



AGENDA

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

STAFF PRESENTATIONS

1. Discuss Unfunded Retirement Liability Options
2. Loyd Park Glamping Development

CONSENT AGENDA

The full agenda has been posted on the city's website, www.gptx.org, for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.

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

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

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

EXECUTIVE SESSION

The Finance and Government Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) *Section 551.071 "Consultation with Attorney"*
- (2) *Section 551.072 "Deliberation Regarding Real Property"*
- (3) *Section 551.074 "Personnel Matters"*
- (4) *Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email GPCitySecretary@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance and Government Committee agenda was prepared and posted April 1, 2022.



Gloria Colvin, Deputy City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: Cheryl De Leon, Deputy City Manager

PRESENTER: Brady Olsen, Assistant Finance Director

TITLE: Discuss Unfunded Retirement Liability Options

RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: Megan Mahan

PRESENTER: Marty Wieder, Economic Development Director

TITLE: Loyd Park Glamping Development

RECOMMENDED ACTION: Presentation Only



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: April 5, 2022

REQUESTER: Sheryl Osborn

PRESENTER: Chairperson, Jeff Copeland

TITLE: Minutes of the March 1, 2022, Finance and Government Committee Meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE
FINANCE AND GOVERNMENT COMMITTEE
 CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
 TUESDAY, MARCH 01, 2022 AT 2:30 PM

MINUTES

CALL TO ORDER

Councilperson Cole Humphreys called to order the City of Grand Prairie Finance and Government Committee meeting at 2:31 p.m. on Tuesday, March 1, 2022, in the City Hall, Council Chambers, 300 West Main Street, Grand Prairie, Texas.

MEMBERS PRESENT

City Councilperson Cole Humphreys
 City Councilperson Kurt Johnson

MEMBERS ABSENT

Chairperson Jeff Copeland

STAFF PRESENTATIONS

1. Presentation on Homestead Exemption

Finance Assistant Director, Brady Olsen, presented information on the Homestead Exemption. He reviewed the current exemptions and outlined a plan to increase homestead exemptions. Mr. Olsen discussed options, values, and details of potential savings. Mr. Olsen also reviewed the exemption history. Councilperson Humphreys and Mr. Olsen clarified with City Manager, Steve Dye, that the recommendation is 2.5% increase for homestead exemption, but not an additional tax cut. Mr. Olsen noted the value would be approximately \$850,000, and the public will be educated on the additional exemption. The 2.5% increase in the homestead exemption will tentatively be presented to the City Council at a future meeting.

2. Presentation on FY 2021-22 Debt Transactions

Mr. Brady Olsen presented information on FY2021-22 Debt Transactions. He discussed a summary of the issuances and provided details on the interest rates. Mr. Olsen reviewed bidders for Sales Tax revenue refunding bonds, Certificates of Obligation, and General Obligation bonds. He noted that the City was able to secure very low rates, and that the City retained a AAA rating with S&P on our General Obligation bonds. Mr. Olsen also stated that the City received a rating upgrade on our Sales Tax bonds. Additionally, Mr. Olsen commented that the City is considered very low risk and is attractive to investors.

3. Presentation on the Annual Comprehensive Financial Report for the year ended September 30, 2021

Finance Assistant Director, Susan Sanders, and Chief Financial Officer, Cathy Patrick, presented information for the Annual Comprehensive Financial Report (ACFR). They noted that preparation of the report is almost a year-long process, and our City team worked closely with the external auditors, Weaver Assurance – Tax Advisory. Ms. Sanders noted Controller, Luis Barerra, and Weaver CPA, Jennifer Ripka, were key persons involved in producing a quality financial report. Ms. Ripka presented an introduction of the firm, noting that she works in the government aspect. She highlighted

members of the team who worked specifically with the City for the fiscal year 2021 report. Ms. Ripka reviewed the timeline in preparing the audit, the aspects audited, and compliance, noting that the focus is on areas of higher risk.

Ms. Ripka stated Weaver will offer an unmodified, clean opinion, which is the highest level of assurance that can be placed on financial statements. She noted there were no material weaknesses, and no deficiencies were found. Ms. Ripka stated that the City was identified as being low risk. She also noted that the City's total net position increased \$39,500,000 from FYE2020 to \$723,900,000 for FYE2021. Increases were primarily due to an increase in charges for services, sales tax collections, franchise fee collections, and grant collections. Ms. Ripka discussed the ARPA funds received, assigned and unassigned funds, proprietary funds, and bond debt issuances.

Deputy City Manager, Cheryl De Leon, recognized Ms. Susan Sanders, Mr. Luis Barrera, and Chief Financial Officer (outgoing), Ms. Caryn Riggs, for their extraordinary work on the ACFR.

4. Parks Enterprise Financial Report Update – 1st Quarter FY2022

Parks, Arts, and Recreation Assistant Director Business Operations, Gary Yakesch, introduced Parks, Arts, and Recreation Business Operations Manager, Chip Nami, and Parks, Arts, and Recreation Business Manager, Letty Evans. Mr. Nami and Ms. Evans presented information for the Parks Enterprise Financial Report Update, as of 1st Quarter FY2022. Mr. Yakesch noted that the presentation involved information presented at a previous meeting, and that more details were in the Committee members' packets.

Mr. Chip Nami presented the report for the Golf Enterprise fund, specifically defining 'comp' rounds as to type, timing, and tracking. He also noted that one of the golf courses is managed and operated by a contracted vendor, and the other is managed and operated by City staff. Golf leadership is working to standardize the use of 'comp' rounds. Mr. Nami clarified that City employees may receive a discount to play, but they do not play free of charge. Mr. Nami reviewed the financial status of the Golf Enterprise fund through the first quarter, which is trending similarly to last year. He also noted that the first quarter is the weakest quarter. Additionally, he stated the Department is working with a consultant regarding Tangle Ridge management and operations.

Ms. Letty Evans presented the report for Grand Prairie Memorial Gardens, Lake Parks, Epic Waters, The Summit, Ruthe Jackson Center, Uptown Theater, and Prairie Lights.

- Ms. Evans stated Memorial Gardens is doing very well, and she highlighted some special events the Memorial Gardens hosted, including SIDS Awareness and the Candlelight Vigil.
- Ms. Evans reported that Lake Parks is also performing well as of the first quarter, and she noted special events Lake Parks hosted, including the Forest of Fear and a cross-country running event.
- Ms. Evans stated The Epic expenditures are higher than the first quarter last year because the facility is now fully operational, but it is within budget. A discussion took place about the subsidies for The Epic.
- Ms. Evans reported that the number of visitors to Epic Waters increased significantly from last year's first quarter. Epic Central's dynamic pricing strategy is also contributing to increased revenues.
- Ms. Evans stated that The Summit has increased revenue from first quarter last year, and the expectation is the subsidy will be in line with budget.
- Ms. Evans reported that Ruthe Jackson Center is also doing well financially. The renovations have been completed and revenues are expected to increase.

- Ms. Evans stated that revenues are increasing for the Uptown Theater, and she highlighted several special events that have been held at Uptown Theater this fiscal year.
- Ms. Evans reported that Prairie Lights is having a record-breaking year financially. The price increase offset fewer vehicles. Additional revenues were earned from returning activities, including the carnival and concessions.

A discussion took place about available space availability at Memorial Gardens. Ms. Evans stated that the cemetery is approximately 74% occupied, with 10 additional undeveloped acres available. A brief discussion took place about operations, including staffing and rate adjustments.

CONSENT AGENDA

5. Minutes from the Finance and Government Committee Meeting February 1, 2022

Councilperson Kurt Johnson moved to approve the Finance and Government Committee Minutes for February 1, 2022, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

6. Construction Manager at Risk (CMAR) contract with Modern Contractors, Inc. for pre-construction management services for the Lynn Creek Event Pavilion in the amount of \$1,000 and approve a construction service fee of 3.0% to be applied at a later time to the actual approved construction costs for the work

7. Construction Manager at Risk (CMAR) contract with Dean Electric, Inc. dba Dean Construction for pre-construction management services for Turner Park Improvements Phase 1 in the amount of zero \$0 and approve a construction service fee of 3.5% to be applied at a later time to the actual approved construction costs for the work

Councilperson Kurt Johnson moved to approve Items 6 and 7 on the Consent Agenda, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Participation Agreement with 1301 Parker Rd, LLC for Right of Way Improvements in the total amount of \$131,014.75

Public Works Director, Gabe Johnson, presented information regarding an agreement with the developer. The City will repair the water/wastewater sections while the developer is extending the road. The City would be responsible for 25% of the costs, with the developer responsible for 75% of the costs.

Councilperson Kurt Johnson moved to approve Item 8, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

9. Developer Participation Agreement with Dechman Owner, LLC, for paving and drainage improvements on Dechman Drive in the not to exceed amount of \$755,860
Mr. Gabe Johnson presented information outlining what actions are allowed by law, discussed zoning issues, and offered other details of the project. Mr. Johnson stated the original anticipated cost to the City was \$755,860. With the new agreement, the total City cost will be \$835,000, with 28%, or \$339,000-\$400,000 participation based and \$495,000 in upsizing the drainage pipe.

Councilperson Kurt Johnson moved to approve Item 9, as presented by Mr. Gabe Johnson, updating the City's cost from \$755,860 to \$835,000. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

10. Professional Contract with Pyles Whatley for appraisal and court testimony services for City Projects with the combined costs not to exceed \$40,000; the contract will be for one year with the option to renew for four additional one-year periods, not to exceed \$200,000 cumulatively if all extensions are exercised and authorize the Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
Mr. Gabe Johnson presented information involving a price agreement. City Attorney and Assistant City Manager, Megan Mahan, clarified the process, noting the price is aggregate. If the total cost exceeds the approved threshold, City Council approval will be required.

Councilperson Kurt Johnson moved to approve Item 10, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

11. Review of DRAFT Comprehensive Annual Financial Report and associated audit services for Fiscal Year ending September 30, 2021
Deputy City Manager, Cheryl De Leon presented information for Item 11, referring to the staff presentation regarding the Annual Comprehensive Financial Report (ACFR).

Councilperson Kurt Johnson moved to approve Item 11, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

12. Ordinance Amending the FY 2021/2022 Capital Improvement Projects Budget for \$19,800 for Compression Brake Signage

Transportation Services Senior Traffic Engineer, Caryl Devries, presented information for Item 12. Ms. Cheryl De Leon provided additional information. Ms. Devries clarified that the ordinance is needed because the project was not originally in the Operating Budget for this fiscal year.

Councilperson Kurt Johnson moved to approve Item 12, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

13. Ordinance amending the FY 2020-2021 Operating Budgets in the amount of \$1,489,193

Chief Financial Officer (outgoing), Ms. Caryn Riggs, presented information for Item 13. Ms. Riggs stated that after the audit entries and accruals were entered, adjustments need to be made to various Operating Budgets to bring the budgets in line with what was spent. She also noted that amendments allowing the adjustments are a common practice. Additional information was offered by Ms. Cheryl De Leon.

Councilperson Kurt Johnson moved to approve Item 13 as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

14. Ordinance amending the FY 2021-2022 Capital Projects Budget to appropriate \$1,000,000 toward the purchase of Mobile Generators and amending the FY 2021-2022 Pooled Investment Fund Budgets to reverse \$1,000,000 of the appropriation previously appropriated through Ordinance #11128-2021 Ms. Caryn Riggs presented information for Item 14. She explained that the Ordinance in Item 14 is similar to the Ordinance in Item 13, with the difference being that Item 13 involved Operating Budgets, and Item 14 involves the Capital Projects Budget. Ms. Riggs stated this process is an administrative action that occurs every year, as there will always be audit entries that cause the budget to be exceeded. It was clarified that the amount listed should be \$1,000,000, not \$10,000,000. A discussion took place regarding the locations for the generators. Ms. Cheryl De Leon will provide more information post meeting regarding the location of the generators.

Councilperson Kurt Johnson moved to approve Item 14, as presented, with the clarification that the amount is \$1,000,000, not \$10,000,000. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

15. Ordinance amending the FY 2021-2022 Operating Budgets for a net decrease of \$2,625,000

Ms. Caryn Riggs presented information for Item 15. She stated one of the projects this year was to combine some of City's funds, as recommended by the auditors. The Ordinance in Item 15 will move funds not spent on the stadium in fiscal year 2021 to fiscal year 22. This Ordinance will also

consolidate all Solid Waste funds into one fund, which nets as a decrease to the fiscal year 2021-2022 Operating Budgets. It was clarified that monies not on capital projects will automatically be moved to the next fiscal year. However, monies not spent in Operating Budgets must be reappropriated for the next year. Ms. Cheryl De Leon noted that consistency in wording is needed.

Councilperson Kurt Johnson moved to approve Item 15, as presented. Councilperson Cole Humphreys seconded the motion. The motion carried 2-0, with no abstentions.

Ayes: Humphreys, Johnson

Nays: None

Absent: Chairperson Jeff Copeland

EXECUTIVE SESSION

The Finance and Government Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 “Consultation with Attorney”
- (2) Section 551.072 “Deliberation Regarding Real Property”
- (3) Section 551.074 “Personnel Matters”
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”

No Executive Session has held.

CITIZEN COMMENTS

No citizen comments were made.

ADJOURNMENT

There being no further business, the March 1, 2022, Finance and Government Committee meeting adjourned at 4:06 PM.

Chairperson, Jeff Copeland
Finance and Government Committee

Date



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: Patrick Cornelius

PRESENTER: Esther Coleman, Director

TITLE: 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%

RECOMMENDED ACTION: Approve

ANALYSIS:

Grand Prairie Housing and Neighborhood Services Department contracts with MRI Real Estate Software (HAPPY Software) for Housing Pro Software. By entering into a multi-year agreement, the City can receive a reduced rate. The proposed renewal will extend the contract with MRI for a five-year term. 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. The total expenditure over the term of the contract is estimated to be \$226,007.51 based upon an estimated 3.5% annual increase.

FINANCIAL CONSIDERATION:

Funds for the first year are available in the current Grand Prairie housing and Neighborhood Services Department budget and will be charged accordingly. Funding for future years will be paid from that year's Grand Prairie Housing and Neighborhood Services Department approved budgets.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2022

REQUESTER: Erin Hart, Assistant Director of Operations

PRESENTER: Duane Strawn, Director of Parks, Arts and Recreation

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

In preparation for the outdoor pool season, the Aquatics Division has reviewed current conditions of various hardware and infrastructure components of our pools and is requesting a total of \$75,000 for immediate pool improvements; The following areas will be addressed with this funding:

ADA Compliance

For public pools to be ADA compliant, the city must provide at least one form of accessible entry. Currently, we have ADA chair lifts at all pools, but due to the elements and age, the ADA chair lifts at Bowles Pool, Tyre Pool, and McFalls Pool need to be replaced entirely. All three of these lifts are more than 10 years in age and do not meet industry standards to service.

Pool Filtration

As a result of a recent facility analysis, conducted by Parkhill, it was noted that the pool filtration system, at Tyre Pool, is at the end of its life cycle, and needs to be replaced. Results proved that it is evident the age of the filter, the sand found in the pool, and the inoperable gauges and damaged internal laterals are leading signs that the filter needs to be replaced in order to function properly.

Pool Infrastructure

Bowles Pool and Kirby Creek Natatorium are both competition pools that house our swim team and host our swim meets. Due to excessive use from the swim team and GPISD programs, these locations need to purchase new lap lanes, reels, and covers.

FINANCIAL CONSIDERATION:

Funding to 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 is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Parks Capital Project Fund (317193) to WO #02215403 (Pool Improvements).

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$75,000 FROM THE UNOBLIGATED FUND BALANCE IN THE PARKS CAPITAL PROJECTS FUND (317193) TO WO #02215403 (POOL IMPROVEMENTS).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT the FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET be amended by transferring and appropriating \$75,000 from the unobligated fund balance in the Parks Capital Projects Fund (317193) to WO #02215403 (Pool Improvements).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, April 19th, 2022.

**CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 317193 - 02215403
 Project Title: Pool Improvements
 Current Request: \$75,000.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Minor Equip (60520)	\$0	\$0	\$20,000	\$20,000	\$20,000
Bldg & Grd Maint (63010)	\$0	\$0	\$15,000	\$15,000	\$15,000
Equip/Hardware/Sup (68640)	\$0	\$0	\$40,000	\$40,000	\$40,000
TOTAL	\$0	\$0	\$75,000	\$75,000	\$75,000



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 04/05/2022

REQUESTER: Jordan Bowens

PRESENTER: Caryl DeVries, Acting Assistant Director

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

Due to a car crash that took place on April 12, 2021, damages to the large overhead dynamic message system (DMS) on NB SH161 North of Mayfield required replacement. A quote was received from MICA Corporation includes a new Dynamic Message System (DMS) including the cabinet (same as previous), Installation and all necessary wiring to reinstall and make it operational again.

A request for bids was sent out to 3 vendors (2 were HUB vendors; 1 was local) on February 17, 2022. Only one response was received from MICA Corporation.

MICA Corporation has previously installed CCTV & CMS for TxDOT and NTTA in the past with favorable results.

The City of Grand Prairie legal department claimed against the driver's personal automobile insurance and were able to receive \$25,000 which was the maximum allowable by his policy. DLR#43669

FINANCIAL CONSIDERATION:

Funding in the total amount of \$46,075 is available as follows:

1. \$25,000.00 is available in Legal 212110 -42831 for reallocation into Transportation Department operation budget 261210.
2. \$21,075.00 is available by approving an ordinance transferring and appropriating from the unobligated fund balance of Street Capital Projects Fund (400192)W.O. 02208303 (FY22 Misc Transportation Projects).

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2021/2022 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$21,075.00 FROM THE UNOBLIGATED FUND BALANCE IN THE STREETS CAPITAL PROJECTS FUND (400192)W.O. 02208303 (FY22 MISC TRANSPORTATION PROJECTS).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. THAT THE FY 2021/2022 CAPITAL PROJECTS BUDGET BE AMENDED BY TRANSFERRING AND APPROPRIATING \$21,075.00 FROM THE UNOBLIGATED FUND BALANCE IN THE STREETS CAPITAL PROJECTS FUND (400192)W.O. 02208303 (FY22 MISC TRANSPORTATION PROJECTS).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 5THDAY OF APRIL 2022.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192/ 02208303
 Project Title: FY22 Misc Transportation Projects
 Current Request: \$21,075.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
63075 MACHINERY AND TOOLS	\$0	\$0	\$21,075	\$21,075	\$21,075
TOTAL	\$0	\$0	\$21,075	\$21,075	\$21,075



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: George Fanous

PRESENTER: Gabe Johnson, Director of Engineering and Public Works and Romin Khavari, City Engineer

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

On March 2, 2021, city council approved a construction contract with Felix Construction Company in the amount of \$7,864,279 for Robinson Road Pump Station; 5% construction contingency in the amount of \$393,214; Materials testing with Team Consultants in the amount of \$15,076; in-house labor distribution in the amount of \$40,000 for a total of \$8,312,569.

Amendment/ Change Order No. 1 in the net amount of \$44,113.89 provides for a cost increase of \$54,533.89 for incoming electrical primary utility route, Piping and plumbing modifications inside the pump station, Check valves model change for compatibility with city standardized valves; Amendment/ C.O. No. 1 also provides for a cost **decrease of (-\$10,420)** for City fiber conduit material modification. The cumulative total of change order No.1 is **\$64,953.89** and the net increase is **\$44,113.89**.

Final construction completion date will be revised to October 13, 2022.

FINANCIAL CONSIDERATION:

Funding in the total amount of \$44,113.89 is available in Water Capital Projects Fund (500592) W.O.# 01910603 (2N-2.0 MG Robinson Road EST and 12 MGD Pump Station) Contract 433092 contingency.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01910603

Project Title: 2N-2.0 MG Robinson Road EST-12 MGD Pump Station

Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Environmental Remediation (61205)	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Construction (68540)	\$8,507,493	\$250,000	\$0	\$250,000	\$8,507,493
Eng/Geo/Con (68560)	\$1,983,604	\$245,000	\$0	\$245,000	\$1,983,604
Labor (68999)	\$40,000	\$30,190	\$0	\$30,190	\$40,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$10,536,097	\$530,190	\$0	\$530,190	\$10,536,097



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: George Fanous

PRESENTER: Gabe Johnson, Director of Engineering and Public Works; and Romin Khavari, City Engineer

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

On October 13, 2020, the City Council approved a construction contract with Felix Construction Company in the amount of \$7,899,537.00 for Southwest Sector Pump Station Phase 2; 5% construction contingency in the amount of \$394,977; Materials testing with Alliance Geotechnical in the amount of \$51,708.40; in-house labor distribution in the amount of \$39,500 for a total of \$8,385,722.40.

Amendment/ Change Order No. 3 in the net amount of **\$37,063.87** 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. The cumulative total of change order No. 3 is \$42,663.87 and the net increase is **\$37,063.87**.

Amendment/ Change Order No. 1 in the net amount of **\$50,778.09** provided for cost increase of raw steel material impact, underdrain modification and additional quantities of 36” drilled pier shafts; it also provided for miscellaneous quantity reductions.

Amendment/ Change Order No. 2 in the amount of **\$47,260.34** provided for Electrical conduit supports under the pump station slab; it also provided for time extension.

Construction schedule for final completion is August 3, 2022.

FINANCIAL CONSIDERATION:

State statutes require City Council approval of a change order when the cumulative cost of the change order exceeds \$50,000. With approval of this change order, the City Manager will be able to approve the change order to a cumulative value of \$50,000 without additional Council approval. Also, the City,

as an owner, reserves the right to increase the amount of the work to be performed in each construction contract by an amount not to exceed twenty-five (25%) percent of the original bid.

Funding in the total amount of \$50,778.09 is available in Water Capital Projects Fund (500592) W.O. 01810503 (Southwest Sector Pump Station) Contract 432412 Contingency.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01810503
 Project Title: Southwest Sector Pump Station
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction (68540)	\$6,441,420	\$5,708	\$0	\$5,708	\$6,441,420
Eng/Con/Geo (68560)	\$379,388	\$0	\$0	\$0	\$379,388
Labor (68999)	\$33,792	\$18,128	\$0	\$18,128	\$33,792
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$6,854,600	\$23,836	\$0	\$23,836	\$6,854,600



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 04/05/2022

REQUESTER: Brady Olsen

PRESENTER: Brady Olsen, Assistant Finance Director

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

The homestead exemption provides property tax relief to homeowners who keep their primary residence within the city. A property tax rate decrease benefits commercial properties, industrial properties, and investment properties, while the homestead exemption directly benefits homeowners. Staff estimates a homeowner would receive 4 times the relief of an equivalent costing property tax rate cut.

The ordinance was originally adopted in 2007 at 1% or \$5,000. It was increased in 2017 to 1% or \$10,000 prior to the state ruling the increased minimum was not allowed. In 2019, the exemption was increased to 7.5%, and in 2020 the exemption was increased to 10%. The maximum allowable exemption is 20%.

FINANCIAL CONSIDERATION:

It is estimated that property tax revenues will be reduced by \$850,000 if the Homestead Exemption increases to 12.5%.

BODY

AN 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

WHEREAS, Ordinance 7694 was adopted on November 6, 2007 granting a Homestead Exemption for all persons owning the primary residence they are residing in.

WHEREAS, the amount of the Homestead Exemption adopted in 2007 was the greater of 1% of the appraised value or \$5,000.00.

WHEREAS, the Homestead Exemption was amended on February 7, 2017 and again on May 16, 2017 increasing the Homestead Exemption to the greater of 1% of the appraised value or \$10,000.

WHEREAS, the Homestead Exemption was amended on June 18, 2019 increasing the Homestead Exemption to the greater of 7.5% of the appraised value or \$5,000.

WHEREAS, the Homestead Exemption was amended on June 16, 2020 increasing the Homestead Exemption to the greater of 10% of the appraised value or \$5,000.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Chapter 24, Section 24-1.1 of the Code of Ordinances is hereby amended to read as follows:

"Section 24-1.1 Homestead Exemption - Granted for all persons owning the primary residence that are residing in under the following conditions.

That pursuant to Section 11.13 of the Texas Tax Code, the greater of 12.5% of the appraised value or \$5,000 of the residential homestead of all persons shall be exempt from City ad valorem taxes when taxes are levied for the year 2022 and for all subsequent levies, upon the owner's compliance with the following requirements:

1. The owner shall primarily dwell in the residence claimed as homestead for the tax year claimed. If the owner claims in the same tax year a homestead exemption on any other property, regardless of its location, the homestead exemption shall be denied.
2. The owner of the residence homestead shall submit to the County Appraisal District of the County in which they reside before May 1 that the owner of the residence homestead used it as a primary residence in the tax year. An exemption, once allowed, need not be claimed in subsequent years; the exemption applies to the property until it changes ownership or the person's qualification for the exemption changes.
3. To receive an exemption, the eligibility for which is determined by the claimant's qualifications on January 1 of the tax year, a person required to claim an exemption must file a completed exemption application form before May 1 and must furnish the information required by the form. A person who, after January 1 of a tax year, acquires a property that qualifies for an exemption covered by Section

11.42 of the Texas Tax Code must apply for the exemption for the applicable portion of that tax year before the first anniversary of the date the person acquires the property.

SECTION 2. That it is further provided that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are specifically appealed.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 5TH DAY OF APRIL, 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/05/2022

REQUESTER: Andy Henning

PRESENTER: Andy Henning, Director of Design + Construction

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

On July 13, 2021, City Council awarded the Construction Management Agreement to Arch-Con Corporation in the amount of \$38,910,167 for construction of the dual brand hotel and convention center within the overall EpicCentral project. In addition, City Council approved an owner-controlled contingency in the amount of \$1,089,833 and a budget allowance of \$350,000 for potential price escalation of construction materials for a total funding request of \$40,350,000.

Current Construction Contract Revision No. 1 in the amount of \$386,545.54 is divided as follows:

AMOUNT	SUBJECT	DESCRIPTION/CLARIFICATION
-\$45,421.44	Credit for Site Utility Changes	Removal of procurement and installation of specific underground utilities from Arch-Con Corporation's scope of work due to the work already being covered by construction manager within other portion of the overall EpicCentral project.
\$107,664.86	Construction Testing	Assignment of construction and material testing agency to Arch-Con Corporation's scope of work in order to better manage future cost overruns.
\$39,786.37	Hot Water System Upgrades	Inclusion of an automated water balancing and hot water trouble-shooting system in order to minimize the most significant guest experience complaint associated with hotel stays.

-\$36,372.18	Credit for Door and Hardware Changes	Credit for door and hardware changes including full face welded frames in lieu of continuous welded frames, recessed hardware in lieu of projection pulls at barn doors in each guestroom, removal of latching requirement at all barn doors in each guestroom and omission of dual card readers and accompanying hardware where duplication existed.
\$272,028.35	Final Construction Document Changes	Final design coordination changes including additional steel added at each hotel level for reinforcement at required floor openings, additional screening extents added at the roof to hide mechanical equipment, increase in grease trap size from 1,500 gallons to 3,000 gallons, additional concrete for back-of-house pier locations, added concrete landscape curbs, added concrete pad for kitchen equipment, additional concrete service road pavement square footage, increased concrete foundation beam sizes and added electrical provisions for additional exterior signage exposure to Highway 161.
\$43,890.53	Adjustments to Meet Hilton Brand Standards	Design adjustments to reflect final Hilton Hotel feedback and brand standard requests including deletion of master key card switches in all guestrooms, additional occupancy sensors in all guestrooms and change of thermostats specified in all guestrooms.
\$0.00	Construction Schedule Adjustment	Reset of contract time only based on official notice to proceed date of November 10, 2021, and February 2022 weather delays.
\$4,969.05	Fitness Equipment Coordination	Relocation of surface mounted data and electrical receptacles to be flush within the fitness room floor for better quality, improved longevity and minimizing future maintenance cost.

All items applicable to performance by the Construction Management Agreement will be incorporated into the current Arch-Con Corporation contract for a revised total contract in the amount of **\$39,296,712.54**.

This item is being reviewed by this committee for recommendation of approval to City Council.

FINANCIAL CONSIDERATION:

Funding in the total amount of \$386,545.54 is available in EPIC Central Capital Projects Fund (360093) W.O. 6273022 (EPIC Central Hotel Project) Contract 435989 Contingency.

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 360093 / 6273022

Project Title: EPIC Central Hotel Project

Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Minor Equipment (60520)	\$1,991,548	\$0	\$0	\$0	\$1,991,548
Professional Services (61039)	\$1,800,297	\$70,647	\$0	\$70,647	\$1,800,297
Legal Services (61360)	\$300,000	\$174,717	\$0	\$174,717	\$300,000
Misc Services (61485)	\$1,879,000	\$1,879,000	\$0	\$1,879,000	\$1,879,000
Office Furn/Equip (68290)	\$4,646,944	\$0	\$0	\$0	\$4,646,944
Construction (68540)	\$39,382,211	\$3,470,711	\$0	\$3,470,711	\$39,382,211
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$50,000,000	\$5,595,075	\$0	\$5,595,075	\$50,000,000



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2022

REQUESTER: Noreen Housewright

PRESENTER: Gabe Johnson, Director of Engineering and Public Works

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

RECOMMENDED ACTION: Approve

ANALYSIS:

The City desires to participate with the Landowner, Know Street Partners No. 30, Ltd. to implement improvements to complete the realignment of Davis Road. The project will include removing and relocating a segment of the existing roadway and utilities located along such segment of the existing roadway, installing storm drains, landscaping, striping and signage, to the extent such realignment and the work is related to the segment of Davis Road.

The City is working with the Landowner to come to an agreement and stay within the 30% maximum City participation on the base project and 100% of the oversizing of the project. The participation agreement will be a split of all the infrastructure costs, including all hard costs, soft costs, surveying, engineering, architecture, and other due diligence costs, required to complete the Realignment Improvements. The City is requesting oversizing from two lanes to four lanes as part of the project.

The portion of the Realignment Improvements funded by the City will serve multiple properties and areas for future development

FINANCIAL CONSIDERATION:

The Davis Road new alignment was approved by City Council as part of the FY21-22 Street Capital Projects during the yearly budget process.

Funding for this participation agreement will come from Street Capital Projects Fund W.O. #02207001 (Davis Road New Alignment) and Storm Drainage Capital Projects Fund (401592).