CITY OF GRAND PRAIRIE
CITY COUNCIL DEVELOPMENT COMMITTEE
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
THURSDAY, MAY 21, 2026 AT 4:30 PM

MINUTES

CALL TO ORDER

Chairman Lopez called the meeting to order at 4:32 p.m.

PRESENT
Chairman John Lopez
Council Member Jacquin Headen
Council Member Tony Shotwell

STAFF PRESENTATIONS

1. City's Flood Awareness Program

   Noreen Housewright, Director of Public Infrastructure and SJ Tapia, Flood Warning System and FEMA CRS Coordinator, presented information regarding the City's ongoing efforts to promote flood awareness and preparedness throughout the community, highlighting the City's proactive approach to protecting residents, infrastructure, and public assets through education, planning, and outreach initiatives. The committee noted that increased flood awareness helps residents better understand flood risks, make informed decisions during emergencies, and contributes to a safer and more resilient community.

   The committee thanked staff for the informative presentation and their continued efforts to enhance flood preparedness throughout the city.

2. EPICenter Comprehensive Plan Update - Status

   Rashad Jackson, Planning and Development Director provided a status update on the EPICenter Comprehensive Plan Update, noting that the plan is in its final stage prior to presentation to the full City Council for adoption. The presentation included an overview of the study area, key topics, project schedule, public engagement efforts, community and HOA/PID stakeholder surveys, and the project website. Mr. Jackson explained that the vision statement and guiding values were developed based on citizen input and reviewed various plan components, including the economic snapshot, employment locations, population trends, existing and future land use, ultimate development capacity, catalyst sites and corridors, and redevelopment opportunities within the study area.

   Megan Mahan, Deputy City Manager reported that the Planning and Zoning Commission was scheduled to consider the plan for final recommendation on May 26, 2026, prior to presentation to the City Council on June 16, 2026. It was noted that all city departments had provided comments and recommendations to ensure the plan aligns with the city's overall goals and objectives.

Chairman Lopez emphasized the importance of highlighting the significant amount of green space incorporated into the vision for the study area. Council Member Shotwell noted that redevelopment opportunities should not be focused solely on any one site and encouraged consideration of other areas that may support future development and investment. Staff responded that fiscal analyses had been completed for several catalyst sites to evaluate future opportunities.

Council Member Headen requested clarification regarding the QR code and public engagement process. Discussion followed regarding the community's vision for the area, including opportunities for unique retail and mixed-use development that would complement the overall plan. Committee members concurred that redevelopment and reinvestment in key areas could help position the corridor for long-term growth while preserving the community's vision for the future. Mr. Jackson noted that public feedback regarding the vision statement has been overwhelmingly positive throughout the planning process.

The committee expressed appreciation for the extensive public engagement efforts and the collaborative work among city departments to ensure the plan aligns with the city's long-term goals and objectives.

CONSENT AGENDA

Megan Mahan, Deputy City Manager, provided a brief overview of the consent agenda items. Staff addressed requests for clarification from Council Member Shotwell regarding item four and Council Member Headen regarding item twelve. Council Member Headen moved, seconded by Council Member Shotwell, to approve item three and recommend approval of items four through thirteen to the Council. The motion carried unanimously.

3. Minutes of the April 16, 2026, City Council Development Committee Meeting

   Approved on Consent Agenda

4. Authorize and confirm the purchase of a Water Main Easement located on a portion of Lots 11 and 12, Block 4 of the Manor Oak Addition, commonly known address of 1202 NE 20th Street, Grand Prairie, Dallas County, Texas, from Immanuel Presbyterian Church for a purchase price of $15,156.00, the appraised value, plus anticipated closing costs of up to $2,000.00 for a total cost of $17,156.00; Authorize the City Manager to execute any and all legal instruments necessary for the same

   Approved on Consent Agenda

5. Authorize and confirm the dedication of a permanent utility easement (water meter) and temporary construction easement located on Lot 1, Block 1, Hillcrest Apartment Addition, commonly known as 1960 W. Tarrant Road, Grand Prairie, Tarrant County, Texas, from OREI Canyon Grove Property Owner, LLC, for the City’s Commercial Water Meter Replacement Program

   Approved on Consent Agenda

6. Consider an Ordinance abandoning a 0.056 acre (2,453 square foot) Storm Drainage Easement on a portion of property located in Lot 1, Block A, Enterprise Truck Addition, commonly known

as at 1850 W. Trinity Boulevard, Grand Prairie, Dallas County, Texas and authorizing the City Manager or his designee, to execute any and all related documentation necessary for said abandonment; Acceptance of a 0.012 acre (523 square foot) Replacement Drainage Easement from Pingree 2000 Real Estate Holdings, LLC on the same Property

Approved on Consent Agenda

7. Resolution authorizing the City Manager to apply for Federal Transit Administration Grants and submit all documents necessary for grant acceptance and compliance, and authorizing approval of the fiscal year 2027-2030 title VI Program for Grand Connection to Ensure Grand Prairie public transportation services are provided in a non-discriminatory manner, as required by Title VI of the Civil Rights Act of 1964

   Approved on Consent Agenda

8. Cooperative Contract with Southern Trenchless Solutions, LLC for the purchase of Manhole Rehabilitation Services for the Rehabilitation of 25 Manholes in the 5.0J Basin area in the amount of $238,792.08 through a national cooperative agreement with BuyBoard

   Approved on Consent Agenda

9. Professional Engineering Services Contract with Westwood Professional Services, Inc. for design engineering services for the Indian Hills Neighborhood Drainage Improvements Project in an amount up to $294,655.50

   Approved on Consent Agenda

10. Amendment to Professional Engineering Services Contract with Freese and Nichols, Inc. for added easement documentation and design services for the 8S – Miller Road 20" Water Line Project in the amount of $146,493.00, bringing the total amount of the contract to $919,628.00

    Approved on Consent Agenda

11. Ratification of an expenditure for an emergency 24-inch water line repair that feeds Traders Water Tower through the Robinson Pump Station on SH161 with North Texas Contracting, Inc. in the total amount of $285,706.00

    Approved on Consent Agenda

12. Construction contract with Kraftsman L.P. dba Kraftsman Commercial Playgrounds and Water Parks for site work, shade canopy installation, and landscape & irrigation construction at PlayGrand Adventures in the amount of $123,969.38; Contract with WeBuildFun, Inc. for the purchase of 8 picnic tables in the amount of $22,553.84; Contract with Keystone Ridge Designs, Inc. for the purchase of 2 trash receptables in the amount of $4,997.00; plus a 3% project contingency in the amount of $4,545.61 for a total project cost of $156,065.83. All contracts are through a national cooperative agreement with BuyBoard

    Approved on Consent Agenda

13. Reappoint Charles Brewer as the City's Voting Member and Noreen Housewright as the City's Alternative Member to Trinity River Authority's Central Regional Wastewater System (CRWS) Advisory Committee, Mountain Creek Regional Wastewater System (MCRWS) Advisory Committee, Joe Pool Lake Water Supply Project Advisory Committee, and Lakeview Regional Water Supply Project Advisory Committee

    Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

14. Award Annual Contract for Sidewalk Repairs to Santos Construction, Inc. in an amount up to $2,316,850.00 annually, totaling $6,950,550.00 if all extensions are exercised. Award secondary contract to New Star Grading & Paving Co. in an amount up to $2,392,200.00 annually, totaling $7,176,600.00 if all extensions are exercised. Award tertiary contract to Ken-Do Contracting, LP in an amount up to $2,227,020.00 annually, totaling $6,681,060.00 if all extensions are exercised. Secondary and tertiary awardees will be used if the primary awardee is unable to fulfill the needs of the City. Each contract will be for an initial one-year term with the option to renew for two additional one-year periods

    Caryl DeVries, Director of Transportation & Mobility presented this item to the committee noting this contract is used to perform sidewalk repairs throughout the city, originating from resident complaints. It will also be used to accommodate other city department requests for sidewalk creation and repairs based on their projects.

    C*hairman Lopez asked whether the sidewalks included in the contract were located in residential areas. He noted that, in the past, some sidewalk repair projects in residential areas resulted in contractors also replacing portions of adjacent driveways. Ms. DeVries explained that some projects may be placed on a pending list and that participation may depend on whether the selected contractor is willing to perform work for homeowners.*

    Council Member Headen inquired about another vendor that was not selected for the contract. Ms. DeVries stated that vendor selection, including those not selected, was based on evaluation of references, past performance, and quality of work.

    Council Member Shotwell asked whether the city applies for Safe Routes to School grants. Walter Shumac, Managing Director confirmed that the city pursues such grant opportunities for sidewalk projects located near schools. Ms. Mahan added that Vanna Ngo, Legislative Affairs Officer will work with the city's consultants to identify and pursue potential grant opportunities. Council Member Shotwell requested that the committee be notified if residents submit complaints regarding the contractor's performance.

    Council Member Shotwell moved, seconded by Council Member Headen to recommend approval of this item to Council. The motion carried unanimously.

15. Professional engineering services contract with Lockwood, Andrews & Newnam, Inc. (LAN) for design engineering services for Phase 1 of the 48-Inch Water Transmission Line Project in the amount of $1,677,863.00

    Ms. Housewright presented this item to the committee noting this project involves the construction of a new 48-inch water transmission line parallel to the existing City 60-inch water

line from the Delivery Point with Dallas Water Utilities. This project will provide the city with a resilient and redundant water supply line. This contract provides for the preparation of design construction plans for phase one of three with bid services and construction services assistance. Design completion for phase one is estimated to be in December 2027 with construction completion by March 2030. Council Member Shotwell inquired if the cost presented was for engineer services only. Ms. Housewright confirmed that it was.

Council Member Shotwell moved, seconded by Council Member Headen to recommend approval of this item to Council. The motion carried unanimously.

16. Construction contract with Knight Erosion Control, Inc. dba Knight Engineering & Construction for Briar Hill Erosion Improvements in the total amount of $3,643,065.25 for Base Bid; a 5% construction contract contingency in the amount of $182,153.26; and materials testing with Geotex Engineering LLC for $75,410.00 for a total project cost of $3,900,628.51

Ms. Housewright presented this item to the committee noting this project was identified as part of the FY25 Capital Projects Budget. This project installs gabion structures on the banks of Martin Branch behind the properties on Briar Hill Drive and Fairmont Drive from 4302 Briar Hill Drive to 4358 Briar Hill Drive and from 4301 Fairmont Drive to 4341 Fairmont Drive to protect the back yards of the properties from creek erosion and stabilize and protect Martin Branch of Fish Creek from further erosion. This project also provides a park trail extension from the Briar Hill Drive cul-de-sac to Claremont Drive. The city owns the ROW as a public park site for access and construction of the project. Pedestrian traffic on the existing park trail will be maintained and protected during the construction.

Ms. Housewright provided clarification in response to Chairman Lopez's inquiry regarding total construction cost and Council Member Headen's inquiry regarding the project timeline.

Council Member Shotwell requested that the contingency be adjusted to 3%, consistent with past projects. Ms. Mahan acknowledged the correction and indicated it would be updated.

Council Member Shotwell moved, seconded by Council Member Headen, to recommend approval of the item to Council with the correction of the contingency from 5% to 3%. The motion carried unanimously.

17. Construction contract with E.G.W. Services, LLC. for the 20-Inch Water Line 8S Project in the total amount of $2,261,877.00 for Base Bid; a 5% construction contract contingency in the amount of $113,093.85; and materials testing with TEAM Consultants, Inc. for $87,602.25 for a total project cost of $2,462,573.10

Ms. Housewright presented this item to the committee noting this project was approved for funding as part of the FY 2025/2026 during the yearly budget process. This contract provides construction which includes furnishing all labor, material, equipment and performing all work necessary to construct the 20-inch diameter 8S water line consisting of 8,060 linear feet of water line by open cut and 175 linear feet of water line by other than open cut from US 287 northwest of the Miller Road intersection southwestwardly along a future roadway alignment, on and across Old Fort Worth Road and ends at the end of the paralleling Red Bird Trail. This project provides the extension of the water services needed for this rapidly developing area of

Grand Prairie. The city has acquired the necessary easements to construct this project. This improvement was identified in the 2024 City Water Master Plan as a needed improvement for the South Sector water distribution systems. Ms. Mahan noted that the contingency correction would be made, revising it to 3%.

Council Member Shotwell moved, seconded by Council Member Headen, to recommend approval of the item to Council, including the corrected 3% contingency. 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 5:25 p.m.

Chairman John Lopez