



MINUTES

CALL TO ORDER

Chairman John Lopez called the meeting to order at 4:46 p.m.

PRESENT

Chairman John Lopez

Council Member Tony Shotwell

ABSENT

Council Member Mike Del Bosque

STAFF PRESENTATIONS

1. Goodland Town Center Presentation

Tiffany Bull, Deputy City Attorney, gave a presentation to the committee, highlighting the mixed-use and mixed-residential areas. She presented conceptual renderings of single-family attached, single-family flex, multi-family, single-family detached dwellings, and commercial buildings.

Megan Mahan, Deputy City Manager, noted that the purpose of the presentation was to inform the committee that the City will begin the annexation process next week. A public hearing and this item will be brought before the City Council in August.

Council Member Shotwell asked which recent legislative changes are prompting the City to move forward with the annexation more quickly. Ms. Bull responded that the change involving Emergency Services District (ESD) authority is a key factor, as the ESD could potentially challenge the annexation. Ms. Mahan added that the City does not want to take any chances.

Chairman Lopez agreed but noted that this still leaves several issues pending. Ms. Mahan responded that completing the annexation now provides the City time to address those matters before the next legislative session. Chairman Lopez then asked how the City plans to provide services to the area once it is annexed. Ms. Bull stated that staff have been evaluating the necessary services and the supporting infrastructure. Ms. Mahan confirmed that the City will be able to provide services to the annexed area.

2. LED Conversion Updates and Future Plans

Jayson Ramirez, Director of General Services, and Ray Riedinger, Facility Services Manager, gave a presentation to the committee providing an overview of the City's LED conversion projects and goals. The presentation covered the energy efficiency impact, financial benefits, completed LED conversion projects, updates for FY25 and FY26, as well as the challenges,

lessons learned, and future plans for continued energy efficiency initiatives. They emphasized the City's ongoing commitment to sustainability and its long-term vision for LED lighting implementation across the organization and community.

Council Member Shotwell asked whether the same fixtures will be used consistently throughout the projects. Mr. Riedinger confirmed that the fixtures will be standardized wherever possible.

CONSENT AGENDA

Chairman Lopez asked Council Member Shotwell if he had questions on any of the consent agenda items. Council Member Shotwell asked for clarification on consent agenda item six. Noreen Housewright, Director of Engineering/Utility Services provided a detailed review of the item.

Council Member Shotwell moved, seconded by Chairman Lopez to approve consent agenda item three and to recommend approval to Council on consent agenda items four through eleven. The motion carried unanimously.

3. Minutes of the June 4, 2025 City Council Development Committee Meeting

Approved on Consent Agenda

4. Change Order No. 2 to the Construction Contract with Gra-Tex Utilities, Inc. for additional scope of work for the Phase 3 Waterline Extension Project in the total amount of \$86,619, bringing the total contract amount to \$5,445,082

Approved on Consent Agenda

5. Authorize and confirm the dedication of a Screening Wall Easement located on a portion of Lot 1, Block 9, Westchester West Phase B Addition, commonly known address of 4503 Wescott Drive, Grand Prairie, Dallas County, Texas from Lesia Le to the City of Grand Prairie for anticipated recording costs of up to \$60.00 for a total cost of \$60.00; Authorize the City Manager to execute any and all legal instruments necessary for the same

Approved on Consent Agenda

6. Ordinance abandoning a 1.701 acres (74,107 square foot) portion of platted street right-of-way and two supporting easements located on a portion of 4226 E. Main Street (also known or identified as 4138, 4150, 4200 E. Main Street) and authorizing the City Manager or his designee, to execute a Quitclaim Deed transferring said abandoned right-of-way and related easements to IG Grand Prairie, LLC

Approved on Consent Agenda

7. Construction contract with Klutz Construction, LLC for FY 2024 Storm Drain Outfall Repair: Clarice Street at South Center Street Project in the total amount of \$393,964.00 for Base Bid with a 5% contingency in the amount of \$19,698.20, for a total project cost of \$413,662.20

Approved on Consent Agenda

8. Professional engineering services contract with Wade Trim, Inc. for design and engineering services for the Sunnyvale Road Drainage Improvements Project in the amount of \$239,500

Approved on Consent Agenda

9. Cooperative Contract with Southern Trenchless Solutions, LLC for the purchase of Manhole Rehabilitation Services for the Rehabilitation of 24 Manholes in the 5.0J Basin area in the amount of \$204,397.38 through a national cooperative agreement with BuyBoard

Approved on Consent Agenda

10. Annual Contract with Edwin Schwarz dba Ed's Electric Service for Electrical Services for Water Utilities in an amount up to \$100,000.00 annually. This contract will be for an initial one-year term with the option to renew for two additional one-year periods, totaling \$300,000.00 if all extensions are exercised

Approved on Consent Agenda

11. Fourth Amendment to the Development Agreement with PRA Prairie Ridge, L.P, Ellis County Fresh Water Supply District No. 1, Johnson County Fresh Water Supply District No. 2, Prairie Ridge Municipal Management District No. 1, to Update the Development Standards for New Phases within Ellis County Fresh Water Supply District No. 1

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

12. 2025 Proposed City Council Development Committee Meeting Dates

Ms. Mahan presented to the committee the proposed amended City Council Development Committee meeting dates for the remainder of 2025.

Council Member Shotwell moved, seconded by Chairman Lopez to approve this item. The motion carried unanimously.

13. Public Hearing and resolution authorizing the City Manager to submit grant applications to the Federal Transit Administration (FTA) for funding assistance for Fiscal Year 2026 costs related to the Grand Connection program, and accepting funding in the amount of \$170,584 from TxDOT and \$20,000 from Dallas County for the same. The total budget to operate the Grand Connection for Fiscal Year 2026 is \$1,211,298, of which the City will provide matching funding in the amount of \$205,764

Caryl DeVries, Director of Transportation and Mobility, presented this item to the committee. She noted that since its inception in 1988, the City of Grand Prairie's Transportation and Mobility program—known as The Grand Connection—has expanded to provide over 70,000 trips annually, utilizing an active fleet of twelve transit buses. The Transit Division operates a variety of programs at no cost to eligible residents. Ms. DeVries reviewed the grants and credits secured for FY 2026 and explained that in order for the City to remain eligible for these funding opportunities, it must provide the required local match for the Grand Connection

program. Approval of this resolution would authorize the City Council to accept grant funding from TxDOT and Dallas County, authorize the City Manager to submit applications for FTA grants, and commit the City to providing the necessary matching funds.

Council Member Shotwell asked whether there are any current concerns regarding potential government funding cuts. Ms. DeVries responded that, at this time, there are no indications of reductions to these specific grants.

Council Member Shotwell moved, seconded by Chairman Lopez to recommend approval of this agenda item to the City Council. The motion carried unanimously.

EXECUTIVE SESSION

No executive session was held.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Chairman Lopez adjourned the meeting at 5:22 p.m.

Chairman John Lopez