

# Memorandum



DATE June 4, 2021

CITY OF DALLAS

TO Honorable Members of the Workforce, Education, and Equity Committee

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

On January 27, 2021, Council passed a resolution authorizing the City Manager to begin negotiations with Grand Prairie for a possible boundary adjustment in the Bella Lagos area. This memo provides an update on discussions and presents information gathered to date. Staff requests direction from the Committee on next steps.

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 cut off from the rest of Dallas by Mountain Creek Lake, Hensley Field, and Mountain Creek Lake Park.

Bella Lagos residents expressed difficulty receiving police and fire services and there is often confusion over which city the neighborhood is located. 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.

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 (take longer).
- From 2016 to 2020, there were 137 Code Compliance service requests.
- From 2016 to 2020, Dallas Fire Rescue responded to 91 calls. Seventy calls were related to medical assistance. There were two structure fires. 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.
- 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.

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 Grand Prairie. However, Grand Prairie asked Dallas to pay for all costs of transferring infrastructure to Grand Prairie.

The City of Grand Prairie provided estimates for water meter replacements and SCADA radio towers for the Bella Lagos neighborhood. Additional concerns mentioned but not quantified included: plugging meters; TRA costs; erosion issues; street, sidewalk, and sign replacements and repairs; and the conditions of fire hydrants, valves, and manholes.

Staff estimates the fire hydrants, valves, and manholes are less than 20 years old and do not anticipate costs. Grand Prairie also indicated a desire for a contingency fund to cover any future cost associated with erosion along the lake.

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The table below shows estimated costs identified to date.

	<b>Estimate Provided by Grand Prairie</b>	<b>Estimate Collected by Dallas</b>
Water meter replacements	\$91,500 <sup>1</sup>	\$21,500
Plugging meters	TBD	\$1,600
SCADA radio towers	\$10,000	TBD
Trinity Water Authority (annual)	TBD	\$67,800 (annual)
Erosion control	TBD	\$0 (HOA responsible)
Running Totals	\$101,500	\$90,900

<sup>1</sup> Grand Prairie estimate based on Advanced Metering Infrastructure (AMI), which are not used by Dallas

In addition, there are property tax revenue implications to consider. The table below provides information about the Bella Lagos area under consideration and the tax revenue impact of the potential boundary adjustment.

	<b>Data Provided by Grand Prairie</b>	<b>Data Collected by Dallas</b>
Total # of homes in consideration	305	305
Capped homestead value	\$57.4 million	\$57.4 million
Average home value	\$150,000	\$160,900 <sup>1</sup>
Property tax value	\$45 million	\$49 million
Annual tax revenue	\$304,000	\$445,606 <sup>2</sup>

<sup>1</sup> The total improvement value differs from what Grand Prairie reported.

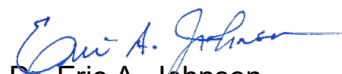
<sup>2</sup> City of Dallas tax rate used to determine lost tax revenue.

Staff requests direction from the Committee on one of two options:

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 City Manager to negotiate a boundary adjustment agreement with the City of Grand Prairie

If Council authorizes the continuation of negotiations, future approvals would still be needed for execution of a boundary adjustment agreement and adoption of an ordinance (by both City Councils) agreeing to the boundary adjustment after successful negotiations.

Should you have any questions, please contact Kris Sweckard, Director of Sustainable Development & Construction, at (214) 671-9293.



Dr. Eric A. Johnson  
Chief of Economic Development & Neighborhood Services

c: Honorable Mayor and City Council  
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