

Memorandum



CITY OF DALLAS

DATE August 15, 2022

TO Honorable Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **Proposed Grand Prairie Boundary Adjustment - Bella Lagos**

This serves as a follow up of the August 25, 2021 City Council resolution 21-1367 authorizing the City Manager to execute a boundary adjustment agreement with Grand Prairie. This memo provides an update on negotiations with Grand Prairie.

Background

The Bella Lagos subdivision is a single-family development within the City of Dallas. While located in the City of Dallas, homes in this neighborhood have Grand Prairie mailing addresses. Bella Lagos is separated from the rest of Dallas by Mountain Creek Lake, Hensley Field, and Mountain Creek Lake Park. A map of the area is attached.

Councilmember Casey Thomas conducted several community meetings with residents of Bella Lagos, with some homeowners requesting a boundary adjustment to move their neighborhood into the city limits of Grand Prairie. Bella Lagos residents expressed difficulty receiving police and fire services and there is often confusion over which city the neighborhood is located.

The community is adjacent to Hensley Field, the site of the former Dallas Naval Air Station, a 738-acre City-owned site on north shore of Mountain Creek Lake with two miles of lake frontage and views of Downtown Dallas and escarpment views. A master plan for the area is underway with future potential for high value mixed use along the lake frontage and accessible to the Bella Lagos community. The *Draft Hensley Field Master Plan* published on March 11, 2022 calls for the value of this City-owned property to be leveraged as part of a partnership between the City of Dallas and the private sector to address community challenges related to: social inequity, climate change, and the need for economic reinvestment in Southern Dallas.

Service Volumes

The following statistics outline service volumes provided to Bella Lagos by the City of Dallas:

- Dallas Police Department has responded to 13 calls in 2021. Overall response times vary and tend to be above target.
- From 2016 to 2022, there were 161 Code Compliance service requests.
- From 2016 to 2022, Dallas Fire Rescue responded to 119 calls. Dallas has an Auto Assist Agreement with the Grand Prairie Fire Department to help respond to calls. This agreement to provide aid to the area has no cost for the City of Dallas.
- The cost of staffing a new fire station with a fire engine company and a rescue ambulance would be approximately \$4,291,656. A fire station is planned as part of the Hensley Field Master Plan.

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- The City of Grand Prairie provides treated water service to Bella Lagos per the Wholesale Treated Water Contract dated January 6, 2012, Resolution No. 12-0476.
- The community is served by the Trinity River Authority (TRA) on behalf of the City of Dallas for wastewater services.

Dallas City staff estimates the fire hydrants, valves, and manholes are less than 20 years old and do not anticipate costs.

Terms and Status

During initial discussions, the City of Grand Prairie indicated a willingness to work with the City of Dallas to move the Bella Lagos neighborhood into the City of Grand Prairie. The City of Grand Prairie provided estimates for water meter replacements and radio towers for the Bella Lagos neighborhood. Additional concerns mentioned included: plugging meters; TRA costs; erosion issues; street, sidewalk, and sign replacements and repairs; and the conditions of fire hydrants, valves, and manholes.

Grand Prairie requests Dallas to pay for all costs of transferring infrastructure to Grand Prairie. Those costs include \$100,000 upfront, *plus* a contingency to share expenses for potential erosion issues on Mountain Creek Lake within a certain number of years from the transfer, if the city is held liable. Grand Prairie would assume tax revenue from properties within the boundary and would mean a loss of an estimated \$445,000 annually, not including any annual changes in property valuations. Any redevelopment of Hensley Field is likely to affect property values.

Staff requests direction from the Committee to:

1. Take no further action, and Bella Lagos remains in the City of Dallas; or
2. Request staff to place an item on an upcoming Council agenda authorizing the boundary adjustment agreement under the terms described and proposed by the City of Grand Prairie.

If Council executes the boundary adjustment agreement and adoption of an ordinance agreeing to the boundary adjustment with the current stipulations, the City of Grand Prairie City Council would also have to adopt an ordinance accepting the boundary adjustment.

Should you have any questions, please contact Julia Ryan, Director of Planning and Urban Design, at julia.ryan@dallas.gov or (972) 849-1648.

DATE August 10, 2022

SUBJECT **Proposed Grand Prairie Boundary Adjustment - Bella Lagos**



Assistant City Manager

c: Honorable Mayor and City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Genesis Gavino, Chief of Staff

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