~~2023 was ~~2627.6~~ MGD with a peak usage of ~~4047.2~~ MGD.

The geography and general layout of the city has important impacts upon the utility. The long linear configuration of the City (encompassing 28 miles north to south and ranging from 2 miles to over 8 miles wide from east to west; and divided in the approximate center by Joe Pool Lake) presents difficulties in providing and ~~maintenance of~~ maintaining the utility infrastructure. For this reason, the city is divided into two service areas, the North Sector, in Dallas and Tarrant Counties is north of and encompassing the lake area. The South Sector is south of the lake, with some corporate boundaries in Ellis ~~county~~ County and ETJ in Ellis and Johnson counties.

The City of Grand Prairie has multiple water connections for regular supply. Water supply sources include ~~three~~two connections to the City of Dallas (Capacity = ~~approx. 333~~38.8 MGD), one to the City of Fort Worth (Capacity = 2.5 MGD), one to the City of Midlothian (Capacity = 2.0 MGD), ~~one to City of Mansfield (Capacity = 12 MGD), and seven (7) three (3) Trinity wells (Estimated Capacity = 63 MGD) for emergency use.~~

A wholesale treated water contract with the city of Midlothian will serve developing subdivisions in the extreme southern and eastern limits of the City and extra territorial jurisdiction (ETJ). These contracts will provide ~~at least 6.52~~ MGD to the portion of the City south of Joe Pool Lake.

A wholesale treated water contract with the City of Mansfield ~~is pending that~~ will supply up to 6 MGD to the southern and western portions of the City and ETJ. This contract will at some future date also provide an additional 6 MGD treated water to the adjacent Johnson County Special Utility District (JCSUD) on a wholesale basis through a Grand Prairie pipeline.

A wholesale water Contract with the City of Arlington ~~will provide up to 4.0 MGD accommodating future growth in the Northern Sector, is in place for emergency use.~~

Wastewater treatment is provided by two plants, owned and operated by the Trinity River Authority (TRA). The Northern portion of the City is served by the TRA Central Wastewater Treatment Plant. ~~While while~~ the Southern area is ~~currently undeveloped, it will be~~ served by the TRA Mountain Creek Facility.

WATER CONSERVATION TARGETS AND GOALS

*Exhibit 'A', ~~2019~~2024 Water Conservation Plan
Page 2 of 11*

The Texas Water Conservation Task Force recommended achieving 140 GPCD or less gallons per capita per year. As the report acknowledges, such a “one size fits all” does not take into account the various demographics and variability of distribution systems. However, Grand Prairie has achieved this goal as noted below with an average annual 129 GPCD over the last 5 years ~~in spite of despite~~ significant population growth.

There are several important factors to be considered in the City of Grand Prairie for setting water conservation goals. These include, but are not necessarily limited to, impacts on revenue, customer convenience, and especially water quality.

Revenue:

The impact of revenue includes not only the impact of reduced water usage but the continuation of the “Take or Pay” elements of the wholesale water contracts, impacting some 6875% of the cost of water. Such ~~charges changes~~ are expected to continue regardless of reductions in water usage. While growth may offset some of this impact, it is nevertheless a valid concern and we expect that the impact on revenue will be negative, resulting in some off setting rate increases. However, the larger concern over the general availability of water must not be lost over the question of increased rates that will likely result from effective conservation efforts.

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~~Of greatest concern to the City is the impact on water quality.- We have demonstrated that lowered water consumption coupled with warm water temperatures may cause excessive bacterial growth resulting in water quality violations. In the case of Grand Prairie, this is exacerbated by the distance from the water treatment plants, resulting in high water age as well as the Dallas treatment process. While these issues are being addressed by Grand Prairie and Dallas, they are expected to cause some. This water quality issues until the has been improved with the implementation of upgraded treatment processes in Dallas is upgraded. Dallas has made significant progress in this area and has completed improvements to- by Dallas. Dallas also rehabbed their treatment process in 2016, adding biologically active filtration to reduce assumable organic molecules transmission line that spur bacterial growth supplies our north entry point in 2022, and this new transmission line has significantly decreased the water age and improved the water quality. Since the activation of- the connections from Midlothian connection and Mansfield, we have experienced an increase in water quality in the southern parts of Grand Prairie. In addition to these~~

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~~The~~One of the remedies we have available ~~at this time are~~is unidirectional flushing of the system to displace aged water and ~~increased~~increase chloramine residuals. Unidirectional flushing, which is a program designed to displace aged water while minimizing water waste, nevertheless has negatively impacted the City’s ongoing water conservation program. Customers, who would otherwise be conscientious about water conservation have difficulty understanding why they are restricted from watering while fire hydrants are being flushed “wasting” thousands and in some cases millions of gallons of water. ~~We have explanations of why we are flushing fire hydrants on our City website and in our annual Water Quality Reports.~~ The other remedy we have is chlorination boosting stations. We have added and are continuing to add additional chlorination boosting stations to help raise and stabilize disinfectant residuals.

History:

Municipal Water Demand

The City of Grand Prairie has had an on-going water conservation program for ~~a number of several~~ years which we believe has been effective in controlling the per capita usage that inevitably comes with the relatively high growth rates of the City and associated demands of new lawn and landscape installations. ~~It should be pointed out that the table below shows significant reductions from the plan submitted 5 years ago (2014) where~~The city continues to maintain relative per capita figures for usage as reported in the previous five years despite recognizing significant growth. In 2014 – 2018 the GPCD were ~~125 GPCD, 136 GPCD, 151 GPCD, 136 GPCD~~129, 126, 133, 130, and ~~126 GPCD~~126 GPCD for 2009 through 2013~~134~~ respectively. The table below shows data from 2019 through 2023.

TABLE 1. Municipal Water Demand ~~2014-2018~~2019-2023

<u>Year</u>	2014 2019	2015 2020	2016 2021	2017 2022	2018 2023
<u>Peak GPCD</u>	38 MGD 210 GPD	40 MGD 203 GPD	39 MGD 175 GPD	39 MGD 218 GPD	40 MGD 230 GPD
<u>Annual Average GPCD</u>	129 132	126 129	133 119	130 132	134
<u>Peak Day (MGD)</u>	37.7 40.2 MGD	40.2 39.3 MGD	42.4 35.2 MGD	36.3 44.2 MGD	39.9 47.2 MGD

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<u>Average Day (MGD)</u>	<u>22,925.2</u> <u>MGD</u>	<u>23,124.9</u> <u>MGD</u>	<u>24,523.8</u> <u>MGD</u>	<u>25,626.7</u> <u>MGD</u>	<u>26,927.4</u> <u>MGD</u>
<u>Peaking Factor</u>	<u>1.6560</u>	<u>1.7458</u>	<u>1.7348</u>	<u>1.4266</u>	<u>1.5372</u>

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Whereas many water conservation programs focus only on water supply, we believe that the water quality issues coupled with an already relatively low per capita water use creates a situation wherein we ~~have to~~ must carefully manage water demands paying close attention to water quality issues as well as supply.

Municipal v. Unaccounted for Water Loss:

Municipal Water Use is calculated by taking the difference in total water usage and subtracting unmetered water used for various municipal purposes such as fire fighting, street cleaning, sanitary sewer flushing and most significantly water system flushing for water quality purposes.

Unaccounted for water is ~~then~~ the difference in the Municipal Use plus unmetered use and total water use. Unaccounted for water is assumed to be due to leaks, thefts and meter inaccuracies.

TABLE 2

Year	Total Water Use	Total Billed	Unmetered Water Use	Unaccounted* for Usage	Percent Unaccounted*
<u>20142</u> <u>019</u>	<u>8,549,231,0569,22</u> <u>1,591,165</u>	<u>6,811,2957,41</u> <u>8,335,000</u>	<u>242,393,57398,</u> <u>931.809</u>	<u>1,495,542,29940</u> <u>4,324,356</u>	<u>17.4915,</u> <u>23%</u>
<u>20152</u> <u>020</u>	<u>8,491,613,6999,08</u> <u>9,759,969</u>	<u>7,299,826478,</u> <u>063,000</u>	<u>343,488,13133</u> <u>1,382,500</u>	<u>848,299,5681,28</u> <u>0,314,469</u>	<u>9.9814.0</u> <u>9%</u>
<u>20162</u> <u>021</u>	<u>9,075,231,9978,71</u> <u>6,928,650</u>	<u>7,348,863182,</u> <u>043,000</u>	<u>371,095,30820</u> <u>3,076,691</u>	<u>1,355,273,68933</u> <u>1,808,959</u>	<u>14.9315,</u> <u>28%</u>
<u>20172</u> <u>022</u>	<u>9,179,069,685767,</u> <u>278,621</u>	<u>7,196,9408,30</u> <u>6,579,000</u>	<u>295,369,22415</u> <u>1,382,471</u>	<u>1,686,760,46130</u> <u>9,317,150</u>	<u>18.3713,</u> <u>41%</u>
<u>20182</u> <u>023</u>	<u>9,252,281,74210,0</u> <u>09,839,749,</u>	<u>7,429,429965,</u> <u>665,000,</u>	<u>279,137,42431</u> <u>8,461,801,</u>	<u>1,543,715,31872</u> <u>5,712,948,</u>	<u>16.6817,</u> <u>24%</u>

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Specific Targets:

The specific goals below are based on a 1% reduction in each 5-year period. While this is a more conservative number than recommended by the State’s Water Conservation Task Force, we believe it is realistic since we have had a conservation program in place for many years and have effectively kept the per capita usage stable, even as the city was experiencing growth.

~~However, while focusing on these goals, we realistically have to account for water quality flushing which will be dependent upon changes in the Dallas treatment process to mitigate the impact of water age. Since Dallas has improved the treatment process water quality has improved at the North delivery point.~~

TABLE 3

	Historic 5 year		Baseline	2024	5-Year Goal	10-Year Goal for
	Avg Year Average			Estimate	for Year 2029	Year 2034
Total GPCD ¹	130	141	138.00	140	131.31	124.93
	2014	2015	2016	2017	2018	
Residential GPCD ²	72.68	69	74.88	75.35	72.79	71.70
Water Loss (GPCD) ³	22.61	12.53	20.11	31	23.98	4.34
Water Loss % (Percentage) ⁴	1715.49%	9.98	3.14	93%	18.37	3.13%

IMPLEMENTATION PLAN SCHEDULE:

The implementation plan is already in place. The following indicates the existing elements as well as planned dates for future implementation:

- Public Education Implemented
- Conservation Pricing Implemented
- Universal Metering Implemented
- Moisture and Freeze Sensors
 - A. Commercial, residential
 - And governmental Implemented
 - B. Residential Implemented
- Wind Sensors
 - A. Residential (new) Implemented
- Landscape Ordinance (incl, Conservation) Implemented
- Xeriscape of City Facilities Implemented
- ~~April-Oct~~ Year round 6PM-10AM Irrigation Implemented
- Rainwater Harvesting Implemented
- Impervious Service Prohibition Implemented
- Comprehensive Leak Detection Implemented
- Automated Metering Infrastructure Program ~~2019~~ Implemented

¹ Total GPCD = (Total Gallons in System/Permanent Population)/365
² Residential GPCD = (Gallons Used for Residential Use/Residential Population)/365
³ Water Loss GPCD = (Total Water Loss/Permanent Population)/365
⁴ Water Loss Percentage = (Total Water Loss/Total Gallons in System) *100; or (Water Loss GPCD/Total GPCD) *100

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H2Know Outreach Program 2019 Implemented

~~All of the~~The above will be evaluated annually for effectiveness with changes proposed as needed to achieve specified goals.

TRACKING IMPLEMENTATION AND EFFECTIVENESS:

The AGPCD will be tracked annually, and the implementation plan adjusted with modifications to existing and proposed measures as well as consideration of imposition of new measures if necessary. Reductions of AGPCD assume normal weather conditions and changes to the plan will be based on effectiveness during a normal weather period. Therefore, if during any one year having a normal weather pattern, AGPCD is not reduced by at least 1% modification to the plan will be considered.

MASTER METER TO MEASURE AND ACCOUNT FOR THE AMOUNT OF WATER DIVERTED FROM THE SOURCES OF SUPPLY:

Currently, sources of Supply are Dallas (~~89.585%~~), Fort Worth (~~6.6%~~, ~~and 7%~~), Midlothian (~~3.96%~~) and Mansfield (2%). Each of these sources is metered with accuracy tested each year.

PROGRAM OF UNIVERSAL METERING; TESTING, REPAIR AND REPLACEMENT:

The ~~City~~city requires all connections to be metered, including public uses except for firefighting and the unidirectional system flushing program. Neither of these programs will allow for the restrictions imposed by a meter. In the case of firefighting, the time to set up metering and the flow restriction imposed by such is not acceptable. In the case of the unidirectional flushing program, we are trying to achieve maximum velocity on the water stream to create a “scrubbing” effect on the pipe walls making metering impractical. However, a pitot tube is used to measure the flow rate and that is multiplied times the time of flow to estimate usage.

AUTOMATED METERING INFRASTRUCTURE PROGRAM:

The ~~City~~city implemented an Automated Metering Infrastructure Program that ~~will replace~~replaced all older meters in the system and ~~upgrade~~upgraded all ~~other~~ meters to remote read as well as provide hourly meter ~~reading~~readings. This ~~should improve~~has improved metering accuracy ~~as well as help customer’s while enabling customers to track their water usage~~ and ~~control water usage as well as~~detect ~~water~~leaks. H2Know is our outreach program that ~~is designed to allow the customers that ability to track and monitor their water usage. It also enables the~~allows customers ~~direct access to create their water usage and water data where they can set up leak~~ ~~notifications~~alerts, high usage alerts, and goals.

MEASURES TO DETERMINE AND CONTROL WATER LOSS:

*Exhibit ‘A’, 20192024 Water Conservation Plan
Page 8 of 11*

Periodic visual inspections of critical pipeline routes are routine.

Comparisons of water purchased/produced versus that sold (or otherwise accounted for) are done monthly.

Public Education ~~program is making~~programs make customers more aware of wasted water and prompt reporting is the norm.

LEAK DETECTION, REPAIR AND WATER LOSS ACCOUNTING PROGRAM:

Leak detection utilizing correlation equipment is performed periodically on a routine basis and ~~in particular~~particularly where suspected leaks are not apparent at the surface or are difficult to locate. Repairs are, of course, done as soon as the leak is discovered.

PUBLIC EDUCATION AND INFORMATION:

The city employs a full-time person in the water utility to provide employee training and public education.

Features of the Public Education Program on water conservation include:

1. #WaterSmartWednesday on social media (Facebook ~~& Twitter, Instagram, & X~~); share water conservation information.
2. Informational booths with distribution of Water Conservation literature and give-away items at community events to include various devices such as rain gauges, water bottles, ~~water conservation comic books, moisture meters, hose timers, toilet flapper replacements, toilet leak dye tabs,~~ pencils, and pens.
3. Web site information – City Website and WFAA-TV Website.
4. Participate in water conservation website campaigns such as Holiday FOG (fats, oils, grease) Funnel Giveaway, A Day Without Water, National Mayor’s Challenge for Water Conservation.
- ~~5. Annual Green Prairie University, collaboration with Parks & Environmental Services offering residents a unique experience by presenting water conservation, xeriscaping, and composting.~~
- ~~6-5.~~ Rain barrel classes for rainwater harvesting, 2-3 times per year.
- ~~7-6.~~ Wise water use Water Smart landscaping classes at least ~~once~~6-8 times per year ~~and an annual native & adaptive plant tour at Water Utility Operations Building~~
- ~~8-7.~~ Newspaper ads featuring water conservation information during summer months.
- ~~9-8.~~ Local Cable TV programming year-round (GPTV)
- ~~10-9.~~ Speaker’s Bureau for local clubs and other organizations ~~cities, such as WENNT (Water Efficiency Network of North Texas).~~
- ~~11-10.~~ H2Know Outreach Program

WATER RATE STRUCTURE:

*Exhibit ‘A’, ~~2019~~2024 Water Conservation Plan
Page 9 of 11*

The ~~City~~ utilizes a tiered “inverted” rate structure for residential use. Industrial, Commercial ~~and~~, Governmental, ~~and~~ Multi-Family uses are competitively priced but not tiered. Tiered rates are difficult due to the differences in the water demands for different types of businesses. However, future considerations include requiring the use of native and adaptive plants (xeriscape) in commercial, industrial and governmental landscape plans.

The water rate is based on an annual cost of service study with adjustments made to the tiers to encourage water conservation (the following effective Oct. 1, ~~2017~~2023; subject to annual change).

	<u>RATE PER 1,000</u> <u>GALLONS</u>
WATER	
RESIDENTIAL	
TOTAL USAGE: 0 – 3,000 GALLONS OR LESS	\$0.12
MORE THAN 3,000 GALLONS UP TO 20,000 GALLONS	<u>3.87</u>
0 – 10,000 Gallons	<u>\$4.50</u>
AFTER FIRST 10,000 GALLONS EACH ADDITIONAL 1,000 GALLONS	<u>\$6.93</u>
21 – 30,000 Gallons	<u>\$9.13</u>
Over 30,000 Gallons	<u>\$11.41</u>
COMMERCIAL	4.31 <u>\$5.66</u>
INDUSTRIAL	4.31 <u>\$5.66</u>
GOVERNMENTAL	3.62 <u>\$4.77</u>
Multi-Family	<u>\$5.66</u>
FIRE HYDRANTS	8.07 <u>\$10.63</u>

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WATER MINIMUMS BASED ON METER SIZE

5/8" METER	14.18 <u>\$17.72</u>
1" METER	18.25 <u>\$22.80</u>
1 1/4" METER	21.83 <u>\$27.26</u>
1 1/2 " METER	23.70 <u>\$29.60</u>
2" METER	39.02 <u>\$51.45</u>
3" METER	121.00 <u>\$159.49</u>
4" METER	150.01 <u>\$197.71</u>
6" METER	224.90 <u>\$296.42</u>

8" METER	313.01 <u>\$412.56</u>
10" METER	326.58 <u>\$430.44</u>
12" METER	343.64 <u>\$452.90</u>
Extra Units	\$2.35 <u>\$69</u>
<u>Multi-Family Add's Units</u>	<u>\$17.72</u>

MEANS OF ENFORCEMENT:

Copies of the Water Rate Ordinance and Resolution adopting the Water Conservation Plan are attached.

Authority to enforce the plan is by virtue of the ~~police~~Code Compliance powers of the City.

REGIONAL PLANNING GROUP NOTIFICATION:

A copy of this plan along with appropriate ordinances and resolutions has been transmitted to the Region C Water Planning Group as evidenced by the letter attached hereto.

DROUGHT CONTINGENCY PLAN:

The latest version of the City's Drought Contingency Plan, aka "Emergency Water Use Plan" ~~is~~ provided herewith. It has been developed following guidelines of the Texas Water Development Board.

ADDITIONAL WATER CONSERVATION STRATEGIES:

The ~~City~~city has, when needed, utilized pressure control during peak usage times to reduce the amount of water usage and preserve storage. This remains an option.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: CITY OF GRAND PRAIRIE

Public Water Supply Identification Number (PWS ID): TX0570048

Certificate of Convenience and Necessity (CCN) Number: 10105

Surface Water Right ID Number:

Wastewater ID Number: 20019

Contact: First Name: Noreen Last Name: Housewright

Title: Director of Engineering/Utilities Services

Address: 300 W Main City: Grand Prairie State: TX

Zip Code: 75050 Zip+4: Email: nhousewright@gptx.org

Telephone Number: 9722378150 Date:

Is this person the designated Conservation Coordinator? Yes No

Coordinator: First Name: Sylvia Last Name: Salazar

Title: Education & Training Specialist

Address: 620 Small Hill St City: Grand Prairie Zip Code: 75050

Email: ssalazar@GPTX.org Telephone Number: 972-237-2042

Regional Water Planning Group: C

Groundwater Conservation District:

Our records indicate that you:

- Received financial assistance of \$500,000 or more from TWDB
- Have 3,300 or more retail connections
- Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 81

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Attached file(s):

File Name	File Description
GP_water_system_march_2024.pdf	

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2023	204,972	1,224	204,972
2022	202,646	912	202,646
2021	200,640	531	200,640
2020	195,200	0	195,200
2019	191,720	0	191,720

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	213,454	1,600	213,454
2040	235,786	1,800	235,786
2050	260,454	2,000	260,454
2060	286,499	2,200	286,499
2070	315,148	2,400	315,148

4. Described source(s)/method(s) for estimating current and projected populations.

Previous years has been 1%, used this to project future population with a moderate increase in Wholesale population.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.

Total System Input = Self-supplied + Imported – Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	0	10,523,630,053	276,366,327	10,247,263,726	137
2022	0	10,369,219,973	94,506,316	10,274,713,657	139
2021	0	8,975,725,868	33,860,302	8,941,865,566	122
2020	0	9,234,144,724	116,086,432	9,118,058,292	128
2019	0	9,208,734,673	107,728,643	9,101,006,030	130
Historic Average	0	9,662,291,058	125,709,604	9,536,581,454	131

C. Water Supply System

1. Designed daily capacity of system in gallons
2. Storage Capacity
 - 2a. Elevated storage in gallons:
 - 2b. Ground storage in gallons:

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2025	203,094	27,698,460
2026	205,125	30,468,306
2027	207,176	30,772,989
2028	209,248	31,080,718
2029	211,340	31,391,525
2030	213,453	31,705,440
2031	215,587	32,022,494
2032	217,742	32,342,718
2033	219,919	32,666,145
2034	222,118	32,992,806

2. Description of source data and how projected water demands were determined.

Baseline was 2024 average water usage of 27,424,218, increased both population and water demand by 1%.

E. High Volume Customers

1. The annual water use for the five highest volume **RETAIL** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Bell Textron Plant 5	Industrial	131,361,000	Treated
Bigelow Colorado	Commercial	66,023,000	Treated
North Texas Healthcare Laundry	Industrial	52,181,000	Treated
Fresh Express	Industrial	49,354,000	Treated
Lockheed Site #07	Industrial	39,087,000	Treated

2. The annual water use for the five highest volume **WHOLESALE** customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Ellis CO Fresh WTR Supply	Commercial	72,951,000	Treated

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	73,780	93.92 %
Residential - Multi-Family	0	0.00 %
Industrial	164	0.21 %
Commercial	4,131	5.26 %
Institutional	484	0.62 %
Agricultural	0	0.00 %
Total	78,559	100.00 %

2. Net number of new retail connections by water use category for the previous five years.

Year	Net Number of New Retail Connections						Total
	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	
2023	241	1,138	3	0	6	0	1,388
2022	520	2,254	0	322	6	0	3,102
2021	537	1,950	12	154	0	0	2,653
2020	241	1,861	0	19	0	0	2,121
2019	213	291	6	179	0	0	689

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. Accounting Data

The previous five years' gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	5,530,790,000	0	554,832,000	1,481,266,000	393,310,000	0	7,960,198,000
2022	5,733,591,000	0	541,898,000	1,605,559,000	408,250,000	0	8,289,298,000
2021	4,997,303,000	0	523,515,000	1,334,928,000	318,633,000	0	7,174,379,000
2020	5,186,578,000	0	450,569,000	1,591,361,000	307,606,000	0	7,536,114,000
2019	4,961,968,000	0	607,178,000	1,693,930,000	400,818,000	0	7,663,894,000

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2023	74
2022	78
2021	68
2020	74
2019	71
Historic Average	73

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	536,207,000	555,795,000	517,437,000	488,990,000	555,707,000
February	475,566,000	456,623,000	420,634,000	454,480,000	442,758,000
March	456,392,000	471,193,000	498,656,000	416,915,000	416,317,000
April	516,171,000	557,856,000	525,346,000	473,997,000	481,042,000
May	558,188,000	578,079,000	532,291,000	529,694,000	510,027,000
June	627,883,000	706,476,000	522,738,000	604,877,000	546,573,000
July	746,873,000	937,642,000	667,229,000	846,205,000	621,216,000
August	916,902,000	1,077,929,000	742,664,000	883,028,000	821,268,000
September	1,119,882,000	985,332,000	817,728,000	859,864,000	985,823,000
October	753,774,000	780,595,000	750,985,000	673,606,000	835,840,000
November	703,135,000	665,937,000	615,743,000	666,424,000	702,817,000
December	554,692,000	533,122,000	570,592,000	579,983,000	498,947,000
Total	7,965,665,000	8,306,579,000	7,182,043,000	7,478,063,000	7,418,335,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2023	2,291,658,000	7,965,665,000
2022	2,722,047,000	8,306,579,000
2021	1,932,631,000	7,182,043,000
2020	2,334,110,000	7,478,063,000
2019	1,989,057,000	7,418,335,000
Average in Gallons	2,253,900,600.00	7,670,137,000.00

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	2,252,716,198	30	21.98 %
2022	1,938,867,331	26	18.87 %
2021	1,722,945,582	24	19.26 %
2020	1,441,773,286	20	15.81 %
2019	1,297,359,167	19	14.25 %
Average	1,730,732,313	24	18.03 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	21,823,739	24909326	1.1414
2022	22,757,750	29587467	1.3001
2021	19,676,830	21006858	1.0676
2020	20,487,843	25370760	1.2383
2019	20,324,205	21620184	1.0638

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	5,282,046,000	93.92 %	68.38 %
Residential - Multi-Family	0	0.00 %	0.00 %
Industrial	535,598,400	0.21 %	6.93 %
Commercial	1,541,408,800	5.26 %	19.95 %
Institutional	365,723,400	0.62 %	4.73 %
Agricultural	0	0.00 %	0.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day:

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0.00 %
Industrial			0	0.00 %
Commercial			0	0.00 %
Institutional			0	0.00 %
Agricultural			0	0.00 %
Total			0	100.00 %

3. Percentage of water serviced by the wastewater system: %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total					

5. Could treated wastewater be substituted for potable water?

Yes No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	0
Agricultural	
Discharge to surface water	
Evaporation Pond	
Other	
Total	0

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utility Services

TITLE: 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

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
McAdams	N/A	\$297,120.00

PURPOSE OF REQUEST:

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.

PROCUREMENT DETAILS:

Procurement Method: Cooperative/Interlocal RFB/RFP Sole Source Professional Services Exempt

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Water CIP Fund	Account Unit & Line: 500592 - 02209803
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If Capital Improvement:					
Total Project Budget	\$1,798,110	Proposed New Funding:	\$0	Remaining Funding:	\$1,500,990.00

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Revised Vendor Proposal

March 8, 2024

Mr. Dan Nolen
Senior Engineer Capital Projects
City of Grand Prairie
300 West Main Street
Grand Prairie, TX 75050

RE: 8" & 12" IH-30 Frontage Road Water Lines Project, Grand Prairie, Dallas County, Texas

Dear Dan,

We are pleased to offer this proposal for due diligence, planning, project coordination, surveying, permitting, engineering, and project management services for the proposed water line project, along Tarrant Road and IH-30 eastbound frontage road.

PROJECT UNDERSTANDING

PROJECT LIMITS

- 8" Water Line: Along Tarrant Road, from Belt Line Road to near Tusing Street.
- 12" Water Line: Along IH30 Eastbound Frontage Road, from near NE 15th Street to Bagdad Road.

PROJECT DESCRIPTION

- Connect an existing 12" water line located on the east side of Bagdad Road to an existing 8" water line near NE 15th Street, with a new 12" water line.
- Connect an existing 8" water line located near Tusing Street to an existing 12" water line located on the east side of Belt Line Road, with a new 8" water line.

ASSUMPTIONS

This proposal is based on the following assumptions:

- > No easements will need to be obtained. However, if during design it is determined that easements are need, McAdams will assist the City once additional scope of work is defined.
- > McAdams will coordinate with all affected utility companies who may have infrastructure that conflicts with the proposed water line project, assisting them to ensure that all existing utilities are adjusted and/or relocated in a manner that will complement the proposed street reconstruction.
- > It is not anticipated that any Environmental reports will be required for this project. However, if it is determined later that any environmental work is required, the City will provide for this additional work.
- > Wetland delineation is not required.

- > If out-of-scope improvements are required, such work will be quoted once additional scope of work is defined.
- > The entire project plans, specifications, and project documents will be created and provided to the city in one phase of construction.

PROPOSED SERVICES + FEES

This is an hourly not to exceed contract in the amount of \$297,120.00. Invoices are to be billed per monthly basis. Consultant to notify City of any work task approaching budget overrun. We propose the following services (Alphanumeric task numbers are for internal coding purposes):

BASIC SERVICES

A13.10 Preliminary Engineering and Due Diligence Services:

FEE: \$20,325

(billed hourly, see attached rate sheet)

Work with City to determine exact route of new water lines and the exact type of connections to existing water lines. Determine property and rights-of-way lines in the field that will define the project boundaries. Provide preliminary engineering input on the proposed design of water lines and their layouts. Task includes research on existing public and private utilities, as well as coordination with the City and team on revisions to the proposed water line designs and routes that may be required. Task does not include, but not limited to, water line plans, utility plans, preliminary opinion of probable construction cost, offsite utility investigation nor related models.

A13.14 Preliminary Opinion of Probable Construction Cost:

FEE: \$2,050

(billed hourly, see attached rate sheet)

Prepare Preliminary Opinion of Probable Construction Cost (OPCC). Said OPCC will include all proposed city-owned improvements depicted within the plan set. Unit costs will be derived from an average of unit costs obtained by Firm for similar projects. Firm has no control over the fluctuation in unit costs due to market conditions. Task includes one iteration of OPCC. Additional preliminary OPCC revisions will be considered additional services and be billed at hourly rates.

A13.50 Meeting Representation:

FEE: \$4,120

(billed hourly, see attached rate sheet)

Provide Meeting Representation and presentation preparation for project including bi-weekly project coordination meetings with the Owner, Owner's representative, and/or their consultants, external professional consultants, subconsultants, This assumes ten (10) - one (1) hour meetings. If additional meetings are required, Firm will attend at the at the attached hourly rates.

D13.10 Civil Construction Plans and Specifications:*FEE: \$125,250**(billed hourly, see attached rate sheet)*

Prepare Civil Construction Plans and Project Specifications. Said civil construction plans will contain the project name, north arrow, drawing scale, vicinity map, project limits and boundaries, existing surface topography, traffic control plan, demolition plan, overall utility plan, utility plan and profile sheets, single stage erosion control plan, and standard details for the proposed water lines project. This task does NOT include, but is not limited to, stormwater mitigation design, multi staged erosion control plan, franchise utility plan work, and offsite and out-of-scope work.

D13.30 Opinions of Probable Construction Cost:*FEE: \$7,950**(billed hourly, see attached rate sheet)*

Prepare Opinions of Probable Construction Cost (OPCC) at the 30%, 60%, 90%, and 100% design stages. Said OPCCs will include all proposed and become more detailed as McAdams closes in on the 100% Final Plan Set. Unit costs will be derived from an average of unit costs obtained by Firm for similar projects. Firm has no control over the fluctuation in unit costs due to market conditions. Task includes one iteration of OPCC. Additional revisions at each milestone will be considered additional services and be billed at hourly rates.

D13.50 TXDOT Permit Application:*FEE: \$6,175**(billed hourly, see attached rate sheet)*

Prepare Texas Department of Transportation (TXDOT) Utility Permit Application for the installation of a 12" water within their IH30 right-of-way. Application will be prepared after municipal approval of the Civil Construction Drawings.

D13.51 TXDOT Permit Application Approval Process:*FEE: \$2,600**(billed hourly, see attached rate sheet)*

Represent the TXDOT Utility Permit Application through the approval process, including:

- > Modifications to the application and plans as may be required;
- > Submittal of additional supporting information as may be required;
- > Coordination with approval bodies to achieve approval;
- > Representation at Municipal and TXDOT coordination meetings; and
- > Approval bodies include the Municipality and TXDOT.

E13.98 Coordination with Franchise Utilities:*FEE: \$5,200**(billed hourly, see attached rate sheet)*

Assist City in Coordination with Franchise Utilities. Task includes attending meetings, coordination meetings, providing insight to proposed plans, and coordinating easement requests. This task does not include easement preparation for filing as this will be quoted if needed.

H5.10 Civil Contract Administration:*FEE: \$30,950**(billed hourly, see attached rate sheet)*

Perform Contract Administration for Project based upon aforementioned plans and specifications. Contract Administration will include reviewing contractor submittals and RFI's, accounting, attending Pre-Construction Meetings with Client, City and/or Contractor. Construction Administration will include periodic visits to site to observe progress of infrastructure construction and general conformance with construction documents, providing field interpretations and recommendations, as requested by Client. Task does not include an evaluation of the contractor's means and methods of construction.

I13.10 As-Built Record Drawings:*FEE: \$12,850**(billed hourly, see attached rate sheet)*

Prepare "As-Built Record Drawings" of project plan set. Task does not include as-built surveying services nor as-built verifications.

SPECIAL SERVICES**B2.10 Survey Due Diligence:***FEE: \$10,000**(billed hourly, see attached rate sheet)*

Perform records research of public records to find deeds, plats, and other documents and/or maps that will aid in reconstructing and/or identifying the rights-of-way of Tarrant Road, southbound side of the eastbound service road of IH-30, Bagdad Road, and the properties that abut these roadways, along the present alignment for the proposed water lines.

B2.40 Topographic and Boundary Verification Survey:*FEE: \$42,000**(billed hourly, see attached rate sheet)*

Perform boundary verification and prepare a topographic map survey. Services include conducting a perimeter field survey check for the affected tracts in accordance with the General Rule and Procedures promulgated by the Texas Board of Professional Land Surveying. Horizontal Control will be referenced to Texas Coordinate System, North Central Zone (4202), NAD '83. McAdams will retrace the boundary

of subject property for construction drawing preparation and platting. The survey will also create a digital terrain model to define existing topography and grades for use in determining earthwork and property impacts, collect planimetric information, existing features and conditions within the survey limits identified above. Planimetric information necessary for design includes, but is not limited to above ground improvements, drives, swales, ditches, and visible evidence of utilities.

B12.30 Utility Designation - Subsurface Utility Engineering (SUE) Level B:

FEE: \$20,000

(billed hourly, see attached rate sheet)

Conductive utilities will be marked utilizing Geophysical prospecting techniques in conjunction with radio, audio, and electromagnetic equipment. Multiple utility sweeps will be performed to identify any unknown conductive utilities. All non-conductive utilities will be marked utilizing above ground features utility plats and/or as-built, and recollections. Utilities will be marked utilizing standard marking paint and/or flags and whiskers in accordance with APWA standard code to ensure accuracy in the collection of the information. Basic Maintenance of Traffic (MOT) will be provided. Basic MOT includes the following: cones and signs as needed. Client will ensure that there is access to all areas inside and outside of the building so a thorough locate, and sweeps can be performed. Level A SUE services are not included within this Task but can be performed as directed by the City as an additional task and fee.

L13.01 Geotechnical Investigation (Subconsultant Work):

FEE: \$7,650

(billed percent complete, based on progress)

Alpha Testing, a McAdams' subconsultant, will prepare a geotechnical report for the geotechnical investigation of soils at four separate proposed bore sites, along the alignment of the proposed water line routes. A copy of their proposal is included with this proposal. A McAdams coordination fee of 12.5% has been included in this task.

ADDITIONAL SERVICES

No Additional Services are anticipated at this time. However, all professional services, listed within this Scope of Services, regarding the acquisition of both temporary and permanent easements will be billed on an hourly basis since an easement scope is presently unknown.

EXTRA SERVICES

J. Additional Services

When directed by the City, McAdams shall perform additional services not including in this Agreement and the Owner shall compensate the Firm by hourly charges in accordance with the attached Rate Schedule.

FEES SUMMARY

Basic Services	\$217,470
Special Service	\$79,650
Additional Services	\$0
Total for Professional Services	\$297,120

PROJECT SCHEDULE

The Firm's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the project. The following is the expected schedule to get to the Bidding Phase. Additionally, an estimated schedule is provided for Bidding and Construction Phases. This time schedule will begin once the Professional Services Contract is executed by McAdams and the City. All days are to be considered calendar days.

- Pre-Design Phase:
 - Due Diligence, Planning, and Property Ownership Mapping 30 Days
 - Utility Locations and Coordination, and Topography Survey 15 Days
 - Total Days for Pre-Design Phase 45 Days**

- Design Phase:
 - 30% Schematic Design Phase 15 Days
 - 60% Preliminary Design Phase 15 Days
 - 90% Pre-Final Design Phase 15 Days
 - 100% Final Design Phase 15 Days
 - Total Days for Design Phase 60 Days**

- Bidding Phase: 38 Days
 - Total Days for Bidding Phase (estimated) 38 Days**

- Construction Phase: 110 Days
 - Total Days for Construction Phase (estimated) 110 Days**
 - Total Project Time (estimated) 253 Days**

Schedule to be mutually agreed upon between Owner and Firm. The time limits and schedule set forth above have been agreed to by the Owner and Firm, but the time limits and schedule shall be extended for (1) reasonable cause, or for (2) any delays associated with the Firm's work on the project that are not the sole responsibility of the Firm.

OWNER RESPONSIBILITIES

Owner shall be responsible for the following:

- > Notification to proceed;
- > Timely approval of sketches presented for Owner approval;
- > Payment of all application, permit and filing fees, as well as any other required fees incurred;
- > Payment of invoices in accordance with Item 1 of Terms and Conditions; and
- > Notification to Firm of any problems, in accordance with Item 2 of Terms and Conditions.

Coordination with any subconsultants related to this Agreement will be provided by Firm as additional services based on subconsultant fee(s) plus 12.5%.

If project is put on hold for a period longer than 1 month after design has commenced, Firm reserves the right to revise fees and schedule.

EXCLUSIONS

The following services are not included in this Agreement:

- > Off-site utility extensions or roadway improvements (will be quoted if required);
- > Off-site stormwater management facilities, revisions to the existing stormwater infrastructure or analysis of “downstream” stormwater system (will be quoted if required);
- > Wetlands delineation and permitting (will be quoted if required);
- > MEP and structural Engineering design services;
- > Traffic Impact Analysis;
- > Permit application, plans review or re-review fees;
- > Revised directives from Owner after design has begun;
- > Acquisition of easements; preparation of off-site easements;
- > Flood study;
- > Court appearances for litigation, or preparation for same;
- > Legal advertisements for construction contracts;
- > Environmental investigations, wetlands permitting, wetlands surveying; and
- > Any costs incurred by Owner or Contractor due to changes required by the approving authority or their inspectors after construction drawings have been approved.

GENERAL CONDITIONS

- > The attached “Terms and Conditions” shall apply to this Agreement.
- > This proposal is valid for 30 days from the above date.
- > Reimbursable expenses will be billed in accordance with the attached Rate Schedule.
- > Owner is responsible for all application and permit fees.

CONCLUSION

We appreciate this opportunity to propose our services. We are eager to pursue this project further and thank you for your consideration.

Sincerely,

MCADAMS



Michael Cox PE
Senior Technical Manager

MC/kr

ACCEPTANCE

By: _____

Date: _____

Name: _____

Title: _____

ACCOUNTING INFORMATION

Billing Contact: _____

Billing Contact Email Address: _____

Billing Contact Phone Number: _____

Billing Address: _____



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Noreen Housewright, Director of Engineering/Utilities Services

TITLE: Purchase of six bypass pumps with installation from B D Holt Company dba Holt Industrial Rentals LLC for \$1,273,283.05 through a master cooperative agreement with Sourcewell

REVIEWING COMMITTEE: (Reviewed by the City Council Development Committee on 04/16/2024)

SUMMARY:

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
B D Holt Company dba Holt Industrial Rentals LLC		\$1,273,283.05

PURPOSE OF REQUEST:

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 is below:

1. Koscher Lift Station located at 3212 Koscher Drive – \$191,998.53
2. Neblina Lift Station located at 7302 Neblina Drive – \$276,946.52
3. Performance Lift Station located at 2005 Performance Place – \$175,685.91
4. Landfill Lift Station located at 1102 MacArthur Boulevard – \$148,586.05
5. Lakeway Lift Station located at 7550 Lynnwood Drive – \$176,471.65
6. Oasis Lift Station located at 5700 Lake Ridge Parkway – \$303,594.39

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In place of competitive bidding, items, and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master cooperative agreements with various entities, including Sourcewell.

PROCUREMENT DETAILS:

Procurement Method: Cooperative – Sourcewell

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Wastewater CIP Fund
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If Capital Improvement:					
Total Project Budget	\$2,500,000	Proposed New Funding:	\$0	Remaining Funding:	\$1,226,717

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Quote



Austin • Brownsville • Corpus Christi • Dallas • Edinburg • Ft Worth • Laredo • Longview • Pflugerville • San Antonio • Victoria • Waco

Regarding: Grand Prairie Water Utility
– Bypass Pump Installs – Sourcewell Member Quote
Quote No: 20240329 (A to F)
Quote Date: 4/1/2024
Quote Expires: 30 Days

=====

Koscher Install Scope of Work – Electrical & Mechanical

Permit if applicable.
All wiring to meet the requirements of the 2023 National Electrical Code.
No back charges for cleanup will be accepted unless prior written notice
and forty-eight hours has been given to comply.
Any and All Misc. Materials to make a Complete and Operable Assembly.
Crane Service to Set DBS Pump.
Concrete and Concrete Work for Equipment Pads.
Conduit for power and control to DBS Pump(3) 1" C.
Conduit for Floats from DBS to Wet Well (1) 2"C.
Fence and Fence work to Enlarge Area..
Smart UPS (Per Owner Provided Specs)
Transportation of DBS to Site.
Sawcut/remove and Haul off Any Concrete and Spoils.

=====

Neblina Install Scope of Work – Electrical & Mechanical

Permit if applicable.
All wiring to meet the requirements of the 2023 National Electrical Code.
No back charges for cleanup will be accepted unless prior written notice
and forty-eight hours has been given to comply.
Any and All Misc. Materials to make a Complete and Operable Assembly.
Transportation of DBS Pump to Site.
Crane Service to Set DBS Pump.
Concrete and Concrete Work for Equipment Pads.
Conduit and Wire for the Shore Power to DBS Pump.
Conduit for Scada and Future Comms..
Conduit for the Floats from DBS Pump to Wet Well. (1) 2" C.
Demo/ Replacement of Existing Concrete for Drive area/Power Control Cabinets.
Widen Approach at Main Road.
Remove existing Service / control Panels, repair Conduit and Wire and reinstall
after concrete pour back and Make All Terminations.
Piping for Suction and Discharge Lines.
Smart UPS (Per Owner Provided Specs)

=====

Performance Install Scope of Work – Electrical & Mechanical

Permit if applicable.

All wiring to meet the requirements of the 2023 National Electrical Code.

No back charges for cleanup will be accepted unless prior written notice and forty-eight hours has been given to comply.

Any and All Misc. Materials to make a Complete and Operable Assembly.

Transportation of DBS to Site.

Crane Service to Set DBS Pump..

Concrete and Concrete Work for Equipment Pads.

Conduit and Wire for the Shore Power.

Conduit for Scada and Future Comms.

Conduit for the Float Cable from DBS Pump to Wet Well.

Piping for the Suction and Discharge From DBS to Wet Well.

Replacing the Perimeter Rock inside Fence and Leveling out.

Haul off of Spoils.

Smart UPS (per Owner Provided Specs)

=====

Landfill Install Scope of Work – Electrical & Mechanical

Permit if applicable.

All wiring to meet the requirements of the 2023 National Electrical Code.

No back charges for cleanup will be accepted unless prior written notice and forty-eight hours has been given to comply.

Any and All Misc. Materials to make a Complete and Operable Assembly.

Transportation of DBS to Site.

Crane Service to Set DBS Pump.

Concrete and Concrete Work for Equipment Pads.

Conduit and Wire for the Shore Power.

Conduit For Scada and Future Comms.

Conduit for the Float Cable from DBS to Wet Well.

Piping for Suction and Discharge lines from DBS to Wet Well.

Sawcut/ Remove/ haul off of Concrete and Spoils.

Smart UPS (per Owner Provided Specs)

=====

Lakeway Install Scope of Work – Electrical & Mechanical

Permit if applicable.

All wiring to meet the requirements of the 2023 National Electrical Code.

No back charges for cleanup will be accepted unless prior written notice and forty-eight hours has been given to comply.

Any and All Misc. Materials to make a Complete and Operable Assembly.

Transportation of DBS to Site.

Crane Service to Set DBS Pump.

Concrete and Concrete Work for Equipment Pads.

Conduit and Wire for the Shore Power.

Conduit For Scada and Future Comms.

Conduit for the Float Cable from DBS to Wet Well. (1) 2”C

Piping for Suction and Discharge lines from DBS to Wet Well.

Sawcut/ Remove/ haul off of Concrete and Spoils.

Smart UPS (per Owner Provided Specs)

=====

Oasis Install Scope of Work – Electrical & Mechanical

Permit if applicable.

All wiring to meet the requirements of the 2023 National Electrical Code.

No back charges for cleanup will be accepted unless prior written notice and forty-eight hours has been given to comply.

Any and All Misc. Materials to make a Complete and Operable Assembly.

Transportation of DBS Pump to Site.

Crane Service to Set DBS Pump/ Equipment platform.

Concrete and Concrete Work for Equipment Pads.

Conduit and Wire for the Shore Power.

Conduit for Scada and Future Comms..

Conduit For the Float Cable from DBS Pump to Wet Well.

Piping for Suction and Discharge lines From DBS to Wet Well.

Platform to Elevate DBS Pump, Platform to Match Elevation of Existing Platform.

(No Engineering or Drawings for platform are included)

Smart UPS (Per Owner Provided Specs)

Drilling and Concrete piers for platform support.

To Match Existing Piers/no engineering included for the piers.

=====

All 6 Sites Install Scope of Work – SCADA Controls

Field terminations, PLC programming and HMI programming to add backup lift station pumps to SCADA

Includes providing and installation of wire needed for PLC I/O between existing panel and new pump skid

Includes installation of floats and terminations of floats to pump skid (floats provided by others)

Includes PLC programming needed to provide listed signals to SCADA (pump run status,pump fail status, fuel level, HOA status)

Includes HMI programming to accommodate new pump I/O and new pump screens

Includes testing and commissioning

Items & Services Not Included:

Witness Testing

Fuel for Startup & Testing

Any testing above the designed rating of the equipment.

Preventative Maintenance

Engineer fees or drawings/plans designed and sealed by an engineer

Omissions from Electrical Drawings or Specifications

Coordination study, infrared or NETA testing of ATS or Generator/s

Infrared Scanning

Coordination/Arc Flash Studies and Labels

NETA Testing or any other Independent Testing Agency

Repairs of Any and All Existing Code Violations, Incl.exposed/non exposed.

Local codes are not included unless stated
 Landscaping (grass, trees, shrubs or flowers), Irrigation or tree removal
 Irrigation Conduit/Cables, and Any Associated Equipment.
 Repair, Replacement of any and All Conduit and or Cables not marked
 and Located. Such as irrigation / any low voltage cables and
 associated equipment.
 Any and all terminations/programming and Associated Equipment for Comms
 for Monitoring of Equipment.
 All Underground Conduit, Pull Box, and Strings, Except as Shown on Drawings
 Utility Company Charges
 Coring and roof penetrations
 Sealing of Existing Penetrations through Walls, Ceiling, or Floors.
 HVAC and Mechanical, controls, control wiring and starters
 Temporary Power
 Bonds
 State/Local/Emissions Taxes

Qualifications:

1. All Products included in this Proposal are valued (based on current Commodity Pricing) at the time of the Bid. An Increase in the price of Raw Materials between the estimate time and time of official award of the project will require a Change in the final price to complete the project.
 Due to the fluctuation in the copper and steel markets.
 Not responsible for any delays in project schedule due to shortages in the supply market.
2. Price firm for 30 days and based on a mutually acceptable contract.
3. Pricing is based on all work being completed Monday through Friday 7:00 AM through 3:30 PM.
4. Delays caused by others will be charged at service hourly rates.

KOSCHER

CATERPILLAR RETAIL/LIST PRICE.....	\$NA
Discount per Sourcewell Contract (NA%).....	(\$NA)
NON CATERPILLAR Items RETAIL/LIST Price.....	\$202,103.72
Discount per Sourcewell Contract (5%).....	(\$10,105.19)
TOTAL PRICE per SOURCEWELL Contract.....	\$191,998.53

NEBLINA

CATERPILLAR RETAIL/LIST PRICE.....	\$NA
Discount per Sourcewell Contract (NA%).....	(\$NA)
NON CATERPILLAR Items RETAIL/LIST Price.....	\$291,522.66
Discount per Sourcewell Contract (5%).....	(\$14,576.13)
TOTAL PRICE per SOURCEWELL Contract.....	\$276,946.52

PERFOMANCE

CATERPILLAR RETAIL/LIST PRICE.....	\$NA
Discount per Sourcewell Contract (NA%).....	(\$NA)

NON CATERPILLAR Items RETAIL/LIST Price.....\$184,932.53
 Discount per Sourcewell Contract (5%).....(\$9,246.63)
TOTAL PRICE per SOURCEWELL Contract.....\$175,685.91

LANDFILL

CATERPILLAR RETAIL/LIST PRICE.....\$NA
 Discount per Sourcewell Contract (NA%).....(\$NA)
 NON CATERPILLAR Items RETAIL/LIST Price.....\$156,406.37
 Discount per Sourcewell Contract (5%).....(\$7,820.32)
TOTAL PRICE per SOURCEWELL Contract.....\$148,586.05

LAKeway

CATERPILLAR RETAIL/LIST PRICE.....\$NA
 Discount per Sourcewell Contract (NA%).....(\$NA)
 NON CATERPILLAR Items RETAIL/LIST Price.....\$185,759.63
 Discount per Sourcewell Contract (5%).....(\$9,287.98)
TOTAL PRICE per SOURCEWELL Contract.....\$176,471.65

OASIS

CATERPILLAR RETAIL/LIST PRICE.....\$NA
 Discount per Sourcewell Contract (NA%).....(\$NA)
 NON CATERPILLAR Items RETAIL/LIST Price.....\$319,573.04
 Discount per Sourcewell Contract (5%).....(\$15,978.65)
TOTAL PRICE per SOURCEWELL Contract.....\$303,594.39

SUMMARY (ALL SIX SITES)

CATERPILLAR RETAIL/LIST PRICE.....\$NA
 Discount per Sourcewell Contract (NA%).....(\$NA)
 NON CATERPILLAR Items RETAIL/LIST Price.....\$1,340,297.95
 Discount per Sourcewell Contract (5%).....(\$67,014.90)
TOTAL PRICE per SOURCEWELL Contract.....\$1,273,283.05

Reference Sourcewell Contract # 092222-CAT valid through 11/22/2026.
 Sourcewell (formerly NJPA)

Quoted as detailed above with the intent of meeting the project scope.
 Equipment supplied will be limited to that described in this proposal.

Terms are 30days net with approved credit.

Price is valid for 30 days

Price does not include applicable taxes

To order or start submittals please sign, date and send back to my attention:

Name _____ **Date** _____

Thank you,

John Fabrega
Power Systems Sales
2001 N. Loop 12
Irving, TX 75061
Mobile: 972.978.5407
john.fabrega@holtcat.com



HOLT POWER SYSTEMS TERMS & CONDITIONS

Mufflers	Mufflers are to be lifted and put in place on top of the enclosure at the time of off loading by the installing contractor.
Proposal	This proposal is provided to meet the spirit and intention of the project equipment requirements. Some interpretational differences between our proposal and the specifications may exist, therefore the above bill of material contains our offer for this project, none other is expressed or implied unless stated in writing.
Pricing	Recently the cost of some of our vendor products has experienced severe price swings in the upward direction. Therefore it has become increasingly difficult to hold our prices for a prolonged period of time. If our quote is older than 30 days please call to verify our price.
Taxes	The above price(s) does(do) not include state and local taxes unless otherwise specifically stated. A 1.5% additional ser charge is required by the state of Texas for all stationary engine equipment due to emission restrictions. This is in addition to any state and local taxes that may be required.
Lead Time	<p>Standard delivery of proposed Caterpillar Generator Set to jobsite will be confirmed after receipt of order and submittals are approved and credit terms are agreed.</p> <p>The above quoted lead-times are standard lead-times from the factory at the time of this quotation. In some cases lead-times maybe able to be improved to assist in customer needs. Please call and inquire about possible improved lead-times.</p> <p>Please note: The Caterpillar factory has mandatory factory shutdowns for two weeks in December/January and one week in July. The length of those shutdowns will extend lead-times on orders entered at those times. Orders, which include non-standard features, may require additional time before shipment. Consult with your Caterpillar dealer at the time of order.</p> <p>Holt Power Systems has made a significant commitment to ensuring we are able to quickly respond to opportunities by maintaining a substantial inventory that may reduce the lead-time above.</p>
Special Notes	Please verify the voltage, number of poles in ATS, terminal conductor sizes and other Bill of Material items quoted above as compared to the requirements of this project. Lugs for terminations above 1200A are not included. Lugs for terminations below 1200A are included but is the responsibility of the customer to ensure compatibility. Holt Cat will not supply new lugs once submittals are approved.
Fuel Tank	Increasingly we are seeing dramatic changes occur at the municipal level in regard to fire code requirements. They are too numerous and variable to keep track of for each of the area municipalities. Unless otherwise stated within the body of this quotation, the fuel tank included is as specified by the written specifications of this project (if specifications were supplied at the time of quotation). The specifications may be in conflict with City Fire Codes for the location of the project. We will make every attempt to notify you of specification variances with local codes when known, however responsibility for compliance lies with the specifying engineer and those that pull the permit for the project.
Payment	Terms are NET 30 DAYS at the time of shipment to jobsite based on Holt credit department approval, otherwise terms are C.O.D.
Term's	<p>Payment due in full Net 30 after delivery with approved Holt credit or COD at time of shipment.</p> <p>Sales tax will be added to invoice. Resale tax certificate must be on file with the Holt credit department for tax-exempt sales.</p>

- Warranty** Caterpillar standard two (2) year warranty applies for standby applications. Standard manufacturer's warranty applies to all non-Caterpillar equipment. Copies of warranty statements are available upon request.
- Cancellation** There will be a minimum 25% cancellation fee for orders cancelled, once placed and accepted by Holt Power Systems. Cost of custom components, completed fabrication, or any other work performed at the time of cancellation will be added to the cancellation fee. If all material have been acquired the cancellation fees will be 100%. Caterpillar content, 14 days after orders placed will be 100% of the order. Written notice of cancellation is required.
- Other** Holt Power Systems is an equipment supplier only. No fuel, wiring, connecting, hook-up, plumbing, or other installation type labor is included in the proposal unless noted herein.
- The customer is responsible for any and all installation of the above equipment. Holt personnel will perform an installation audit prior to start-up.
- Unless stated otherwise in this proposal, service and/or maintenance for this equipment are not included. Our company product support service group will be glad to quote the end user of this equipment for those services under a separate proposal.
- All equipment needed to perform any loading or unloading of the equipment supplied by Holt Power Systems is the responsibility of the buyer.
- Holt Power Systems limits the scope of supply for this quotation to the equipment and services listed in our bill of material. Unless specifically listed in our bill of material, equipment not indicated is to be supplied by others. We have detailed the equipment proposed in the bill of material. Please carefully review it to be certain it meets your requirements.
- No third party electrical testing and/or certifications, seismic calculations, coordination studies, stamped engineering calculations, emissions testing, NETA, infrared scanning, meg-testing or other services and material is included unless expressly indicating in writing above.
- We reserve the right to correct any errors or omissions.
- Contracts which include penalty or liquidated damage clauses for failure to meet promised shipping dates are not acceptable or binding on Holt Power Systems, unless accepted and confirmed in writing by an officer of Holt Power Systems and its headquarters.
- Holt Power Systems standard terms and conditions are included in the quotation and hereby become part of this quotation. These same terms need to be noted on any purchase order received by Holt Power Systems.
- Holt Power Systems will not be responsible for any labor or material charged by others associated with the start-up and installation of this equipment unless previously agreed upon in writing by Holt Power Systems. Startups are to be conducted between Monday through Friday during normal business hours and excluding nights, weekends, or holidays unless agreed otherwise in writing. Otherwise our standard overtime rates will apply.
- We value your confidence in us, and the products we represent and appreciate your business. If there are any terms, conditions, or any other aspect of this quotation you do not understand, please contact us immediately and we will gladly clarify.
- Shipping** Delivery of the product unless otherwise stated is by hired independent freight carriers that may require road permitting and other requirements which are outside the responsibility of Holt Cat. Traffic delays and required routing may also delay deliveries. Holt Cat is not responsible for any delays and costs associated with those delays.