



MINUTES

CALL TO ORDER

Mayor Pro Tem Cole Humphreys called the City of Grand Prairie Finance and Government Committee meeting to order at 1:07 p.m. on Monday, October 03, 2022, in the Council Briefing Room, 300 West Main Street, Grand Prairie, Texas.

MEMBERS PRESENT

*Mayor Pro Tem Cole Humphreys
Council Member Kurt Johnson*

MEMBERS ABSENT

Chairman Jeff Copeland

STAFF PRESENTATIONS

1. Bond Program Presentation

Brady Olsen, Assistant Finance Director, presented a slide for the recommendation of the issuance of three bonds to fund the 2022-2023 CIP program. The 2022-2023 CIP included approximately fifty million dollars in necessary bond funding. The City Council will pass a notice of intent in October before authorizing the issuance in December. Eleven million dollars will go towards the construction of a water tower. In 2021 we took a bond election to our citizens for seventy-five million dollars for Economic Development Purposes. Sixty-seven million have been issued, and eight million dollars are remaining. We have already granted the LGC six million dollars for land purchase and would like to reimburse ourselves. The remaining two million dollars will be used for economic development. We want to move forward to limit the interest rate risk.

Mayor Pro Tem Cole Humphreys asked if the unused two million dollars added pressure to utilize because of the interest rate. Deputy City Manager Cheryl DeLeon responded by saying we have several economic development opportunities and are in a growth mode. Council Member Kurt Johnson asked how it would affect if the interest rate were raised by the end of the year. Mr. Olsen replied that the market is pricing into how these are set. We will be doing parameters ordinances, and we will be developing a maximum interest rate that is approved by the council.

2. Update the City's Financial Management Policy

Manager may authorize renewal options with aggregate price fluctuations up to \$4,532.50 so long as the City Council appropriates sufficient funding to satisfy the City's obligation during the renewal terms

Approved On Consent Agenda

7. Annual contract for temporary employment services from Results Staffing, Inc. at an estimated annual amount of (\$55,000.00). The agreement is for an initial one year with the option to renew for three additional one-year periods totaling \$220,000.00 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$50,000.00 of the original maximum price so long as the city council appropriates sufficient funding to satisfy the cities obligation during the renewal term

Approved On Consent Agenda

8. Annual Agreement for rebar and concrete supplies from FABco, LLC. (Up to \$61,788.80 annually). This agreement would be for one year with the option to renew for four additional one-year periods totaling \$308,944.00 if all extensions were exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations up to (\$15,447.00) so long as the City Council appropriates sufficient funding to satisfy the City's obligation during the renewal terms.

Approved On Consent Agenda

9. Annual Contract for masonry mailbox repairs from Tillema & Sons (up to \$50,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$250,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$12,500.00 so long as the City Council appropriates sufficient funding to satisfy the City's obligation during the renewal terms.

Approved On Consent Agenda

10. Change the Order of \$40,000.00 to add additional appraisal and court testimony services with Pyles & Whatley Corporation for City projects. The current contract limit is \$40,000.00 per year, with the option to renew for up to four additional one-year periods, not to exceed \$200,000.00. We are requesting an increase to \$80,000.00 per year with the opportunity to continue for four other one-year periods with a maximum of \$400,000.00 cumulatively.

Approved On Consent Agenda

11. Ordinance amending the FY2023 Community Policing Fund for the Grand Prairie Equine Center and Mounted Patrol Facility and awarding a Professional Design Services Contract to Populous Architects in the amount of \$79,800.00 for programming, planning, concept design, and schematic design services for the Grand Prairie Equine Center and Mounted Patrol Facility. In addition, the staff is recommending a design contingency in the amount of \$4,200.00 and a reimbursable expenses allowance of \$2,500.00, resulting in a total funding request of \$86,500.00

Presented

ITEMS FOR INDIVIDUAL CONSIDERATION

authorizing the City Manager to enter an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one-year term; and providing for the ability to reimburse the expenditure with future debt.

Cindy Mendez, Public Health & Environmental Quality Director, presented that this item is designed to act upon a public health emergency regarding mosquitoes should that arise without having to call a special Council meeting. This was approved in 2013. The money is reserved in the Capital Improvement Projects budget every year. It authorizes the City Manager to enter into an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one-year term. It provides for the ability to reimburse the expenditure with future debt.

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

15. Ordinance amending the FY2022/2023 Capital Improvement Budget; Contract with Fast General Contracting LLC of North Richland Hills, Texas, for construction of the EPIC Central Maintenance Building located at 2950 Fall Drive, in the amount of \$1,066,000, plus a contingency amount of \$53,300.00 for a total of \$1,119,300.00

Mr. Strawn presented a request for approval of an ordinance FY2022/2023 Capital Improvement Budget, Contract with Fast General Contracting for the construction of EPIC Central Maintenance Building located at 2950 Fall Drive, in the amount of \$1,066,000.00 plus a contingency of five percent in the amount of fifty-three thousand and three hundred dollars for a total of one million, one hundred nineteen thousand and three hundred dollars. Mayor Pro Tem Humphreys asked if the Gators would have an easement over to Epic Central and how the contractor was chosen. Mr. Strawn stated there were four bidders, and this was the lowest bidder.

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

16. Construction contract with Florida Traffic Control Devices to furnish all labor, materials, and equipment required to construct three overhead Changeable Message Signs (CMS) on Belt Line Road, Lone Star Parkway, and Lake Ridge Parkway in the amount of \$568,067.72

Caryl DeVries, P.E., PTOE, Assistant Director of Transportation, presented the contract with Florida Traffic Control Devices to furnish all labor, materials, and equipment required to construct three overhead Changeable Message Signs (CMS) on Belt Line Road, Lone Star Parkway, and Lake Ridge Parkway which will help with Prairie Lights. These overhead CMS are connected through Fiber Optic to the traffic center. This will allow site traffic messages to be shown to the traveling public for guidance when attending events in the City of Grand Prairie. The funding is ARPA we already have.

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

17. Ordinance amending the FY2023 unobligated Street Capital Projects Fund to allocate \$160,000.00 to the FY2023 Traffic Signal Improvement Project for the unexpected failure of traffic light detection

replacement. The Developer for Daylight Transport is improving the pavement at their cost, and the City's in-house distribution will take care of the infrastructure under the street. Council Member Johnson moved, seconded by Mayor Pro Tem Humphreys, to approve this item. The motion carried unanimously.

21. Purchase of 401 Wilmington Court from Pamela Carroll for the appraised value (\$340,000) plus closing costs per the Creek Erosion Policy.

Mr. Johnson presented the purchase of 401 Wilmington Court from Pamela Carroll for three hundred and forty thousand dollars plus closing costs per the Creek Erosion Policy. Mr. Johnson noted that repairing the slope could cost approximately seven hundred thousand dollars. The city has been working with homeowners to purchase this property. After the purchase, the next step is to demo the home, re-establish the slope, and not a complete retaining wall.

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

22. Annual Contract for chlorine & cylinders from DPC Industries, Inc. (up to \$200,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$1,000,000.00 if all extensions are exercised.

Mr. Johnson presented the annual contract to purchase gas chlorine & cylinders from DPC Industries; the agreement allows for delivery instead of storing them. It is mainly utilized for the cylinder on the hill in DeSoto; most of the water comes from there.

Council Member Johnson moved, seconded by Mayor Pro Tem Humphreys, 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 2:27 p.m.


Chairman Jeff Copeland *Cole Humphreys Acting Chair* Date 11/1/22
Finance and Government Committee