



## MINUTES

### CALL TO ORDER

*Chairman Humphreys called the meeting to order at 2:30 p.m.*

### PRESENT

*Chairman Cole Humphreys*

*Council Member Kurt Johnson*

*Council Member Junior Ezeonu*

### STAFF PRESENTATIONS

#### 1. The EPIC: Venue Review

*Director of Arts, Parks and Recreation Ray Cerda introduced Epic General Manager Chris Ginapp to give the presentation to the committee. Mr. Ginapp informed the committee had a record breaking year, noting an increase in membership, overall revenue, membership revenue, camp revenue and rental revenue. Ms. Ginapp presented the FY24 Goals, highlighting activation and events, pickleball, revenue and expenditures, and improve citizen experience in fitness, fine arts, infrastructure of possible CIP projects. Mr. Cerda presented to the committee for their input the decision point of what is The Epic's primary identity, noting the top three revenues and top three expenses.*

*Chairman Humphreys thanked staff for the presentation and said he did not see was use of the additional facilities inside The Epic. Mr. Ginapp advised the goal is for staff to educate members to use these spaces, noting an example, the Crompton would be turned into a workspace for members.*

*Council Member Johnson mentioned the camp revenues presented were a huge increase. Mr. Ginapp advised there was no camp in 2021. Council Member Johnson asked staff to look into the membership pricing as the single person rate is too high compared to the family rate. Deputy City Manager Megan Mahan advised this subject matter would be brought forth to City Council at the October 10, 2023 meeting for discussion.*

*The board members concurred the pickleball pass is a great idea, but added the cost may be too low and asked staff to come up with a plan to maximize participation. Ms. Mahan said she is confident staff will be able to monitor.*

*Council Member Johnson asked staff to look into options for members to work out in the sauna, similar to HotWorxs. Chairman Humphreys said as far as customer improvements asked staff to look into options for members to have wide variety of arts options.*

*Council Member Ezeonu said he would like The Epic to continue being The Epic, look into options to maximize staff hours and take into consideration a high-quality fitness as a model even we are looking to reduce expenses. Chairman Humphreys and Council Member Johnson concurred.*

2. Proposal for Epic Central by Janee Hill with Unbroken

*Janee Hill of Unbroken presented a proposal of Epic Central to committee to include filming at local Grand Prairie locations, creating experiences that forge emotional connection, visiting local businesses in an experimental way, bring events of all sizes and with a variety and provided through a multimedia platform with a target market of high achieving women. Ms. Hill mentioned that Grand Prairie would be a great opportunity for Unbroken because of the fantastic facilities, and ability to showcase on WFAA.*

*Council Member Johnson said he is still sold on the idea and would feel more comfortable to enter into a more than one year agreement. Chairman Humphreys inquired how exclusive is this noting he sees nothing specific, excluding the average user. Ms. Hill said this would be a first of its kind for Unbroken but is confident this is a great opportunity to showcase Grand Prairie. Council Member Ezeonu inquired on the projected number of attendees to the Unbroken Summits in Grand Prairie. Ms. Hill said 300-400 with an encouragement to stay overnight.*

*After much decision, on the contract and its details, Deputy City Manager Cheryl De Leon informed the committee that she would work with Unbroken to bring an updated contract for Council review and consideration.*

3. Marketing Plan for Downtown Ice Rink

*Downtown Manager Chip Nami presented to the committee the marketing plan for the Downtown Ice Rink. Marketing Director Claudia Garibay also mentioned there will be additional media efforts used.*

*Council Member Johnson asked staff to work with GPISD and other surrounding school districts for participation during the holiday season.*

## **CONSENT AGENDA**

*Chairman Humphreys mentioned the actual quote for item fifteen came in at \$138,960 and asked the motion include this amendment. Motion to recommend approval to City Council made by Council Member Johnson, seconded by Council Member Ezeonu to approve consent agenda items four through sixteen with the amendment to item fifteen. The motion carried unanimously.*

4. Minutes of the September 9, 2023, Finance and Government Committee Meeting

**Approved on Consent Agenda**

5. Professional Services Contract with Mosaic Public Partners for Executive Search Services for \$28,000

**Approved on Consent Agenda**

6. Annual Maintenance Contract for Siemens Industry, Inc. to provide a one (1) year renewal for the Milestone Care Plus license for the City's surveillance cameras for the annual cost of \$49,810.81 with an option to renew for four additional one-year periods, allowing an increase not to exceed 10% with an estimated total of \$304,094.81 if all extensions are exercised

**Approved on Consent Agenda**

7. Annual Software and Maintenance Agreement with the sole source provider, ESRI, in the amount of \$67,847.68 for the City's enterprise Geographic Information System software used by Police, Fire, Public Works, Planning, Engineering, Transportation, and other departments. This contract will be for one year with the option to renew for four additional one-year periods, allowing an increase not to exceed 15% with an estimated total of \$457,454.89 if all extensions are exercised

**Approved on Consent Agenda**

8. Annual contract for website forms, application, and content management system from Granicus up to \$43,350.00 annually through a Master Cooperative Agreement with the Department of Information Resources (DIR) and Interlocal with the City of Fort Worth. This agreement will be for one year with the option to renew for four additional one-year services totaling \$216,750.00 if all extensions are exercised

**Approved on Consent Agenda**

9. Annual Contract for Tent and Event Rentals and Setup from Serving Him dba Rental Stop up to \$150,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$750,000.00 if all extensions are exercised

**Approved on Consent Agenda**

10. Contract with Salcedo Group, Inc. in the amount of \$90,000 for the design of four National Fitness Campaign sites including EpicCentral, Fish Creek Linear Park, Charley Taylor Park, and Freedom Park

**Approved on Consent Agenda**

11. Contract for roof replacement from Garland/DBS, Inc. in the amount of \$1,369,831.00 for City Hall West plus a 10% contingency of \$136,983.10 for a total project cost of \$1,506,814.10 through a Master Cooperative Agreement with Omnia Partners

**Approved on Consent Agenda**

12. Contract for roof replacement from Garland/DBS, Inc. in the amount of \$699,876.00 for Dalworth Rec Center plus a 10% contingency of \$69,987.60 for a total project cost of \$769,863.60 through a Master Cooperative Agreement with Omnia Partners

**Approved on Consent Agenda**

13. Ordinance to appropriate funding in the amount of \$850,000 in the Street CIP Fund for Easement and Alley Clearing

**Approved on Consent Agenda**

14. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency wastewater repair at 333 NE 5<sup>th</sup> Street in the total amount of \$157,176.00

**Approved on Consent Agenda**

15. Ratification of a construction contract with North Texas Contracting, Inc., for an emergency repair of a 24inch water line located on the 1900 block of northbound State Highway 161 in the total amount of \$289,590.00

**Approved on Consent Agenda**

16. Ordinance amending the FY2023/2024 Capital Improvement Projects Budget; Professional Design Services Contract with KAI Design for initial programming, master plan and conceptual design for the Lake Ridge Community Center in the amount of \$81,000 with additional supplemental services and project allowances of \$54,500 for a total funding request of \$135,500

**Approved on Consent Agenda**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

17. Construction Contract Revision No. 3 with Arch-Con Corporation in the amount of \$203,253.57 for EpicCentral dual-brand hotel and convention center work, including additional temporary construction fencing, added roof drainage, electrical infrastructure for public art lighting, and increased quality and durability of interior finish materials

*Director of Design and Construction Andy Henning informed the committee the approval of a Contract Amendment regarding EpicCentral Hotels and Convention Center construction addressing project enhancements, revisions, and coordination items. Details outlining the work associated with this Contract Amendment are provided as an attachment to this Council Communication. The current Contract Amendment No. 3 in the amount of \$203,253.57 will be deducted from the previously approved city-controlled construction contingency which maintains the project within budget while taking on added scope of work and overall project improvements. Items applicable to the performance of the general contractor will be incorporated into the current Arch-Con Corporation contract for a revised total contract value of \$39,666,190.21.*

*Motion to recommend approval to City Council made by Council Member Ezeonu, seconded by Council Member Johnson. The motion carried unanimously.*

18. Ordinance amending the FY 2023/2024 Capital Improvement Projects Budget; Amended Construction Manager at Risk (CMAR) Contract for the Public Safety Storage Facility with Modern Contractors, Inc. in the amount of \$9,318,933.00; owner-controlled construction contingency in the amount of \$393,981.18; low voltage direct contracts with Siemens Industry, Inc., Graybar, and Flair Data Systems in the amount of \$163,733.82; independent third-party owner construction testing contract with CMJ Engineering in the amount of \$98,352.00 and a furniture, fixtures, and equipment (FF&E) allowance of \$100,000 for a total funding request of \$10,075,000.00

*Mr. Henning informed the committee that on March 21, 2023, the City Council awarded the Construction Manager at Risk (CMAR) Contract for the Public Safety Storage Facility to Modern Contractors, Inc. for pre-construction services in the amount of \$1,000.00. This award provided for CMAR services including development of project construction cost estimates, preliminary construction schedules, value engineering proposals and constructability review during the design phase. The current amended contract value amount of \$9,318,933.00 represents the Guaranteed Maximum Price (GMP) for the scope of work currently defined in the Magee Architects Construction Documents package as competitively bid by subcontractors to Modern Contractors per City and State procurement regulations.*

*Motion to recommend approval to City Council made by Council Member Johnson, seconded by Council Member Ezeonu. The motion carried unanimously.*

19. Restaurant Lease with Crowns Bar-B-Que Sports Grill for Prairie Lakes Golf Course Food & Beverage Services with a Rent of 10% Gross Sales for a five (5) year term, with an Option for an Additional Five (5) Year Term

**No Action Taken**

20. Lease of Golf Cart Fleet for Prairie Lakes Golf Course and Tangle Ridge Golf Club from Club Car, LLC, in the amount of \$972,000.00, five-year term through VGM Financial, Club Car, LLC's preferred leasing partner

*Mr. Cerda informed the committee that in order to meet current order lead times for the delivery of cart fleets of our size, notice of bid #23163 was published on June 18, 2023 and July 2, 2023, for the acquisition of golf carts, utility golf carts and related accessories. Based on the relative importance of price (the next closest bid price was \$1,160,200), Staff determined that Club Car, LLC's proposal is the most advantageous to the City. That determination will be an implicit finding of the Council if Council elects to award the lease contract to Club Car, LLC. Tangle Ridge Golf Club will receive eighty-four (84) 2024 Club Car Tempo Electric Lithium Ion powered golf carts, one (1) gas powered driving range picking cart, and one (1) gasoline powered beverage service cart. Prairie Lakes will receive ninety-six (96) 2024 Club Car Tempo Electric Lithium Ion powered golf carts, one (1) gas-powered driving range picking cart, and one (1) gasoline powered beverage service cart. Under the terms of bid notice #23163, the new equipment specified will be assembled and delivered on or before June 1, 2024.*

*Motion to recommend approval to City Council made by Council Member Ezeonu, seconded by Council Member Johnson. The motion carried unanimously.*

**EXECUTIVE SESSION**

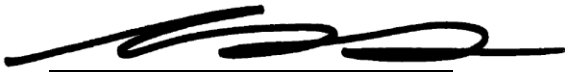
*No executive session was held.*

**CITIZEN COMMENTS**

*No citizen comments.*

**ADJOURNMENT**

*Chairman Humphreys adjourned the meeting at 4:52 p.m.*

A handwritten signature in black ink, appearing to read 'Cole Humphreys', written over a horizontal line.

*Chairman Cole Humphreys*