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## MINUTES

### CALL TO ORDER

*Chairman Jeff Copeland called the City of Grand Prairie Finance and Government Committee meeting to order at 2:30 p.m. on Tuesday, November 01, 2022, in the Council Briefing Room, 300 West Main Street, Grand Prairie, Texas.*

### MEMBERS PRESENT

*Chairman Jeff Copeland  
Mayor Pro Tem Cole Humphreys  
Council Member Kurt Johnson*

### MEMBERS ABSENT

*None*

### STAFF PRESENTATIONS

1. Responsible Banking Policies

*Brady Olsen, Assistant Finance Director, presented a slide highlighting potential policy options and what is currently being done. Mr. Olsen solicited feedback from the Finance and Government Committee. Mr. Olsen presented that several cities have already acted upon using the purchasing power of their depository contract to enact community change. Mr. Olsen asked if they wanted to move forward in drafting an ordinance to meet these goals and make it a requirement for the depository process, like the Dallas, DeSoto model, or something in between.*

*Mr. Johnson responded by saying he would like something in between. Deputy City Manager Cheryl DeLeon replied and said she would have staff look at both processes, propose something to you, and then go for our depository agreement. We can include this as a part of that. Mr. Johnson and Chairman Copeland agreed that if we first prioritize security, we can prioritize community goals.*

### CONSENT AGENDA

*Council Member Johnson moved, seconded by Mayor Pro Tem Humphreys, to approve consent agenda items two through twelve. The motion carried unanimously to approve consent agenda items two through twelve.*

1. Minutes of the October 3, 2022, Finance and Government Committee Meeting

### **Approved On Consent Agenda**

2. Ordinance authorizing the implementation of the Texas Municipal Retirement System (TMRS) “Buyback Provision” effective December 13, 2022, for employees qualifying by TMRS records and provisions under Texas Government Code §853.003

### **Approved On Consent Agenda**

3. Purchase RTC Cellular School Flashers from Consolidated Traffic Controls, Inc. (\$99,158.00) through a national inter-local agreement with HGAC.

### **Approved On Consent Agenda**

4. Amendment to the River North Transit LLC (VIA) contract to increase service hours from 40,600 hours to 44,800 hours for a total increase of 4,200 hours for \$277,536 and a new annual contract amount of \$3,045,384.

### **Approved On Consent Agenda**

5. Resolution Authorizing the City to Purchase Tax Resale Property commonly known as 200 West Tarrant Road Required for Stadium Drive Right-of-Way for an amount not to exceed \$100,000, which includes payment of the taxes due to taxing jurisdictions due plus post-judgment taxes and court costs.

### **Approved On Consent Agenda**

6. Reject all bids submitted for Grand Prairie Landfill – West Fork Trinity River Erosion Protection Improvements.

### **Approved On Consent Agenda**

7. Annual Contract for Custodial Supplies and Equipment from Matera Paper Company (\$100,000.00) for one year through a national cooperative agreement with the Buy board, with the option to renew for one additional one-year period totaling \$200,000.00 if all extensions are exercised.

### **Approved On Consent Agenda**

8. Annual Contract for Ambulance Supplemental Payment Program from Public Consulting Group (\$45,000) through a Master Interlocal Agreement with the City of Frisco, Texas. This contract will be for one year with the option to renew for four additional one-year periods totaling \$225,000 if all extensions are exercised.

### **Approved On Consent Agenda**

9. Ordinance amending the FY2023 unobligated Water Capital Projects Fund to allocate \$131,250 to the FY2023 Small Hill Pump Station project; contract with Freese and Nichols for survey and evaluation of aging infrastructure and capacity at the Small Hill Pump Station in the amount of \$131,250.

### **Approved On Consent Agenda**

10. Annual Contract for Water Tank Cleaning, Inspections, and Repair from Consor Engineers, LLC DBA U.S. Underwater (up to \$101,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$505,000.00 if all extensions are exercised.

**Approved On Consent Agenda**

12. Reject all Proposals from RFB #23008 Classification & Compensation Study.

**Approved On Consent Agenda**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

13. Resolution Approving a Donation Agreement with CHI/WILDLIFE LAND, L.P., for the conveyance of approximately 4.740 acres of land to the City of Grand Prairie at 701 W. Wildlife, Blvd., and approve a License Agreement and a Horse Trail and Grazing Easement for the Grand Prairie Police Mounted Patrol Facility and Privately Funded Equine Center.

*City Manager Steve Dye presented a resolution to approve a donation agreement with CHI/WILDLIFE LAND, L.P. for approximately 4.740 acres of land to the City of Grand Prairie located at 701 W. Wildlife, Blvd., and to approve a License Agreement of a Horse Trail and Grazing Easement for the Grand Prairie Police Mounted Patrol Facility and Privately Funded Equine Center. There was a discussion about the bike unit and drones already in place and the possibility of a Privately Funded Equine Center. Chairman Copeland asks if the city will own the property or have access to the grazing land. Mr. Dye responds that the city has access; the city does not own the land.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

14. Professional Design Services Contract to Populous Architects in an amount not to exceed \$80,000 for complete architectural design services for the Grand Prairie Police Mounted Patrol Facility.

*Steve Dye presented Professional Design Services Contract to Populous Architects in an amount not to exceed eighty thousand dollars for complete architectural design services for the Grand Prairie Police Mounted Patrol Facility. He also explained that the city would only be billed for the actual cost of the services. Chairman Copeland asked about the maintenance, and Mr. Dye responded that mowing would be the maintenance, with mowing the grass when needed. Mr. Johnson asked Mr. Dye to confirm that no public dollars would go to the private enterprise; Mr. Dye was able to confirm*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

15. Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas, for assistance with the reconstruction of the existing pavement and widening of Jefferson Street from four lanes to six lanes in an amount not to exceed \$5,748,450.00.

*Director of Transportation Walter Shumac presented an agreement to reconstruct the*

*existing pavement and widen Jefferson Street from four lanes to six lanes between the City of Grand Prairie. Tarrant provided funding for fifty percent reimbursement in an amount not to exceed five million seven hundred forty-eight thousand four hundred fifty dollars. Mayor Pro Tem Humphreys asked if that was on the high end of concrete prices now, and Mr. Shumac responded that the high cost was due to a price increase. Chairman Copeland asked Mr. Shumac to clarify the fifty percent reimbursement.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

16. Construction contract with La Banda LLC for Miscellaneous drain project Between Tanbark Court and Sequoia Drive in the total amount of \$180,825.00 for Base Bid; material testing with Team Consultants in the amount of \$7,699.40; in-house engineering in the amount of \$9,041.25; and 5% construction contract contingency in the amount of \$9,041.25 for a total project cost of \$206,606.90.

*Director of Public Works Gabriel Johnson presented a Construction contract with La Banda LLC for a Miscellaneous drain project between Tanbark Court and Sequoia Drive; Mr. Johnson also states they are correcting a current issue. The total amount is one hundred eighty thousand eight hundred twenty-five for the base bid, and the total project cost of two hundred six hundred and ninety cents is what we are asking to approve today. Council Member Johnson asked about the total contract cost because the amounts differed. Mr. Johnson responded that the contractor gets paid one hundred eighty-eight hundred twenty-five, and the total approval amount is two hundred six hundred and ninety cents is the project's total cost.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

17. Construction contract with Landmark Structures in the amount of \$11,286,000.00 for Robinson Road 2.0 million Gallon Elevated Storage Tank, with a 5% contract contingency of \$564,300.00, materials testing with TEAM consultants for \$22,482.60 and a 1% in-house labor distribution of \$112,860.00, totaling \$11,985,642.60.

*Director of Public Works Gabriel Johnson presented a construction contract with Land Structures in the amount of eleven million two hundred eighty-six thousand for Robinson Road's 2.0 million gallons elevated storage Tank. The total is eleven million nine hundred eighty-five thousand six hundred forty-two and sixty cents, including a five percent contingency of five hundred sixty-four thousand three hundred, materials testing with TEAM consultants, and one percent in-house labor. Mayor Pro Tem Humphreys asked Mr. Johnson why someone decided to store water one hundred feet in the air. Mr. Johnson responded by saying it was a way to pressure the system. TCQ requires a certain amount of storage depending on the number of connections, and that storage is in the air.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

18. Change Order 3 to the Professional Engineering Services contract with Freese and Nichols, Inc. for the Robinson Road Pump Station, and Elevated Storage Tank project in the amount \$423,530.00

*Director of Public Works Gabriel Johnson presented Change order Three to the Professional Engineering services contract with Freese and Nichols, Inc. in the amount of four hundred twenty-three thousand five hundred thirty for the Robinson Road Pump Station and Elevated Storage Tank project. Council Member Johnson asked if we use Freese and Nicholas to bid these bids. Mr. Johnson explained that they pull together the documents, and purchasing procures the bidding process using Planet Bids.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

19. Amendment No. 3 regarding the Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors (H&W) in the amount of \$839,474.36 for Epic Central work, including creek and planter landscape work, entry signage framing, event lawn stage finishes, and audio equipment, pedestrian bridge design additions and expansion of parking technology.

*Director of Design and Construction Andy Henning requested approval of a Contract amendment regarding Epic Central construction. He addressed project and landscaping enhancements, revisions, and coordination items. The change order total is eight hundred thirty-nine thousand four hundred seventy-four and thirty-six. We still have one point three million dollars in contingency. Chairman Copeland asked for Mr. Henning to touch on the expansion of parking technology. Mr. Henning responded that based on traffic flow, we determined that we would have vehicles that would enter the parking area from multiple directions, so we have added a double-sided digital display so that when entering Epic Central, they can see how many parking spaces are available in the garage.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

20. Third contract renewal of price agreement for Utility Cut Repair Services with New Star Grading and Paving Co., not to exceed \$1,526,232.29.

*Purchasing Manager Angi Mize presents the third contract renewal of the price agreement for Utility Cut Repair Services with New Star Grading and Paving Co. in an amount not to exceed one million five hundred twenty-six thousand two hundred thirty-two and twenty-nine. New Star requested a price increase of twenty-five percent, and we were able to negotiate under ten percent, and we will rebid next year. Chairman Copeland asked what utility services are and if this was for future repairs. Mr. Johnson explained that after the main break repair, New Star comes in with concrete repair.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson, to approve this item. The motion carried unanimously.*

**EXECUTIVE SESSION**

*No executive session was held.*

**CITIZEN COMMENTS**

*There were no citizen comments.*

**ADJOURNMENT**

*There being no further business, the Finance and Government Committee meeting adjourned at 4:12 p.m.*



Chairman Jeff Copeland  
Finance and Government Committee

*12-6-22*  
Date