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## MINUTES

*The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas, and the Chairman or presiding member will be physically present. Members may be participating remotely via video conference.*

### CALL TO ORDER

*Chairman Jeff Copeland called to order the City of Grand Prairie Finance and Government Committee meeting at 2:30 p.m. on Tuesday, April 5, 2022, in the City Hall, Council Chambers, 300 West Main Street, Grand Prairie, Texas. Note: The meeting was moved to Council Briefing Room.*

### STAFF PRESENTATIONS

1. Discuss Unfunded Retirement Liability Options

*Finance Assistant Director, Brady Olsen, presented information on potential interest savings regarding the Unfunded Retirement with TMRS.*

#### PRESENTED

2. Loyd Park Glamping Development

*Economic Development Director, Marty Wieder, presented information for Glamping opportunities at Lloyd Park.*

#### PRESENTED

### CONSENT AGENDA

*Council Member Humphreys moved, seconded by Council Member Johnson, to approve items four through eight on the Consent Agenda. The motion carried unanimously.*

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

#### APPROVED ON CONSENT AGENDA

4. Five-year agreement renewal with MRI Real Estate Software (HAPPY Software) for Housing Pro Software used by Grand Prairie Housing and Neighborhood Services Department. The first-year rate will be \$42,146.19. The rate will increase annually by 3.5% or the current inflation rate, whichever is greater, for an estimated total of \$226,007.51 if the annual increase is limited to 3.5%

#### APPROVED ON CONSENT AGENDA

5. Ordinance amending the FY2021/2022 Capital Improvement Budget; replace and purchase aquatic lap lanes, reels and covers at a cost of \$15,000, one pool filter at a cost of \$40,000, and three ADA chair lifts at a cost of \$20,000 for a total price of \$75,000

**APPROVED ON CONSENT AGENDA**

6. Ordinance amending the FY 2021/2022 Capital Improvement Projects Budget; Purchase of Traffic Cabinet Replacement from MICA Corporation in the amount of \$46,075.00 for the north bound SH161 just north of Mayfield Road

**APPROVED ON CONSENT AGENDA**

7. Amendment/Change Order No. 1 to the construction contract with Felix Construction Company in the amount of \$44,113.89 for additional incoming electrical primary utility route, piping and plumbing modifications inside the pump station, check valves model change for compatibility with City standardized valves and decrease for City fiber conduit material modification for Robinson Road Pump Station

**APPROVED ON CONSENT AGENDA**

8. Amendment/Change Order No. 3 for construction contract with Felix Construction Company in the net amount of \$37,063.87 for South Sector Pump Station Phase II provides for a cost increase of \$39,863.87 for Generator platform, Oncor easement gate, additional Creek Crossing, and Roof insulation modification; it also provides for a cost decrease of (-\$2,800) for Pump Casing material savings

**APPROVED ON CONSENT AGENDA**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

9. Ordinance Of The City Of Grand Prairie, Texas, Amending Chapter 24 "Taxation", Section 24-1.1 "Homestead Exemption" Of The Code Of Ordinances To Increase The Homestead Exemption To The Greater Of Twelve And One Half (12.5) Percent Of The Appraised Value Or Five Thousand Dollars (\$5,000) Of All Owner Occupied Residences; Containing A Savings Clause; Repealing All Ordinances In Conflict Therewith

*Finance Assistant Director, Brady Olsen, presented information regarding the benefits to homeowners of increasing Homestead Exemption. Chairman Copeland asked Mr. Olsen for clarification on this item. Chairman Copeland inquired if a cash discount was discussed, noting if the city gave them \$68 million would it look like \$70 million. Mr. Olsen responded that this option was not discussed but would inquire at the next meeting with TMRS. Council Member Johnson asked if the end result is to ensure the pension is 100% funded. Deputy City Manager, Cheryl De Leon stated we are trying to get closer. Council Member Johnson inquired if we don't get closer, will the \$18 million be lost. Ms. De Leon noted there is no loss as we are already paying for it. Chairman Copeland asked if an action is needed for this item. Ms. De Leon stated no action required as it is an informational item at this time.*

10. Construction Contract Revision No. 1 with Arch-Con Corporation in the amount of \$386,545.54 for construction budget adjustments associated with the EpicCentral dual brand hotel and convention center project. All revised costs will be covered by contingency and allowance amounts included in the total funding request initially approved by City Council and therefore construction cost remains within budget

*Director of Municipal Facilities Design and Construction, Andy Henning, presented and discussed the construction progress and the reasons for the revision. Mr. Henning mentioned the project is expected to stay within budget. Council Member Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

11. Davis Road Realignment Participation Agreement with Knox Street Partners No. 30, Ltd. for paving, sidewalks, streetlights, storm sewer and landscaping

**TABLED**

**EXECUTIVE SESSION**

No executive session was held.

**CITIZEN COMMENTS**

No citizen comments were made.

**ADJOURNMENT**

There being no further business, the Finance and Government Committee meeting adjourned at 3:06 p.m.



Chairman Jeff Copeland  
Finance and Government Committee

May 2, 2022  
Date