



## MINUTES

### CALL TO ORDER

*Chairman Jeff Copeland called the meeting to order at 2:35 p.m.*

### PRESENT

*Chairman Jeff Copeland  
Council Member Cole Humphreys  
Council Member Kurt Johnson*

### STAFF PRESENTATIONS

#### 1. EPIC Waters Master Plan

*Parks, Arts and Recreation Director Duane Strawn introduced Josh Martin, President and Creative Director of Martin Aquatic Design and Engineering; Rick Coleman, CEO of American Resort Management, and Michael Hays, General Manager of Epic Waters Indoor Water Park. Mr. Martin presented to the committee a proposed ten-year expansion of Epic Waters.*

*Council Member Johnson asked if Martin Aquatic Design and Engineering were the original designer. Mr. Martin responded they were not. Council Member Johnson inquired if additional food stands, or pavilions would be available. Mr. Martin responded an additional food stand would be added near the kiddie park.*

*Council Members Johnson and Humphreys voiced their concern of the possibility of limited parking in the next 2 ½ years with all the new development in this area. Council Member Johnson suggested a 2-level parking garage as an option for added parking. Deputy City Manager Cheryl De Leon said additional parking would be considered as the proposed phases are being built.*

*Council Member Johnson suggested the proposed Epic Waters Master Plan be presented to the Grand Prairie residents and Park Board Members for their consideration and input. City Manager Steve Dye said the input of a wide audience could be counterproductive.*

*Chairman Copeland asked Mr. Coleman what the current cabana occupancy is. Mr. Coleman said the cabana occupancy is at 100%. Chairman Copeland said it is important that the proposed two-level cabanas have a solid foundation for safety.*

*Chairman Copeland said he would like the rules to be enforced in the kiddie park area to allow the autistic, handicap and young children to fully take advantage of the kiddie park. Chairman Copeland said shade in the kiddie park area is very important. Mr. Martin said an umbrella*

*rental in the kiddie park area would be available and would look into a shade covering over the kiddie pool.*

*Chairman Copeland thanked Mr. Martin on behalf of the committee for the presentation and thanked Mr. Coleman and Mr. Hays for their passion, dedication and hard work.*

### **Presented**

#### **2. Cooperative (COOP) Procurement Process Review**

*Purchasing Manager Angi Mize presented to the committee the Cooperative (COOP) Procurement Process Review. Chief Financial Officer Cathy Patrick mentioned the cooperative program was established for the city to operate at optimum levels by reducing staff workload, shorten purchase time and save money.*

*Chairman Copeland inquired why the cooperative procurement process is being reviewed. City Manager Dye said the city is always looking for best value, qualified vendors and it is time for a refresh. Council Member Johnson added a recent study indicated only 10% of the city contracts were awarded to minority businesses in the last five years.*

*Ms. Patrick said in efforts to better the city's cooperative procurement process, the city plans to join the North Texas Regional Certification Agency. Ms. Patrick mentioned being a member would give the city a resource to refer local and minority businesses that are not certified to get their local and state certifications. The cost to join is \$24,000 and will be paid with ARPA funds. Chairman Copeland asked why the city would pay with city funds for some vendors to get certified and not others. Deputy City Manager De Leon clarified the city is paying to be a board member and develop additional resources to bring more local and minority vendors to do business with the city. City Manager Dye said staff is also working on an educational video on how to do business in our city.*

*Chairman Copeland said the outreach should be to bring all vendors in not just local and minority owned business. Council Member Johnson said the city needs to update the process to increase the number of contracts awarded to local and minority businesses as an inclusive city and promote a fair opportunity for all. Chairman Copeland said he agreed with Council Member Johnson that the ninety-ten rule is obviously broken and we need to try to change it. Council Member Humphreys said he too agreed the process needs to be updated and thanked everyone in the room for having essentially a very sensitive conversation and honored the committee came to an agreement.*

### **Presented**

## **CONSENT AGENDA**

*Council Member Johnson moved, seconded by Council Member Humphreys, to approve consent agenda items three through six. The motion carried unanimously.*

#### **3. Minutes of the May 3, 2022, Finance and Government Committee Meeting**

### **Approved On Consent Agenda**

4. An ordinance amending the FY2021/2022 Capital Improvement Projects Budget; Change Order No. 1 with Fast General Contracting for additional piers, drainage, irrigation repair, drilling additional pier depth for 13 piers, and additional concrete and steel rebar in the amount of \$60,000 (\$49,934 for Change Order No. 1 and remaining funds of \$10,066 for replacement turf and landscape and ornamental features as necessary) for a total project cost of \$447,450

**Approved On Consent Agenda**

5. A Resolution Suspending June 17, 2022, Effective Date of Oncor Electric Delivery Company's Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates

**Approved On Consent Agenda**

6. Change Order #1 in the amount of \$56,400 for an initial one-year term, and \$56,400 annually thereafter, for eight additional one-year terms, for a total of \$507,600, to add equipment and services for newly created Police Officer positions to a price agreement with Axon, Inc

**Approved On Consent Agenda**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

7. Elected Official Allowances

*Deputy City Manager De Leon presented and reviewed the current Elected Officials Allowance including allowances paid to Elected Officials in other cities. Deputy City Manager De Leon reminded the committee that Council pay is set by Charter and to make a change to Council pay would require a change to the Charter.*

*Chairman Copeland asked what's the issue before us. City Manager Dye said a request was received from a couple of Council Members to review the Elected Official Allowances and after discussing this request with Mayor Jensen, it was decided to bring to the Finance and Government Committee for review and input. City Manager Dye mentioned the committee could make a recommendation to increase the general business allowance as an increase to the Council pay would require a Charter change as previously mentioned by Deputy City Manager De Leon.*

*Council Member Humphreys said he did not feel comfortable giving himself more money and simply not worth to have to explain to someone why he voted to do so. Council Member Johnson inquired when was the last time Council voted themselves a pay increase? Council Member Humphreys said Council voted on a \$5 per meeting Council pay and the general business allowance was decided by staff. City Manager Dye mentioned years ago Council received a reimbursement instead of a general business allowance. The general business allowance was then implemented years later to make better use of staff time, as the reimbursement process was time consuming.*

*Council Member Johnson said he would not object to an increase to the general business allowance noting a \$250 increase would be sufficient based on inflation and time spent. Chairman Copeland said he chose to serve and is against an increase. Council Member Johnson asked that this item be brought forward to Council for their review and recommendation. City Manager Dye advised Chairman Copeland that the committee could decide what they want to do, he would then discuss with Mayor Jensen and talk about what forum they want to proceed in.*

*Chairman Copeland asked the committee if they agree to make a motion to keep the Elected Officials Allowances the same and bring forward respectfully to Council for their final decision with a roll call vote. The committee concurred. Chairman Copeland moved, seconded by Council Member Humphreys to approve the motion as previously noted. The motion carried unanimously.*

8. A resolution of the City of Grand Prairie, Texas approving and authorizing an agreement with the Texas Municipal Retirement System pertaining to the City of Grand Prairie, Texas, General Obligation Pension Bonds

*Chief Financial Officer Patrick presented this item to the committee noting that the city has the opportunity to issue pension obligation bonds to refinance its unfunded actuarial liability at a lower interest rate and discussed the proposed timeline.*

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

9. A resolution amending the American Rescue Plan Budget

*The City Council approved a resolution on September 7, 2021, allocating ARPA funds to various projects throughout the City. On November 16, 2021, the budget was amended to provide \$100,000 to Alliance for Children for building expansion. On December 14, 2021, the budget was amended to provide \$600,000 for mobile generators.*

*The city has received \$2 million for Tyre Park improvements from a Texas Parks and Wildlife grant and has applied to Tarrant County for an additional \$2 million grant. As a result, we proposed reallocating \$500,000 to Turner Park and \$500,000 to Mi Familia Park.*

*The city proposes reducing the budget for Mountain Creek Retirement Living Center from \$2,500,000 to \$2,000,000 based on current information.*

*The city proposes creating three new budgets for projects from unallocated contingency. The first project is \$1,000,000 for Alley Maintenance. The second project is \$300,000 for Downtown improvements. The third project is \$50,000 for Purchasing initiatives.*

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

10. Ratify a grant application for participation in the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Fund (SLFRF) in the amount of \$2,000,000 for the Tarrant County Community Programs Grant for Phase II Tyre Park Redevelopment

*Director Duane Strawn presented this item to the committee noting we had a short window to apply for ARPA funds through Tarrant County and if successful in the application of the grant, the funding would go towards the design and construction of Tyre Park Phase II. Council Member Humphreys added that it allowed us to allocate funds to the other parks.*

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

11. Price Agreement for Grass Sod & Seed Replacement from Greycon Inc. dba Grey Construction. (Up to \$66,500.00 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$332,500.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options up to \$16,625 (25%) so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

*Purchasing Manager Angi Mize presented this item to the committee noting this price agreement will be utilized to make repairs to private customer irrigation systems, which have been damaged by City work crews while making repairs and routine maintenance to City facilities located in the city right-of-way.*

*Council Member Johnson asked if we use multiple companies and if the cost was for the year? Purchasing Manager Mize responded it was a Price Agreement and Greycon was the only bidder.*

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

12. Professional Engineering Contract with EJES, Inc. for Old Davis Road Reconstruction in the amount of \$315,812

*Public Works Director Gabriel Johnson introduced Ade Williams of EJES, Inc. Mr. Williams presented to the committee a map of the reconstruction of approximately 3,000 linear feet of 2 lane asphalt roadway to 3 lane concrete roadway with curb and sidewalks from Proposed new Davis Road realignment to St. Paul Road underpass at US 287. Mr. Williams said this also provides for underground drainage facilities, cross culverts, and demolition of old roadway. Proposed roadway design will be coordinated with current designs of adjacent subdivision. EJES, Inc. will coordinate with TxDOT at St. Paul underpass to obtain TxDOT driveway permit. are working on three separate projects on Davis Road.*

*Chairman Copeland said are we deciding we want to improve this road for the developers or because of heavy traffic resulting in an issue for the city. Mr. Johnson said yes and no, there are developers on either side of the road and the City has CIP funds available to improve this roadway.*

*Deputy City Manager Bill Hills entered the meeting at 4:31 p.m. and informed the committee the David Road new alignment was approved for funding as part of the Street Capital Projects Funds for FY22 noting the DeBaun development came after the scheduling of the reconstruction of this road.*

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

13. An ordinance amending the FY21-22 Capital Improvement Projects Budget; Professional Engineering Contract with Halff Associates, Inc. for Great Southwest Parkway Extension from Ave K to Fountain Parkway in the amount of \$394,400

*Public Works Director Johnson presented this item to the committee noting this contract provides for engineering and surveying services for the development of schematics for Great Southwest Parkway, conducting noise study and preparing bid documents for the construction of a noise wall at an industrial development north of Avenue K; it also provides for drainage alternative feasibility study due to flooding issues downstream of the project area.*

*Chairman Copeland asked why a noise study is needed and who benefits from it. Transportation Director Walter Shumac responded a noise study is needed as a subdivision to the east is impacted by a new warehouse development on Avenue K. Chairman Copeland inquires if the study proves noise to be an issue, what would be the next step. Mr. Shumac said the design would be completed and brought back to the committee for their review and consideration. Council Member Humphreys asked if the study proves noise is not an issue, what then. Mr. Shumac said a screening wall would be used instead of a noise wall.*

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

14. Resolution authorizing the City Manager to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for the installation of Dynamic Message Signs (DMS) and Closed-Circuit Television (CCTV) cameras along SH161 from Pioneer Pkwy to IH 30, and Main Street/Jefferson from NW 23<sup>rd</sup> Street to SW 4<sup>th</sup> Street

*Chief Financial Officer Patrick presented this item to the committee noting the overall project cost is \$1,209,794.95 of which \$924,192.80 is federally funded, \$285,602.15 is state funded. The city will be responsible for professional services and construction oversight and will be reimbursed fully for the full project cost up to \$1,209,794.95.*

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

15. Lease with Grand Prairie Hotel Development Corporation (GPHDC) for Epic Central Hotel; Landlord, Tenant, and Manager Non-Disturbance and Attornment Agreement with the City GPHDC and Concord GPHCC Management, LLC; Authorize hotel management contract between GPHDC and GPHCC Management, LLC as Hotel Operator

*City Attorney Megan Mahan presented this item to the committee noting this item would be discussed in Executive Session at tonight's Council meeting. Chairman Copeland asked if the Finance and Government could not vote on this item as it will be briefed to Council in Executive Session. Ms. Mahan concurred. No motion made by the Finance and Government Committee.*

## **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 4:31 p.m.

  
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Chairman Jeff Copeland  
Finance and Government Committee