



AMENDED AGENDA

CALL TO ORDER

STAFF PRESENTATIONS

1. Internal Audit FY21 2nd Quarter Report
2. Second Quarter FY21 – Parks Enterprise Financial Reports
3. Homestead Exemption Discussion
4. Insurance Fund Monthly Review

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.

5. Minutes from the April 6, 2021, Finance and Government Committee Meeting
6. Quarterly Investment Report
7. Ratify purchase, replacement and installation of the Dectron unit, at the Epic, from McMillan James, in the amount of \$158,517, through a TIPS contract and include a contingency in the amount of \$5,000 for a total of \$163,517
8. Contract with GameTime (Total Recreation Products) in the amount of \$138,013.56; and approve a 5% contingency in the amount of \$6,900.68 for a total amount of \$144,914.24 for the removal, replacement and installation of playground equipment at Jennifer McFalls West Park
9. Ordinance amending the FY 2020/2021 Cemetery Operating Fund Budget; contract with Trane in the amount of \$59,428 plus a 5% contingency of \$2,972 for the complete replacement of Grand Prairie Memorial Gardens Administration and Maintenance shop HVAC systems through an existing City Price Agreement; purchase of building management system controls from Enviromatic Systems in the amount of \$23,100 plus a 5% contingency of \$1,155 through an existing City Price Agreement

ITEMS FOR INDIVIDUAL CONSIDERATION

10. Change Order/Amendment No. 1 with Hill & Wilkinson General Contractors in the amount of

\$3,873,421 for the balance of construction cost for Phase Three of the Civic Campus Master Plan project; 5% owner-controlled contingency in the amount of \$193,671; \$25,000 allowance for security; \$25,000 allowance for low voltage work; plus a \$50,000 allowance for franchise utility work for a total funding request of \$4,167,092

- [11.](#) Approve a one-time cost of living payment for non-civil service City of Grand Prairie employees in the total amount of \$1.9 million
- [12.](#) Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget; Professional Consultant Contract with Freese and Nichols, Inc. for the Main Street Roadway Improvements in the amount of \$757,500
- [13.](#) An Ordinance amending the Step Plan Pay Scales for Grand Prairie Police and Fire Civil Service Employees
- [14.](#) Resolution authorizing the City Manager to accept American Rescue Plan Act funding of approximately \$37,541,000
- [15.](#) Resolution authorizing an Economic Development Agreement for a \$2,000,000 Cash Grant and Fifty-Year Ground Lease with Bolder One, LLC, for the Operation of an Adventure Park at EpicCentral for a calculated percentage of Net Operating Profit as Rent (estimated approximately 25%)
- [16.](#) Resolution granting 380 Incentive Agreement and entering into a separated sales tax contract with Aerofirma Corporation for the Prairie Gate Phase Two Project to rebate 50% of the \$.01 documented general sales tax revenue on construction materials purchased to complete the new development
- [17.](#) Resolution denying Oncor Electric Delivery Company's application to increase its Distribution Cost Recovery Factor to increase electric distribution rates within the City

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 8018 or email Gloria Colvin (gcolvin@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 30, 2021.

A handwritten signature in cursive script that reads "Mona Lisa Galicia". The signature is written in black ink and is positioned above a horizontal line.

Mona Lisa Galicia, City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021
REQUESTER: Cathy Patrick
PRESENTER: Cathy Patrick, Audit Services Director
TITLE: Internal Audit FY21 2nd Quarter Report
RECOMMENDED ACTION: N/A

ANALYSIS:
Internal Audit FY21 2nd Quarter Report

FINANCIAL CONSIDERATION:
N/A

AUDIT SERVICES DEPARTMENT
Fiscal Year 2021
2nd Quarter

COMPLETED REPORTS	DEPARTMENT	FIELD WORK COMPLETE	REPORT DATE	HOURS TO DATE	IMPLEMENTATION PLAN	IMPLEMENTATION COMPLETE	FOLLOW-UP REVIEW
CMO Payroll Review	City Manager Office	2/11/2021	2/12/2021	12	N	N/A	N/A
Library System Inventory Review	Library	2/9/2021	2/9/2021	44	N	NA	NA
Golden Chalet Occupancy Tax Review	Marketing	2/25/2021	2/25/2021	21	N	N/A	N/A
Motel 6 Hwy 360 Occupancy Tax Review	Marketing	2/9/2021	2/9/2021	11	N	N/A	N/A
Epic Waters Contract Compliance	Parks, Art & Recreation	3/22/2021	3/22/2021	92	N	N/A	N/A
Loyd Park Revenue Review	Parks, Art & Recreation	1/5/2021	1/6/2021	100	N	NA	6/22/2021
Prairie Lakes Golf Course Inventory Review	Parks, Art & Recreation	1/26/2021	1/26/2021	49	Y	4/1/2021	4/1/2021
Streets Inventory Follow-Up Review	Public Works	1/20/2021	1/21/2021	20	Y	9/30/2021	6/1/2021
Work In Progress							
EnerGov Software Implementation	304						
Capital Assets Reconciliation	136						
ERP Software Replacement	89						
Economic Development Contract Procedures	59						
Lynn Creek Marina Contract Compliance Review	56						
Departmental Policies	50						
Centralize Accounts Receivable	15						
Miscellaneous Projects							
IT Survey	73	Complete					
Budget Assistance	59	Complete					
Fire Vaccination Site	59	Continual					
Procurement Card Review	36	Continual					
Housing Promissory Notes & Portability Checks	31	Continual					
Cash Handling Training	25	Continual					
Finance Investment Reconciliations	24	Continual					
Police Seizure Review	22	Continual					
Utility Audits	21	Continual					
Finance CTP Reviews	21	Continual					
Rebate Contracts (380 Agreements) Certification Review	15	Continual					



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021
REQUESTER: Gary Yakesch
PRESENTER: Gary Yakesch, Assistant Director Parks, Arts, & Recreation
TITLE: Second Quarter FY21 – Parks Enterprise Financial Reports
RECOMMENDED ACTION: Presentation Only

ANALYSIS:

Second Quarter Fiscal Year 2021 Financial Report Presentation – Parks Enterprise Financial Reports

FINANCIAL CONSIDERATION:

None Presentation Only

Financial Report
March 2021 (Unaudited)



Item 2.

GRAND PRAIRIE MEMORIAL GARDENS
And Mausoleum

	YEAR TO DATE								
	FY21 ACTUAL		FY20 ACTUAL		\$ Chg	FY21 BUDGET		Actual to Budget	
Revenues									
Section Sales	420,483	45.35%	307,315	41.93%	113,168	489,000	44.19%	85.99%	
Marker Sales	240,145	25.90%	214,391	29.25%	25,754	300,000	27.11%	80.05%	
Columbarium Sales	34,331	3.70%	22,617	3.09%	11,714	25,000	2.26%	137.32%	
Interment Fees	157,089	16.94%	131,286	17.91%	25,803	193,600	17.50%	81.14%	
Mausoleum Sales	43,293	4.67%	31,527	4.30%	11,766	60,000	5.42%	72.16%	
Burial Box/Vaults	25,844	2.79%	22,695	3.10%	3,149	33,000	2.98%	78.32%	
Scattering Sales	795	0.09%	168	0.02%	627	1,000	0.09%	79.50%	
Other	5,225	0.56%	2,955	0.40%	2,270	5,000	0.45%	104.50%	
Transfers	-	0.00%	-	0.00%	-	-	0.00%	0.00%	
Total	927,205	100.00%	732,954	100.00%	194,251	1,106,600	100.00%	83.79%	
Labor									
City Labor	154,074	16.62%	129,260	17.64%	24,814	320,828	28.99%	48.02%	
City Benefits	66,434	7.16%	55,968	7.64%	10,466	134,158	12.12%	49.52%	
Workforce/Temp Labor	-	0.00%	-	0.00%	-	-	0.00%	0.00%	
	220,508	23.78%	185,228	25.27%	35,280	454,986	41.12%	48.46%	
Marker Cost	94,139	39.20%	114,104	53.22%	(19,965)	212,500	70.83%	44.30%	
Utilities	8,438	0.91%	14,623	2.00%	(6,185)	35,388	3.20%	23.84%	
Operating Expense	87,506	9.44%	120,676	16.46%	(33,170)	187,076	16.91%	46.78%	
Indirect Cost - Gen Fund	23,363	2.52%	19,560	2.67%	3,803	46,726	4.22%	50.00%	
Total Operating Expenditures	433,954		454,191		(20,237)	936,676		46.33%	
Operating Income / (Loss)	493,251	53.20%	278,763	38.03%	214,488	169,924	15.36%	290.28%	
Replacement Transfer	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!	
Capital	45,926	4.95%	90,335	12.32%	(44,409)	85,700	7.74%		
	45,926	4.95%	90,335	12.32%	(44,409)	85,700	7.74%	53.59%	
Total Expenditures	479,880		544,526		(64,646)	1,022,376		46.94%	
Net Income / (Loss)	447,325	48.24%	188,428	25.71%	258,897	84,224	7.61%	531.11%	

Excludes encumbrances

Financial Report
March 2021 (Unaudited)



	YEAR TO DATE				\$ Chg	FY21		Actual to Budget
	FY21 ACTUAL		FY20 ACTUAL			BUDGET		
Revenues								
Festivals	-	0.00%	1,000	0.11%	(1,000)	10,000	0.27%	0.00%
Gate Receipts	268,728	27.15%	183,095	20.85%	85,633	1,874,000	51.04%	14.34%
Annual Permits	73,435	7.42%	51,800	5.90%	21,635	175,000	4.77%	41.96%
Cabins	41,838	4.23%	43,900	5.00%	(2,062)	150,000	4.09%	27.89%
Rentals	36,105	3.65%	33,474	3.81%	2,631	86,000	2.34%	41.98%
Parksites	385,199	38.91%	368,421	41.96%	16,778	730,000	19.88%	52.77%
Marina Lease	127,683	12.90%	104,000	11.84%	23,683	325,000	8.85%	39.29%
Camp Store	18,065	1.82%	19,767	2.25%	(1,702)	80,000	2.18%	22.58%
Lodge	1,823	0.18%	28,686	3.27%	(26,863)	156,000	4.25%	1.17%
Other	37,029	3.74%	43,894	5.00%	(6,865)	85,500	2.33%	43.31%
	989,905	100.00%	878,037	100.00%	111,868	3,671,500	100.00%	26.96%
Labor								
City Labor	506,457	51.16%	504,186	57.42%	2,271	1,206,608	32.86%	41.97%
City Benefits	244,451	24.69%	255,408	29.09%	(10,957)	519,217	14.14%	47.08%
Workforce/Temp Labor	11,353	1.15%	11,837	1.35%	(484)	70,000	1.91%	16.22%
	762,261	77.00%	771,431	87.86%	(9,170)	1,795,825	48.91%	42.45%
Camp Store	13,789	76.33%	11,754	59.46%	2,035	50,750	63.44%	27.17%
Supplies	31,286	3.16%	39,137	4.46%	(7,851)	150,112	4.09%	20.84%
Utilities	78,622	7.94%	74,965	8.54%	3,657	245,468	6.69%	32.03%
Indirect Cost - Gen Fund	74,732	7.55%	71,858	8.18%	2,874	149,465	4.07%	50.00%
Reimbursements	39,391	3.98%	28,374	3.23%	11,017	78,781	2.15%	50.00%
Debt	-	0.00%	-	0.00%	-	185,000	5.04%	0.00%
Operating Expense	212,402	21.46%	177,060	20.17%	35,342	670,552	18.26%	31.68%
Total Operating Expenditures	1,212,483		1,174,579		37,904	3,325,953		36.46%
Operating Income / (Loss)	(222,578)	-22.48%	(296,542)	-33.77%	73,964	345,547	9.41%	
Transfer To Lake CIP	-	0.00%	100,000	11.39%	-	-	0.00%	
Capital	-	0.00%	148,945	16.96%	-	-	0.00%	
Debt Svc	-	0.00%	-	0.00%	-	-	0.00%	
	-	0.00%	248,945	28.35%	-	-	0.00%	
Total All Expenditures	1,212,483		1,423,524			3,325,953		
Net Income / (Loss)	(222,578)	-22.48%	(545,487)	-62.13%		345,547	9.41%	

CONSOLIDATED GOLF FUND REPORT
March 2021 (Unaudited)

	YEAR TO DATE						\$ Chg	FY21		Actual to Budget
	FY21 ACTUAL		FY20 ACTUAL		BUDGET					
Rounds										
Paid	31,666		21,550		65,000		10,116			
Pass	6,393		5,592		12,300		801			
Comp	7,065		4,414		4,300		2,651			
	<u>45,124</u>		<u>31,556</u>		<u>81,600</u>		<u>13,568</u>			
Avg Green Fee	22.65		24.19		22.92		(1.54)			
Avg Cart Fee	8.04		6.87		7.12		1.17			
Avg Range	0.99		1.14		1.13		(0.15)			
Total	31.68		32.21		31.17		(0.52)			
Revenues										
Green Fee	717,111	55.78%	521,264	57.93%	1,490,000	58.71%	195,847	48.13%	55.08%	48.13%
Cart Fee	254,752	19.82%	148,113	16.46%	462,500	18.23%	106,639	23.90%	55.08%	55.08%
Driving Range	31,393	2.44%	24,654	2.74%	73,700	2.90%	6,739	2.90%	42.60%	42.60%
Memberships	199,461	15.52%	131,533	14.62%	280,000	11.03%	67,928	11.03%	71.24%	71.24%
Pro Shop	48,727	3.79%	37,956	4.22%	124,000	4.89%	10,771	4.89%	39.30%	39.30%
F&B	30,945	2.41%	33,094	3.68%	104,000	4.10%	(2,149)	4.10%	29.75%	29.75%
Other	3,106	0.24%	3,268	0.36%	3,500	0.14%	(162)	0.14%	88.74%	88.74%
	<u>1,285,495</u>	<u>100.00%</u>	<u>899,882</u>	<u>100.00%</u>	<u>2,537,700</u>	<u>100.00%</u>	<u>385,613</u>			<u>50.66%</u>
Labor										
City Labor	492,405	38.30%	504,122	56.02%	1,168,707	46.05%	(11,717)	46.05%	42.13%	42.13%
City Benefits	219,541	17.08%	244,911	27.22%	473,121	18.64%	(25,370)	18.64%	46.40%	46.40%
	<u>714,060</u>	<u>55.55%</u>	<u>769,366</u>	<u>85.50%</u>	<u>1,641,828</u>	<u>64.70%</u>	<u>(55,306)</u>			<u>43.49%</u>
Pro Shop Cost Of Goods										
	49,358	3.84%	15,044	1.67%	90,125	3.55%	34,314	3.55%	54.77%	54.77%
	101.29%		39.64%		72.68%					
Course Maintenance										
	162,620	12.65%	128,112	14.24%	467,875	18.44%	34,508	18.44%	34.76%	34.76%
Management Contract										
	206,285	16.05%	192,056	21.34%	403,200	15.89%	14,229	15.89%	51.16%	51.16%
Cart Lease										
	107,837	8.39%	107,837	11.98%	217,834	8.58%	-	8.58%	49.50%	49.50%
Supplies										
	990	0.08%	3,715	0.41%	16,575	0.65%	(2,725)	0.65%	5.97%	5.97%
Utilities										
	83,435	6.49%	81,887	9.10%	233,941	9.22%	1,548	9.22%	35.66%	35.66%
Promotion										
	16,725	1.30%	14,388	1.60%	46,825	1.85%	2,337	1.85%	35.72%	35.72%
Services										
	17,704	1.38%	16,571	1.84%	55,406	2.18%	1,133	2.18%	31.95%	31.95%
Total Operating Expenditures	1,359,014		1,328,976		3,173,609		30,038		42.82%	
Operating Income / (Loss)	(73,519)	-5.72%	(429,094)	-47.68%	(635,909)	-25.06%				

Tangle Ridge
March 2021 (Unaudited)



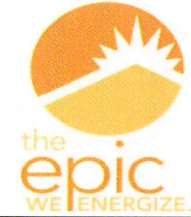
	YEAR TO DATE						\$ Chg	FY21 BUDGET	Actual to Budget	
	FY21 ACTUAL	FY20 ACTUAL								
Rounds										
Paid	13,543		8,547			4,996	26,000			
Pass	2,033		2,684			(651)	8,000			
Comp	4,404		1,859			2,545	2,800			
	<u>19,980</u>		<u>13,090</u>			<u>6,890</u>	<u>36,800</u>			
Avg Green Fee	26.62		27.31			(0.69)	26.23			
Avg Cart Fee	8.67		9.05			(0.37)	8.65			
Avg Range	0.64		0.69			(0.05)	0.79			
Total	35.94		37.05			(1.11)	35.67			
Revenues										
Green Fee	360,550	61.13%	233,447	58.43%		127,103	682,000	61.03%	52.87%	
Cart Fee	117,477	19.92%	77,343	19.36%		40,134	225,000	20.13%	52.21%	
Driving Range	8,665	1.47%	5,887	1.47%		2,778	20,500	1.83%	42.27%	
Memberships	91,347	15.49%	73,347	18.36%		18,000	160,000	14.32%	57.09%	
Pro Shop	1,684	0.29%	1,432	0.36%		252	4,000	0.36%	42.10%	
F&B	10,039	1.70%	8,100	2.03%		1,939	26,000	2.33%	38.61%	
Other	-	0.00%	-	0.00%		-	-	0.00%	0.00%	
	<u>589,762</u>	<u>100.00%</u>	<u>399,556</u>	<u>100.00%</u>		<u>190,206</u>	<u>1,117,500</u>	<u>100.00%</u>	<u>52.78%</u>	
Labor										
City Labor	218,813	37.10%	214,506	53.69%	64.28%	4,307	465,855	41.69%	46.97%	
City Benefits	108,082	18.33%	119,179	29.83%	35.72%	(11,097)	221,799	19.85%	48.73%	
	<u>326,895</u>	<u>55.43%</u>	<u>333,685</u>	<u>83.51%</u>		<u>(6,790)</u>	<u>687,654</u>	<u>61.54%</u>	<u>47.54%</u>	
Course Maintenance	81,388	13.80%	68,727	17.20%		12,661	232,282	20.79%	35.04%	
Management Contract	206,285	34.98%	192,056	48.07%		14,229	403,200	36.08%	51.16%	
Cart Lease	62,151	10.54%	62,151	15.56%		-	125,276	11.21%	49.61%	
Supplies	-	0.00%	-	0.00%		-	-	0.00%		
Utilities	39,697	6.73%	39,584	9.91%		113	113,000	10.11%	35.13%	
Promotion	15,975	2.71%	4,840	1.21%		11,135	25,000	2.24%	63.90%	
Services	5,241	0.89%	4,713	1.18%		528	11,010	0.99%	47.60%	
Total Operating Expenditures	<u>737,632</u>		<u>705,756</u>			<u>31,876</u>	<u>1,597,422</u>		<u>46.18%</u>	
Operating Income / (Loss)	<u>(147,870)</u>	<u>-25.07%</u>	<u>(306,200)</u>	<u>-76.64%</u>		<u>158,330</u>	<u>(479,922)</u>	<u>-42.95%</u>	<u>30.81%</u>	

Financial Report
March 2021 (Unaudited)



	FY21		YEAR TO DATE		\$	FY21		Actual to Budget
	ACTUAL		FY20			BUDGET		
Rounds								
Paid	18,123		13,003		5,120	39,000		
Pass	4,360		2,908		1,452	4,300		
Comp	2,661		2,555		106	1,500		
	<u>25,144</u>		<u>18,466</u>		<u>6,678</u>	<u>44,800</u>		
Avg Green Fee	19.67		22.13		(2.46)	20.72		
Avg Cart Fee	7.57		5.44		2.13	6.09		
Avg Range	1.25		1.44		(0.19)	1.36		
Total	28.50		29.02		(0.52)	28.17		
Revenues								
Green Fee	356,561	51.25%	287,817	57.53%	68,744	808,000	56.89%	44.13%
Cart Fee	137,275	19.73%	70,770	14.14%	66,505	237,500	16.72%	57.80%
Driving Range	22,728	3.27%	18,767	3.75%	3,961	53,200	3.75%	42.72%
Memberships	108,114	15.54%	58,186	11.63%	49,928	120,000	8.45%	90.10%
Pro Shop	47,043	6.76%	36,524	7.30%	10,519	120,000	8.45%	39.20%
F&B	20,906	3.00%	24,994	5.00%	(4,088)	78,000	5.49%	26.80%
Other	3,106	0.45%	3,268	0.65%	(162)	3,500	0.25%	88.74%
	<u>695,733</u>	100.00%	<u>500,326</u>	100.00%	<u>195,407</u>	<u>1,420,200</u>	100.00%	48.99%
Labor								
City Labor	273,592	39.32%	289,616	57.89%	69.73%	702,852	49.49%	38.93%
City Benefits	111,459	16.02%	125,732	25.13%	30.27%	251,322	17.70%	44.35%
	<u>387,165</u>	55.65%	<u>435,681</u>	87.08%	<u>(48,516)</u>	<u>954,174</u>	67.19%	40.58%
Pro Shop Cost Of Goods	49,358	104.92%	15,044	41.19%	34,314	90,125	6.35%	75.10%
	104.92%		41.19%			75.10%		
Course Maintenance	81,232	11.68%	59,385	11.87%	21,847	235,593	16.59%	34.48%
Cart Lease	45,686	6.57%	45,686	9.13%	-	92,558	6.52%	49.36%
Supplies	990	0.14%	3,715	0.74%	(2,725)	16,575	1.17%	5.97%
Utilities	43,738	6.29%	42,303	8.46%	1,435	120,941	8.52%	36.16%
Promotion	750	0.11%	9,548	1.91%	(8,798)	21,825	1.54%	3.44%
Services	12,463	1.79%	11,858	2.37%	605	44,396	3.13%	28.07%
Total Operating Expenditures	<u>621,382</u>		<u>623,220</u>		<u>(1,838)</u>	<u>1,576,187</u>		39.42%
Operating Income / (Loss)	<u>74,351</u>	10.69%	<u>(122,894)</u>	-24.56%	<u>197,245</u>	<u>(155,987)</u>	-10.98%	-47.66%

Financial Report
March 2021 (Unaudited)



	FY21 ACTUAL		FY20 ACTUAL		\$ CHG	FY21 BUDGET		Actual To Budget
Active Members	10,328		11,230		(902)	13,000		
MEMBERSHIPS	137,879	99.35%	875,126	71.78%	(737,247)	1,600,000	55.17%	8.62%
LEAGUES / TOURNAMENTS	-	0.00%	34,292	2.81%	(34,292)	250,000	8.62%	0.00%
ACTIVITIES								
Camps	-	0.00%	14,135	1.16%	(14,135)	100,000	3.45%	0.00%
Massage	(65)	-0.05%	10,695	0.88%	(10,760)	50,000	1.72%	-0.13%
Swim	(35)	-0.03%	11,940	0.98%	(11,975)	75,000	2.59%	-0.05%
Recording Studio	-	0.00%	2,706	0.22%	(2,706)	80,000	2.76%	0.00%
Art	-	0.00%	9,183	0.75%	(9,183)	25,000	0.86%	0.00%
Fitness	(1,350)	-0.97%	66,347	5.44%	(67,697)	275,000	9.48%	-0.49%
	(1,450)	-1.04%	115,006	9.43%	(116,456)	605,000	20.86%	-0.24%
FOOD & BEVERAGE								
Food Service	-	0.00%	841	0.07%	(841)	20,000	0.69%	0.00%
Alcohol	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
Catering	-	0.00%	-	0.00%	-	5,000	0.17%	0.00%
	-	0.00%	841	0.07%	(841)	25,000	0.86%	0.00%
OTHER / MISC.								
Special Events	-	0.00%	-	0.00%	-	-	0.00%	
Childcare	(412)	-0.30%	22,659	1.86%	(23,071)	30,000	1.03%	-1.37%
Vending	1,635	1.18%	3,173	0.26%	(1,538)	10,000	0.34%	16.35%
Merchandise	-	0.00%	1,809	0.15%	(1,809)	25,000	0.86%	0.00%
Theater	925	0.67%	22,350	1.83%	(21,425)	100,000	3.45%	0.93%
Rentals	200	0.14%	78,464	6.44%	(78,264)	160,000	5.52%	0.13%
Sponsorships	-	0.00%	62,500	5.13%	(62,500)	75,000	2.59%	0.00%
Youth Programs	-	0.00%	2,970	0.24%	(2,970)	20,000	0.69%	0.00%
Transfers - Gen Fund	-	0.00%	-	0.00%	-	-	0.00%	
	2,348	1.69%	193,925	15.91%	(191,577)	420,000	14.48%	0.56%
TOTAL REVENUE	138,777	100.00%	1,219,190	100.00%	(1,080,413)	2,900,000	100.00%	4.79%

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March 2021 (Unaudited)



	FY21 ACTUAL		FY20 ACTUAL		\$ CHG	FY21 BUDGET		Actual To Budget
LABOR								
City Labor	516,507	372.18%	789,190	64.73%	(272,683)	1,922,253	66.28%	26.87%
City Benefits	205,794	148.29%	237,211	19.46%	(31,417)	504,273	17.39%	40.81%
	722,301	520.48%	1,026,401	84.19%	(304,100)	2,426,526	83.67%	29.77%
COST METRICS								
Activities	1,861	-128.34%	75,537	65.68%	(73,676)	338,500	55.95%	0.55%
Leagues/Tournaments	-	#DIV/0!	5,359	15.63%	(5,359)	162,500	65.00%	0.00%
Massage	35	-53.85%	8,385	78.40%	(8,350)	40,000	80.00%	0.09%
Resale	-	#DIV/0!	-	0.00%	-	17,500	70.00%	0.00%
Youth Programs	-	#DIV/0!	1,288	43.37%	(1,288)	17,000	85.00%	0.00%
Theater	200	21.62%	2,117	9.47%	(1,917)	30,000	30.00%	0.67%
Food & Beverage	-	#DIV/0!	-	0.00%	-	-	0.00%	
	2,096	1.51%	92,686	7.60%	(90,590)	605,500	20.88%	0.35%
EXPENDITURES								
Supplies	18,157	13.08%	24,398	2.00%	(6,241)	135,000	4.66%	13.45%
Utilities	139,087	100.22%	145,957	11.97%	(6,870)	470,000	16.21%	29.59%
Promotion	13,881	10.00%	48,071	3.94%	(34,190)	100,000	3.45%	13.88%
Maintenance	52,262	37.66%	45,925	3.77%	6,337	155,875	5.38%	33.53%
Contingency	-	0.00%	-	0.00%	-	48,875	1.69%	0.00%
Operating Expense	96,513	69.55%	83,426	6.84%	13,087	279,187	9.63%	34.57%
Reimbursements	11,468	8.26%	11,259	0.92%	209	22,936	0.79%	50.00%
	331,368	238.78%	359,036	29.45%	(27,668)	1,211,873	41.79%	27.34%
General Fund Reimbursement - Facilities	(37,500)		(37,500)		-	(75,000)		50.00%
	-		-		-	-		
**TOTAL EXPENDITURES	1,018,265	733.74%	1,440,623	118.16%	(422,358)	4,168,899	143.76%	24.43%
	-		-		-	-		
OPERATING INCOME / (LOSS)	(879,488)	-633.74%	(221,433)	-18.16%	(658,055)	(1,268,899)	-43.76%	69.31%
Cost Recovery	13.63%		84.63%			69.56%		
Subsidy	86.37%		15.37%			30.44%		

** Includes One Time

**Financial Report
March 2021 (Unaudited)**



	A		B		C		D	
	FY 21 ACTUAL		FY 20 ACTUAL		FY 19 ACTUAL		FY 21 BUDGET	
1 VISITATION STAT	75,023		89,343		109,475		296,300	
2 Revenue/Visit Metric	42.20		28.71		32.07		30.44	
REVENUE BY DEPARTMENT								
3 Waterpark Revenue	2,067,514	65.31%	1,539,141	60.01%	2,271,187	64.70%	5,739,460	63.63%
4 Food & Beverage Revenue + EPIC Eats	713,223	22.53%	685,340	26.72%	842,717	24.01%	2,409,720	26.72%
5 Retail & Misc Revenue (Includes Other)	247,755	7.83%	156,420	6.10%	162,938	4.64%	472,097	5.23%
6 Arcade Revenue	<u>137,174</u>	<u>4.33%</u>	<u>184,115</u>	<u>7.18%</u>	<u>233,512</u>	<u>6.65%</u>	<u>398,672</u>	<u>4.42%</u>
7 Total Department Revenue	3,165,666	100.00%	2,565,016	100.00%	3,510,354	100.00%	9,019,949	100.00%
8 Total Department Expenses	1,383,076	43.69%	1,701,688	66.34%	1,766,648	50.33%	4,347,429	48.20%
9 Department Income	1,782,590	56.31%	863,328	33.66%	1,743,706	49.67%	4,672,520	51.80%
Undistributed Operating Expenses								
10 Sales & Marketing	432,429	13.66%	536,910	20.93%	692,032	19.71%	1,390,574	15.42%
11 Administration & General	490,034	15.48%	538,635	21.00%	470,591	13.41%	992,719	11.01%
12 Maintenance	278,294	8.79%	356,422	13.90%	250,216	7.13%	706,951	7.84%
13 Utilities	<u>213,299</u>	<u>6.74%</u>	<u>272,855</u>	<u>10.64%</u>	<u>147,647</u>	<u>4.21%</u>	<u>537,092</u>	<u>5.95%</u>
14 Total Undistributed Operati	1,414,056	44.67%	1,704,822	66.46%	1,560,486	44.45%	3,627,336	40.21%
15 Gross Operating Profit	368,534	11.64%	-841,494	-32.81%	183,220	5.22%	1,045,184	11.59%
Fixed Cost / Insurance								
16 Management Fees	128,835	4.07%	101,836	3.97%	138,048	3.93%	360,166	3.99%
17 Insurance & Other	<u>102,090</u>	<u>3.22%</u>	<u>104,100</u>	<u>4.06%</u>	<u>141,729</u>	<u>4.04%</u>	<u>284,931</u>	<u>3.16%</u>
18 Total Fixed Cost / Insura	230,925	7.29%	205,936	8.03%	279,777	7.97%	645,097	7.15%
19 NET INCOME	137,609	4.35%	-1,047,430	-40.84%	-96,557	-2.75%	400,087	4.44%



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	YEAR TO DATE								
	FY21 ACTUAL		FY20 ACTUAL		\$ Chg		FY21 BUDGET	Actual to Budget	
Revenues									
In House Catering	3,839	1.84%	60,273	10.22%	(56,434)	125,000	9.29%	3.07%	
Outside Catering	69,431	33.30%	225,626	38.26%	(156,195)	525,000	39.03%	13.22%	
Service Charge	30,306	14.53%	94,934	16.10%	(64,628)	230,000	17.10%	13.18%	
Alcohol	22,302	10.69%	49,343	8.37%	(27,041)	85,000	6.32%	26.24%	
Equipment Rental	11,554	5.54%	31,455	5.33%	(19,901)	50,000	3.72%	23.11%	
Room Rental	71,100	34.10%	128,076	21.72%	(56,976)	325,000	24.16%	21.88%	
Other	-	0.00%	-	0.00%	-	5,000	0.37%	0.00%	
	208,532	100.00%	589,707	100.00%	(381,175)	1,345,000	100.00%	15.50%	
Labor									
City Labor	121,468	58.25%	122,232	20.73%	(764)	339,181	25.22%	35.81%	
City Benefits	54,166	25.97%	56,389	9.56%	(2,223)	122,439	9.10%	44.24%	
Workforce/Temp Labor	9,128	4.38%	90,124	15.28%	(80,996)	73,000	5.43%	12.50%	
	184,762	88.60%	268,745	45.57%	(83,983)	534,620	39.75%	34.56%	
Cost Of Goods									
Food	3,601	93.80%	26,164	43.41%	(22,563)	56,250	45.00%	6.40%	
Alcohol	7,767	34.83%	18,255	37.00%	(10,488)	36,508	42.95%	21.27%	
	11,368	43.49%	44,419	40.52%	(33,051)	92,758	44.17%	12.26%	
Catering Cost	66,342	95.55%	182,334	80.81%	(115,992)	404,500	77.05%	16.40%	
Supplies	2,607	1.25%	6,706	1.14%	(4,099)	9,800	0.73%	26.60%	
Utilities	22,941	11.00%	24,677	4.18%	(1,736)	76,480	5.69%	30.00%	
Promotion	17,644	8.46%	18,626	3.16%	(982)	25,000	1.86%	70.58%	
Operating Expense	73,813	35.40%	85,159	14.44%	(11,346)	239,758	17.83%	30.79%	
Total All Expenditures	379,477	181.98%	630,666	106.95%	(251,189)	1,382,916	102.82%	27.44%	
Operating Income / (Loss)	(170,945)	-81.98%	(40,959)	-6.95%	(129,986)	(37,916)	-2.82%	450.85%	
Cost Recovery	54.95%		93.51%			97.26%			
Subsidy	45.05%		6.49%			2.74%			

Excludes encumbrances, transfers, and reimbursements.



Financial Report March 2021 (Unaudited)

	YEAR TO DATE				\$ Chg	FY21		Actual to Budget
	FY21 ACTUAL		FY20 ACTUAL			BUDGET		
Revenues								
Tickets	7,632	11.86%	43,009	30.54%	(35,377)	65,000	26.37%	11.74%
Rentals	22,300	34.65%	35,215	25.00%	(12,915)	65,000	26.37%	34.31%
Concessions	87	0.14%	8,879	6.30%	(8,792)	20,000	8.11%	0.44%
Alcohol	2,669	4.15%	7,468	5.30%	(4,799)	26,000	10.55%	10.27%
Catering	-	0.00%	2,250	1.60%	(2,250)	-	0.00%	
Arts Council Rent (HM)	31,250	48.55%	40,000	28.40%	(8,750)	62,500	25.35%	50.00%
City Advertising Contribution (HM)	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
Restoration Fees	423	0.66%	4,021	2.85%	(3,598)	8,000	3.25%	5.29%
Sponsorships / Contributions	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
	64,361	100.00%	140,842	100.00%	(76,481)	246,500	100.00%	26.11%
Labor								
City Labor	38,560	59.91%	49,424	35.09%	(10,864)	100,747	40.87%	38.27%
City Benefits	18,700	29.05%	22,278	15.82%	(3,578)	43,219	17.53%	43.27%
Workforce/Temp Labor	3,300	5.13%	8,587	6.10%	(5,287)	40,000	16.23%	8.25%
	60,560	94.09%	80,289	57.01%	(19,729)	183,966	74.63%	32.92%
Cost Of Goods								
Food	25	28.74%	2,875	32.38%	(2,850)	11,000	55.00%	0.23%
Alcohol	1,070	40.09%	3,427	45.89%	(2,357)	12,711	48.89%	8.42%
	1,095	39.73%	6,302	38.55%	(5,207)	23,711	51.55%	4.62%
Supplies								
	1,133	1.76%	1,934	1.37%	(801)	6,950	2.82%	16.30%
Utilities								
	7,366	11.44%	9,250	6.57%	(1,884)	23,334	9.47%	31.57%
Promotion								
	-	0.00%	3,790	2.69%	(3,790)	23,500	9.53%	0.00%
Shows								
	25,163	39.10%	35,425	25.15%	(10,262)	60,000	24.34%	41.94%
Operating Expense								
	53,248	82.73%	68,418	48.58%	(15,170)	152,006	61.67%	35.03%
Total Operating Expenditures								
	148,565	230.83%	205,408	145.84%	(56,843)	473,467	192.08%	31.38%
Net Income / (Loss)								
	(84,204)	-130.83%	(64,566)	-45.84%	(19,638)	(226,967)	-92.08%	37.10%
Cost Recovery	43.32%		68.57%			52.06%		
Subsidy	56.68%		31.43%			47.94%		

Excludes encumbrances and transfers.

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	FY21 YTD		FY20 YTD		\$ CHANGE	FY21 BUDGET		Actual to Budget
Active Members	174		3,013		(2,839)	4,000		
Active Silver Sneaker Members	899		1,114		(215)	750		
Active Renew Active Members	910		1,070		(160)	850		
	1,983		5,197		(3,214)	5,600		
MEMBERSHIPS	5,526	59.20%	185,509	38.15%	(179,984)	510,000	48.80%	1.08%
Silver Sneakers	48	0.51%	32,448		(32,401)	90,000		
Renew Active	-	0.00%	80,940		(80,940)	-		
Total Memberships	5,573		298,897		(293,324)	600,000		
ACTIVITIES								
Fitness	(2,415)	-25.88%	44,947	9.24%	(47,362)	90,000	8.61%	-2.68%
Massage	-	0.00%	17,362	3.57%	(17,362)	40,000	3.83%	0.00%
Aquatics	-	0.00%	13,324	2.74%	(13,324)	24,000	2.30%	0.00%
Classes	-	0.00%	5,928	1.22%	(5,928)	18,000	1.72%	0.00%
Dances	-	0.00%	816	0.17%	(816)	2,000	0.19%	0.00%
Travel	(24)	-0.26%	24,891	5.12%	(24,915)	50,000	4.78%	-0.05%
	(2,439)	-26.13%	107,268	22.06%	(109,707)	224,000	21.44%	-1.09%
FOOD & BEVERAGE								
In House Food Service	23	0.25%	32,346	6.65%	(32,323)	80,000	7.66%	0.03%
Alcohol	-	0.00%	6,216	1.28%	(6,216)	13,000	1.24%	0.00%
External Catering	-	0.00%	9,671	1.99%	(9,671)	20,000	1.91%	0.00%
	23	0.25%	48,233	9.92%	(48,210)	113,000	10.81%	0.02%
OTHER / MISC.								
Special Events/Theater	2,000	21.43%	7,062	1.45%	(5,062)	9,000	0.86%	22.22%
Rentals & Attendant Fees	1,660	17.79%	21,876	4.50%	(20,216)	50,000	4.78%	3.32%
Vending	-	0.00%	8	0.00%	(8)	3,000	0.29%	0.00%
Merchandise	-	0.00%	2,938	0.60%	(2,938)	4,000	0.38%	0.00%
Other Contributions	2,516	26.96%	-	0.00%	2,516	42,000	4.02%	5.99%
	6,176	66.17%	31,884	6.56%	(25,708)	108,000	10.33%	5.72%
TOTAL REVENUE	9,333	100.00%	486,282	76.68%	(476,949)	1,045,000	91.39%	0.89%

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	FY21 YTD		FY20 YTD		\$ CHANGE	BUDGET		Actual to Budget
LABOR								
City Labor	323,751	3468.88%	419,146	86.19%	(95,395)	944,421	90.38%	34.28%
City Benefits	164,719	1764.91%	181,778	37.38%	(17,059)	376,501	36.03%	43.75%
Workforce / Recreation Leaders	4,222	45.24%	55,728	11.46%	(51,506)	90,250	8.64%	4.68%
	492,692	5279.03%	656,652	135.04%	(163,960)	1,411,172	135.04%	34.91%
COST OF GOODS								
Merchandise	-	#DIV/0!	2,638	89.79%	(2,638)	2,250	56.25%	0.00%
In House Food Service	373	1621.74%	20,963	64.81%	(20,590)	61,750	77.19%	0.60%
Alcohol Sales	-	#DIV/0!	2,692	43.31%	(2,692)	7,642	58.78%	0.00%
External Catering	-	#DIV/0!	7,538	77.94%	(7,538)	19,000	95.00%	0.00%
	373	1621.74%	33,831	66.11%	(33,458)	90,642	77.47%	0.41%
EXPENDITURES								
Supplies	16,779	179.78%	42,305	8.70%	(25,526)	86,160	8.24%	19.47%
Utilities	37,432	401.07%	81,435	16.75%	(44,003)	244,252	23.37%	15.33%
Travel	(1,005)	4187.50%	19,293	77.51%	(20,298)	40,000	80.00%	-2.51%
Special Events/Theater	1,979	-8245.83%	3,262	12.69%	(1,283)	12,582	24.20%	15.73%
Promotion	3,770	40.39%	9,248	1.90%	(5,478)	28,200	2.70%	13.37%
Maintenance	75,059	804.23%	54,523	11.21%	20,536	159,841	15.30%	46.96%
Janitorial	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
Masasage Therapy	-	0.00%	16,025	3.30%	(16,025)	24,000	2.30%	0.00%
Contingency	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
Operating Expense	32,806	351.51%	58,867	12.11%	(26,061)	87,013	8.33%	37.70%
Reimbursements	-	0.00%	-	0.00%	-	-	0.00%	#DIV/0!
TOTAL EXPENDITURES	659,885	7070.45%	975,441	200.59%	(315,556)	2,183,862	208.98%	30.22%
OPERATING INCOME / (LOSS)	(650,552)	-6970.45%	(489,159)	-100.59%	(161,393)	(1,138,862)	-108.98%	57.12%
Cost Recovery	1.41%		49.85%			47.85%		
Subsidy	98.59%		50.15%			52.15%		

Excludes capital and transfers

Financial Report
March 2021 (Unaudited)



	YEAR TO DATE				\$ Chg	FY21	BUDGET	Actual to Budget
	FY21 ACTUAL		FY20 ACTUAL					
Revenues								
Camp	472	2.71%	2,220	2.80%	(1,748)	60,000	24.14%	0.79%
Class	4,556	26.14%	19,862	25.08%	(15,306)	60,000	24.14%	7.59%
Memberships	12,404	71.16%	26,811	33.86%	(14,407)	67,000	26.96%	18.51%
Food / Beverage / Retail	-	0.00%	3,196	4.04%	(3,196)	1,500	0.60%	0.00%
Rental Reservations	-	0.00%	26,208	33.10%	(26,208)	60,000	24.14%	0.00%
Other	-	0.00%	889	1.12%	(889)	-	0.00%	0.00%
	17,432	100.00%	79,186	100.00%	(61,754)	248,500	100.00%	7.01%
Labor								
City Labor	91,051	522.32%	117,457	148.33%	(26,406)	302,384	121.68%	30.11%
City Benefits	30,109	172.72%	35,377	44.68%	(5,268)	76,308	30.71%	39.46%
Workforce/Temp Labor	-	0.00%	-	0.00%	-	-	0.00%	0.00%
	121,160	695.04%	152,834	193.01%	(31,674)	378,692	152.39%	31.99%
Supplies	6,446	36.98%	5,765	7.28%	681	31,499	12.68%	20.46%
Utilities	20,146	115.57%	22,798	28.79%	(2,652)	59,000	23.74%	34.15%
Promotion	-	0.00%	-	0.00%	-	700	0.28%	0.00%
Capital	-	0.00%	23,855	30.13%	(23,855)	-	0.00%	#DIV/0!
Operating Expense	24,272	139.24%	33,558	42.38%	(9,286)	104,819	42.18%	23.16%
Total Operating Expenditures	172,024		238,810			574,710		29.93%
Net Income / (Loss)	(154,592)		(159,624)		5,032	(326,210)		47.39%

Cost Recovery	10.13%	33.16%	43.24%
Subsidy	89.87%	66.84%	56.76%

3 Yr Analytic - *DRAFT/PRELIM*



Fiscal Year	FY19	FY20	FY21	Year Over
Calendar Year	2018	2019	2020	Year Change
REVENUES				
Gate	\$ 1,297,740	\$ 1,378,340	\$ 1,435,221	\$ 56,881
Gift Shop	\$ 54,964	\$ 40,939	\$ -	\$ (40,939)
Santa Pictures	\$ 15,808	\$ 15,149	\$ -	\$ (15,149)
Concessions	\$ 48,902	\$ 55,077	\$ 41,658	\$ (13,419)
Carnival	\$ 11,012	\$ 14,305	\$ -	\$ (14,305)
Sponsorships	\$ 27,740	\$ 34,090	\$ 35,000	\$ 910
	\$ 1,456,166	\$ 1,537,900	\$ 1,511,879	\$ (26,021)
STATS				
	<i>Closed 1.5 Days</i>			
Total Vehicles All Locations	30,130	28,887	42,445	13,558
Fast Pass Vehicles	799	1,188	2,878	1,690
Fast Pass UpCharge	\$ 61,766	\$ 97,047	\$ 198,708	\$ 101,661
Gate/Vehicle	\$ 43.07	\$ 47.71	\$ 33.81	(13.90)
Event Days	38	34	36	\$ 2
Avg Revenue/Day	\$ 38,831	\$ 45,232	\$ 41,997	\$ (3,236)
Avg Vehicle/Day	803	850	1,179	\$ 329
Percentage Cash	49%	44%	48%	4%
Percentage Credit Card	51%	57%	52%	-5%
Percentage Prepaid (Online)	28%	33%	59%	26%
Percentage Onsite (Gate)	72%	67%	41%	-26%
Fast Pass Upcharge	\$61K	\$97K	\$199K	\$120K
# Fast Pass Sold	799	1,188	2,878	1,690



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021

REQUESTER: Cheryl DeLeon, Deputy City Manager

PRESENTER: Cheryl DeLeon, Deputy City Manager

TITLE: Homestead Exemption Discussion

RECOMMENDED ACTION: None



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021

REQUESTER: Lisa Norris, Human Resources Director

PRESENTER: Lisa Norris, Human Resources Director

TITLE: Insurance Fund Monthly Review

RECOMMENDED ACTION: Review Only

ANALYSIS:

The Insurance Fund is complete through March 2021.

On Revenues, there is nothing notable. Projections are running right at budget.

For expenses, there a few notable items:

1. Active claims continue to run fairly high with March reaching \$1,713,640 (columns 7, row 29). However, we still expect to land, by fiscal year-end at 84% of the budget reaching only \$12,883,545.
2. Retiree claims (row 30) in March reached \$177,176. This puts us at \$2,818,013 projected for year-end, which is 125% of the budget. I suspect this number will continue to come down as the months progress – thereby bringing down the year-end projection as we move forward.
3. Overall, the fund remains in great shape. We have an operating balance (column 8 in grey, row 39) of \$1,777,045 and expect to end the year with an Ending Resource Balance (column 11, row 45) of \$8.3 million.

FINANCIAL CONSIDERATION:

None. Information Only.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: May 4, 2021

REQUESTER: Sheryl Osborn

PRESENTER: Chairman Giessner

TITLE: Minutes from the April 6, 2021, Finance and Government Committee Meeting

RECOMMENDED ACTION: Approve



**MINUTES
CITY COUNCIL FINANCE AND GOVERNMENT COMMITTEE
April 6, 2021**

The City of Grand Prairie Finance and Government Committee convened at 2:39 p.m. on Tuesday, April 6, 2021, in the City Council Chambers, 300 West Main Street, Grand Prairie, Texas. The following persons were in attendance:

COMMITTEE MEMBERS PRESENT

Greg Giessner, Chairman
Jorja Clemson, Mayor Pro Tem
Mike Del Bosque, Deputy Mayor Pro Tem

Jim Sabonis, Hilltop Securities, Guest

Chairman Giessner called the meeting to order.

STAFF PRESENTATIONS

Todd Gaston, HR Manager, presented information on the employee insurance fund, month ending February 2021.

- Revenues: Projections are running at budget
- Expenditures:
 - Employee claims are \$1,085,192. Active claims continue to run high. The expectation is that at fiscal year-end, we will be at 81% of the budget, or \$12,352,871.
 - Retiree claims dropped significantly from prior months, reaching only \$152,206. The drop is likely due to restarting deductibles for the new year. January costs were likely claims being paid from services received in late November and December 2020. Projections still use the “highest average monthly” cost for the seven remaining months, which is the current fiscal year average.
 - We are at \$2,956,393 projected for year-end, which is 132% of the budget. However, we expect this number to continue to decrease as the months progress, which will bring down the year-end projection.
- Our Operating Balance remains in great shape at \$2,073,741. We expect to end the year with Ending Resource Balance of \$8,800,000.

CONSENT AGENDA

1. Minutes of the March 2, 2021 Finance and Government Committee meeting
2. Authorize Increases in 2021 Municipal Access Line Fees for Use of Rights of Way by Certified Telecommunications Providers

3. Change order #2 with William H. Company in the amount of \$42,279.22 for reconstruction of existing concrete flume and rep-rap, additional drainage, grading, replacement of concrete trail sections, and supply and hauling of recycled concrete for soft trail development
4. Change order #4 with Pacheco Koch Consulting Engineers, Inc. in the amount of \$27,000 to perform a hydraulic analysis of Johnson Creek for the proposed piers supporting the trail canopy awning, and coordination with Union Pacific Railroad requirements for a pedestrian trail canopy under existing railroad bridge for the Great Southwest Nature Park
5. Resolution authorizing the submission of projects for consideration as part of the Tarrant County 2021 Bond Program

Mayor Pro Tem Jorja Clemson moved to approve all six items on the Consent Agenda. Deputy Mayor Pro Tem Mike Del Bosque seconded the motion. The motion carried 3-0, with no abstentions.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget in the amount of \$691,000 for park venue facility enhancements (Charley Taylor Recreation Center, Dalworth Recreation Center, Uptown Theater, Ruthe Jackson Center, Farmers Market, The Summit, Aquatics, Park Maintenance, McFalls Park Playground, and Sycamore Park Playground)

Parks and Recreation Director, Duane Strawn, reviewed details of the facilities included in the proposed Ordinance amendment, which focuses on infrastructure. Deputy Mayor Pro Tem Mike Del Bosque moved to approve the proposed ordinance amendment, Mayor Pro Tem Jorja Clemson seconded, and the motion carried 3-0, with no abstentions.

7. Ordinance amending the FY 2020/2021 General Fund Budget; Transfer to the Grant Fund-Disaster Relief (300598) and project activity (COVIDASGN) for assignment to projects as designated by the COO and City Manager.

Comptroller, Susan Sanders, presented information on the proposed Ordinance amendment. Points made during the presentation and subsequent discussion included:

- This ordinance is to recommend an amendment of the FY21 General Fund Budget to transfer \$9.1M to the Grant Fund (COVIDASIGN) activity for assignment to projects as designated by the COO and City Manager.
- Revenues exceeded expectation at the end of FY20, largely due to CARES funding and reimbursements from Dallas County and Tarrant County.
- All CARES funds have been exhausted as of 9/30/2020.
- \$9.1M of the resulting General Fund surplus will be set aside in the Grant Fund for tracking special projects.
- Deputy City Manager Cheryl De Leon clarified that the funds are not legally restricted, but would be under Council discretion.

Deputy Mayor Pro Tem Mike Del Bosque moved to approve the Ordinance amendment, Mayor Pro Tem Georgia Clemson seconded, and the motion carried 3-0, with no abstentions.

8. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation in a principal amount not to exceed \$17,000,000, including the adoption of a resolution pertaining to thereto

Treasury and Debt Manager, Brady Olsen, presented information stating that the purpose of the resolution was to inform the public that the City may issue up to \$17M in debt in June for the public purpose regarding certain elements of the Epic project. Posting the notice now would give the City flexibility to move forward with the project in conjunction with the Bond election. Mr. Jim Sabonis with Hilltop Securities was present and available for questions.

Mayor Pro Tem Jorja Clemson moved to approve the authorization of public notice, Deputy Mayor Mike Del Bosque seconded, and the motion carried 3-0, with no abstentions.

ADJOURNMENT

The Finance and Government Committee meeting was adjourned at 3:02 p.m. so that an Executive Session could be convened.

EXECUTIVE SESSION

Chairman Greg Giessner convened a closed Executive Session at 3:05 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss one or more 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."*

This meeting will discuss Section 551.072 "Deliberation regarding Real Property" and 551.087 "Deliberations Regarding Economic Development Negotiations."

The Executive Session of the Finance and Government Committee meeting adjourned at 3:54 pm.

FINANCE AND GOVERNMENT COMMITTEE MEETING RECONVENED

The regular session of the Finance and Government Committee meeting reconvened at 3:54 p.m.

CITIZEN COMMENTS

None

ADJOURNMENT

There being no further business, the Finance and Government Committee meeting adjourned at 3:55 p.m.

Greg Giessner, Chairman
Finance and Government Committee

Date



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/04/2021

REQUESTER: Brady Olsen

PRESENTER: Brady Olsen, Treasury and Debt Manager

TITLE: Quarterly Investment Report

RECOMMENDED ACTION: Accept

ANALYSIS:

Moving forward, we would like provide F&G our quarterly investment report in the agenda packet. This is the same legally required report you have been receiving in administrative updates. The report outlines where the City's cash and investments are held throughout the year.

In general, as market rates decrease in the short term, staff continues to build a laddered portfolio, filling in any gaps. Laddering bonds allows flexibility to invest in different credit and interest rate environments and provide regular liquidity for operating needs. We continue to anticipate low interest returns in the coming year as the Fed keeps a rate close to 0.

FINANCIAL CONSIDERATION:

The city budgeted \$4 million in investment returns for the FYE 2021, and we are on target to hit that projection.




March 31, 2021

To The Honorable Mayor, Members of the City Council, and City Manager,
City of Grand Prairie

The attached information comprises the quarterly investment reports for the City of Grand Prairie, Texas for the period ended March 31st, 2021. The undersigned acknowledge that the City's investment portfolio has been and is in compliance with the policies and strategies as contained in the City's Investment Policy and also in compliance with the Public Funds Investment Act of the State of Texas except as noted.



Becky L. Brooks, Chief Financial Officer



Brady Olsen, Treasury and Debt Manager



Jacqueline Hathorn, Treasury Analyst



Susan Sanders, Controller



Investment Report For Quarter Ended March 31, 2021

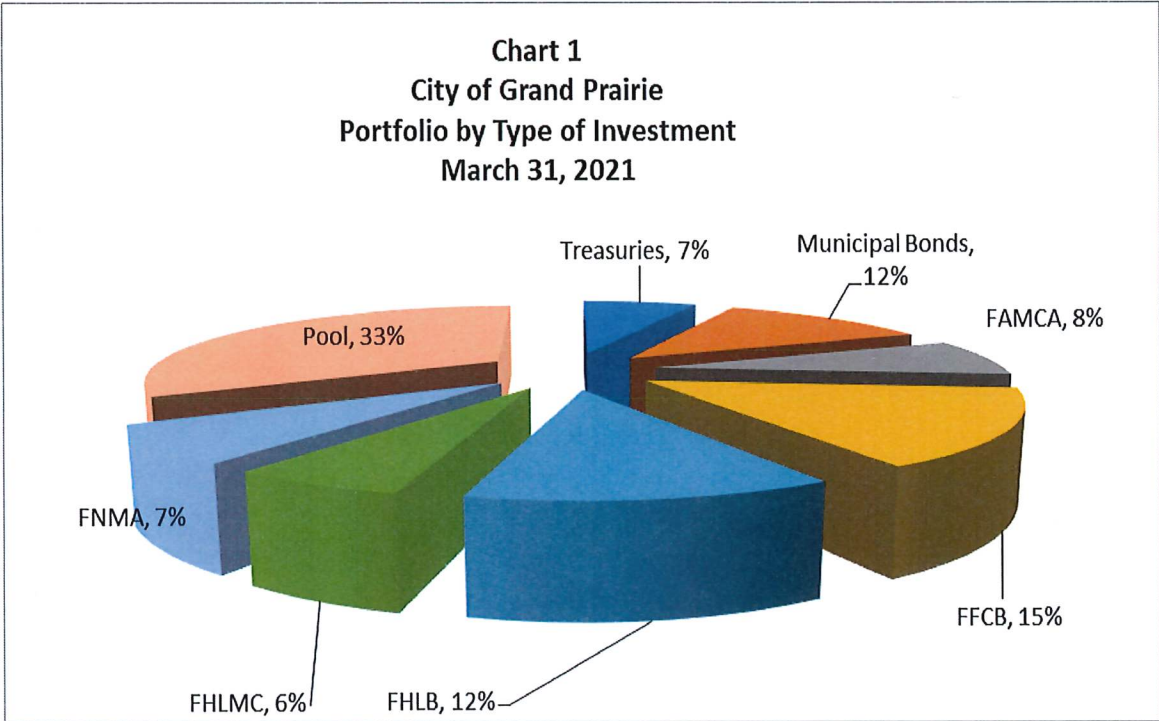
INVESTMENT RECAP

The attached investment recap summarizes all activities in the City’s investment portfolio from October 1, 2020 to March 31, 2021. The report shows a year-to-date increase of \$55,296,226 as we receive our property tax revenue to begin the year.

The book value and market value of each type of investment is also shown on the report. At March 31, 2021, the city had an unrealized loss (market value minus book value) of \$865,127 on its securities largely due inconsistent recovery of the market. This loss is not reflected in any of the above totals.

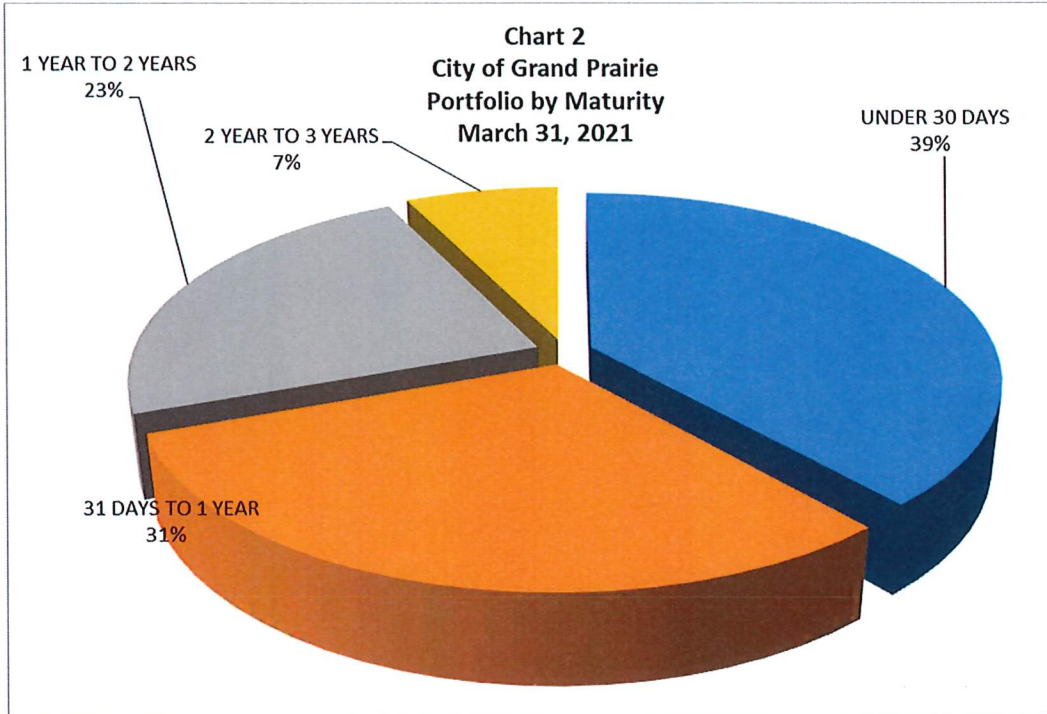
Portfolio by Type of Investment

Chart 1 presents the portfolio by type of investment. Approximately 33% of the portfolio is invested in Local Government Investment Pools; the remainder is invested in US Agencies, Treasuries or Municipal Bonds. The investment policy guidelines indicate not more than 50% invested in pools and 25% in each individual government agency. This reflects a recent general strategy of placing more investment funds in longer term instruments.



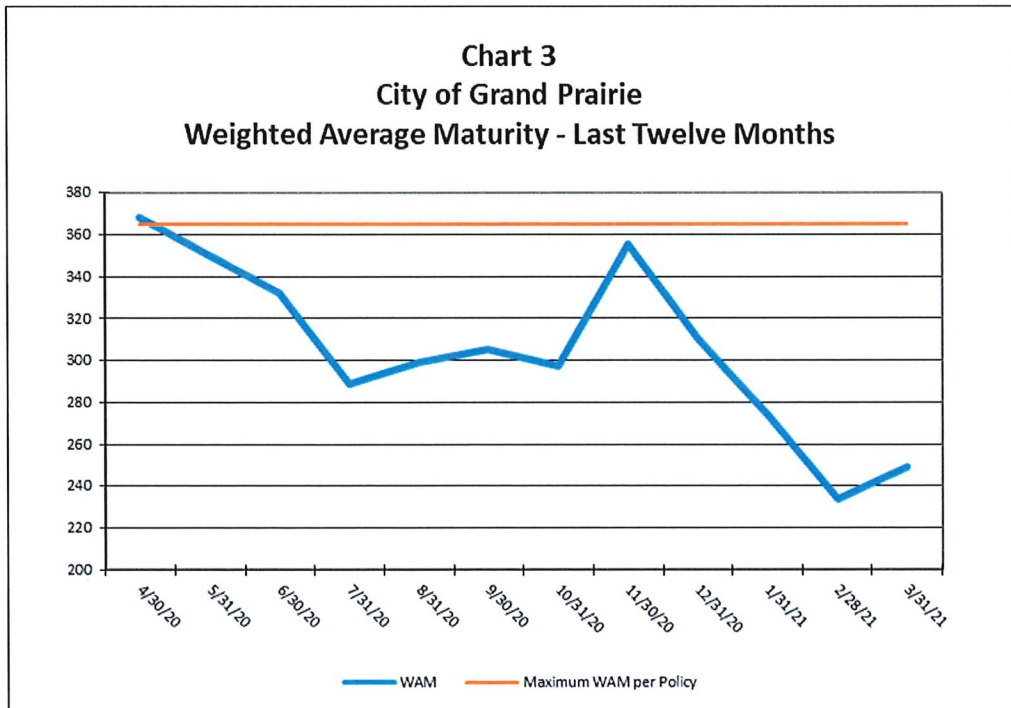
Portfolio by Maturity

Chart 2 presents the portfolio by maturity. Per policy, no investments exceed 36 months.



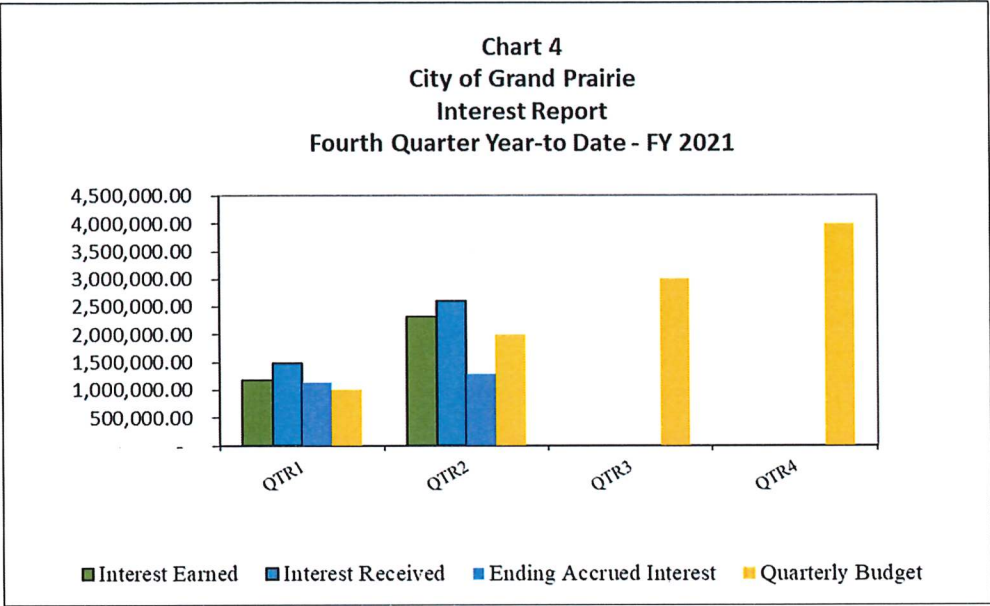
Weighted Average Maturity

Chart 3 shows the weighted average maturity (WAM) for the last twelve months. As of March 31st, the WAM was 249 days. We will try to get longer next quarter to maximize return.



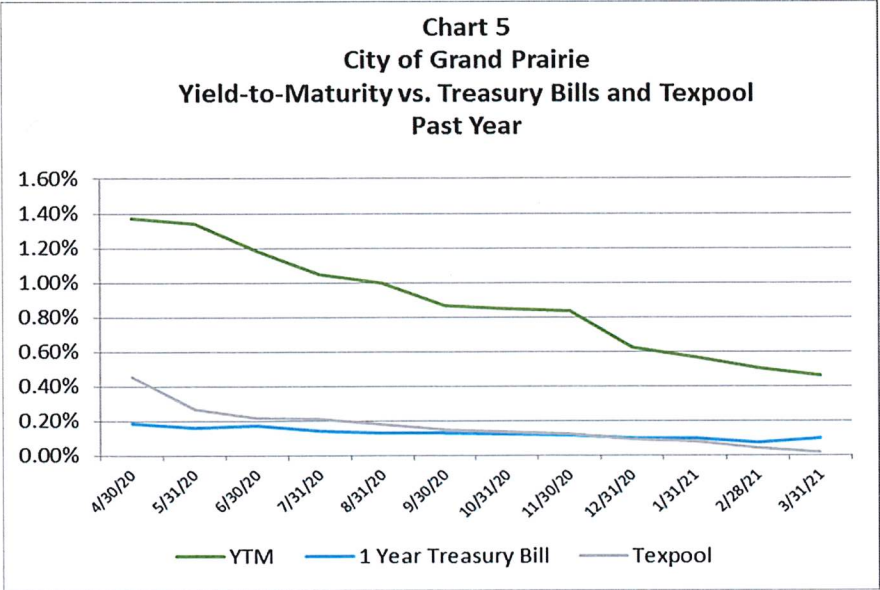
Interest Report

Chart 4 compares the interest income budget, interest received, and ending accrued interest. The primary difference in this amount is due to the timing of when interest is received and reported. Interest received is on a cash basis, as is the budgeted amount. Interest earnings and accrued interest are on an accrual basis.



Yield Compared to U.S. Treasury and Texpool

A metric more indicative of the portfolio performance is the overall expected yield-to-maturity, as shown in Chart 5. This metric is benchmarked against average monthly yield of the one year U.S. Treasury Bill and the average monthly yield on Texpool accounts. Since the strategy at the City is a buy and hold to maturity, the yield-to-maturity rate represents the final expected results. This yield can vary if a bond gets called early; therefore, we have a cap on callable securities at no more than 50%. As the market has stayed suppressed, we anticipate our spread to decrease over time.



INVESTMENT ACTIVITY & PROSPECTIVE STRATEGY

As shown on the attached schedule, approximately \$34 million in purchases were made and \$23 million matured this quarter, excluding pool transactions. Activity should bounce back next year as we attempt to lengthen our WAM. Yields for new purchases remain unattractive, yet higher than the pool returns.

In the upcoming quarter (April 2021-June 2021), holdings with par value of \$56 million are maturing. The yields on those holdings have a median larger than the current market, so we may expect some diminished returns in the coming year.

In general, as market rates decrease in the short term, staff continues to build a laddered portfolio, filling in any gaps. Laddering bonds allows flexibility to invest in different credit and interest rate environments and provide regular liquidity for operating needs. We continue to anticipate low interest returns in the coming year as the Fed keeps a rate close to 0.

CITY OF GRAND PRAIRIE
INVESTMENT RECAP
March 31, 2021

YEAR TO DATE	Beg. Balance 10/1/2020	Additions	Retirements	Book Value 3/31/2021	Market Value 3/31/2021	Unrealized Gains/Losses
11140 Treasuries	\$ 5,056,250	\$ 22,400,634	\$ -	\$ 27,456,884	\$ 27,415,550	\$ (41,334)
Municipal Bonds	\$ 51,473,735	\$ -	\$ (1,992,320)	\$ 49,481,415	\$ 49,106,896	\$ (374,519)
11079 FAMCA	31,073,063	\$ 5,000,000	\$ (5,000,000)	\$ 31,073,063	31,248,110	175,047
11040 FFCB	60,548,062	\$ 25,540,322	\$ (23,987,180)	\$ 62,101,204	62,220,853	119,649
11010 FHLB	53,727,766	\$ 20,475,317	\$ (23,910,069)	\$ 50,293,015	49,725,671	(567,344)
11080 FHLMC	8,942,232	\$ 18,540,548	\$ (3,008,910)	\$ 24,473,870	24,391,930	(81,940)
11070 FNMA	16,237,593	\$ 20,933,208	\$ (7,017,150)	\$ 30,153,651	30,058,966	(94,686)
Pool	125,641,657	\$ 186,182,791	\$ (178,860,966)	\$ 132,963,482	132,963,482	-
TOTAL	\$ 352,700,357	\$ 299,072,821	\$ (243,776,595)	\$ 407,996,584	\$ 407,131,457	\$ (865,127)

YEAR TO DATE NET CHANGE IN INVESTMENTS **55,296,226**

Current Quarter	Beg. Balance 1/1/2021	Additions	Retirements	Total Cost 3/31/2021	Asset Mix Allowed	Actual Asset Mix
Treasuries	\$ 22,365,868	\$ 5,091,016		\$ 27,456,884	100%	7%
Municipal Bonds	\$ 49,481,415			\$ 49,481,415	25%	12%
FAMCA	\$ 36,073,063		(5,000,000)	\$ 31,073,063	25%	8%
FFCB	\$ 64,101,145	4,997,958	(6,997,900)	\$ 62,101,204	25%	15%
FHLB	\$ 51,891,394	9,311,827	(10,910,207)	\$ 50,293,015	25%	12%
FHLMC	\$ 14,417,514	10,056,356		\$ 24,473,870	25%	6%
FNMA	\$ 25,295,425	4,858,226		\$ 30,153,651	25%	7%
Pool	\$ 113,714,623	99,654,570	(80,405,712)	\$ 132,963,482	50%	33%
	\$ 377,340,447	\$ 133,969,954	\$ (103,313,818)	\$ 407,996,584		100.0%

CURRENT PERIOD NET CHANGE IN INVESTMENTS **30,656,136**

MATURITY SCHEDULE	Balance 03/31/21	% of Portfolio
UNDER 30 DAYS	\$ 157,498,621	39%
31 DAYS TO 1 YEAR	\$ 125,534,277	31%
1 YEAR TO 2 YEARS	\$ 95,667,445	23%
2 YEAR TO 3 YEARS	\$ 29,296,241	7%
TOTAL	\$ 407,996,584	100.0%

**Pooled Investment Fund
 Portfolio Management
 Portfolio Summary
 March 31, 2021**

City of Grand Prairie
 326 W Main
 Grand Prairie, Grand Prairi
 (972)237-8089

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Pools	132,963,482.37	132,963,482.37	132,963,482.37	32.59	1	1	0.019	0.019
Municipal Bonds	48,190,000.00	49,106,895.90	49,481,414.80	12.13	702	370	1.041	1.056
Federal Agency Coupon Securities	195,442,000.00	197,645,528.70	198,094,803.09	48.55	650	377	0.615	0.624
Treasury Coupon Securities	27,000,000.00	27,415,550.00	27,456,883.93	6.73	465	304	0.373	0.378
	403,595,482.37	407,131,456.97	407,996,584.19	100.00%	432	249	0.456	0.463

Investments

Cash and Accrued Interest								
Accrued Interest at Purchase		51,618.16	51,618.16					
Subtotal		51,618.16	51,618.16					
Total Cash and Investments	403,595,482.37	407,183,075.13	408,048,202.35		432	249	0.456	0.463

Total Earnings

	March 31 Month Ending	Fiscal Year To Date
Current Year	350,879.99	2,268,419.14
Average Daily Balance	412,756,940.51	368,766,369.49
Effective Rate of Return	1.00%	1.23%

Jacqueline Hathorn, Treasury Analyst

Brady Olsen, Treasury and Debt Manager

Reporting period 03/01/2021-03/31/2021

Run Date: 04/20/2021 - 11:20

Portfolio POOL
 C/P
 PM (PRF_PM1) 7:3.0
 Report Ver: 7.3.6.1

**Pooled Investment Fund
Portfolio Management
Portfolio Details - Investments
March 31, 2021**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Pools												
2200311000	44	TexPool	142,801,069.31		96,497,403.63	96,497,403.63	96,497,403.63	0.019		0.019	1	
SY50	E001	TexPool			12,104,449.35	12,104,449.35	12,104,449.35	0.019		0.019	1	
0000572611000	1414	TexStar			24,271,808.27	24,271,808.27	24,271,808.27	0.022		0.022	1	
00572620140	1609	TexStar			89,821.12	89,821.12	89,821.12	0.022		0.022	1	
Subtotal and Average			142,801,069.31		132,963,482.37	132,963,482.37	132,963,482.37			0.019	1	
Municipal Bonds												
13063DAC2	1837	Municipal Taxable Bonds		03/11/2020	5,580,000.00	5,580,000.00	5,687,303.40	2.625		0.792	0	04/01/2021
977100DG8	1839	Municipal Taxable Bonds		03/09/2020	2,710,000.00	2,758,942.60	2,774,335.40	1.899		0.780	395	05/01/2022
917567FE4	1845	Municipal Taxable Bonds		03/19/2020	4,130,000.00	4,171,423.90	4,130,000.00	0.987		0.987	623	12/15/2022
8827234D8	1846	Municipal Taxable Bonds		03/19/2020	5,500,000.00	5,500,000.00	5,705,260.00	5.000		1.350	0	04/01/2021
796237G25	1849	Municipal Taxable Bonds		03/24/2020	7,250,000.00	7,542,537.50	7,575,887.50	5.000		2.500	306	02/01/2022
64986JAN6	1853	Municipal Taxable Bonds		04/03/2020	3,520,000.00	3,821,382.40	3,882,736.00	5.487		1.520	609	12/01/2022
899559QA9	1855	Municipal Taxable Bonds		04/14/2020	3,800,000.00	3,860,534.00	3,883,334.00	1.750		0.496	365	04/01/2022
899559QC5	1856	Municipal Taxable Bonds		04/14/2020	3,550,000.00	3,652,950.00	3,611,912.00	1.450		0.885	1,096	04/01/2024
64971XQQ4	1862	Municipal Taxable Bonds		09/01/2020	5,000,000.00	5,004,750.00	5,000,000.00	0.300		0.314	487	08/01/2022
64971XQP6	1863	Municipal Taxable Bonds		09/01/2020	5,000,000.00	5,000,800.00	5,000,000.00	0.250		0.250	122	08/01/2021
346789PN4	1864	Municipal Taxable Bonds		09/24/2020	2,150,000.00	2,213,575.50	2,230,646.50	2.000		0.450	699	03/01/2023
Subtotal and Average			49,481,414.80		48,190,000.00	49,106,895.90	49,481,414.80			1.056	370	
Federal Agency Coupon Securities												
31422BDV9	1784	Farmer Mac		03/26/2019	2,000,000.00	2,031,660.00	2,009,820.00	2.450		2.261	244	12/01/2021
31422BUT5	1828	Farmer Mac		02/26/2020	10,000,000.00	10,059,300.00	10,000,000.00	1.500		1.500	147	08/26/2021
31422BV83	1831	Farmer Mac		03/04/2020	4,000,000.00	4,087,200.00	4,063,242.80	1.350		0.812	697	02/27/2023
31422BVM9	1833	Farmer Mac		03/06/2020	5,000,000.00	5,066,900.00	5,000,000.00	0.900		0.900	704	03/06/2023
31422BR44	1861	Farmer Mac		08/21/2020	5,000,000.00	5,001,900.00	5,000,000.00	0.260		0.260	819	06/29/2023
31422B3C2	1869	Farmer Mac		11/20/2020	5,000,000.00	5,001,150.00	5,000,000.00	0.290		0.290	922	10/10/2023
3133EKJP2	1792	Federal Farm Credit Bank		05/14/2019	3,000,000.00	3,005,550.00	3,010,260.00	2.400		2.220	28	04/29/2021
3133EKJQ7	1793	Federal Farm Credit Bank		05/17/2019	5,000,000.00	5,014,200.00	5,006,250.00	2.250		2.186	46	05/17/2021
3133EKJP2	1795	Federal Farm Credit Bank		06/05/2019	5,000,000.00	5,009,250.00	5,041,300.00	2.400		1.955	28	04/29/2021
3133ELD05	1813	Federal Farm Credit Bank		12/13/2019	5,000,000.00	5,051,850.00	4,991,505.00	1.580		1.667	256	12/13/2021
3133EJF00	1825	Federal Farm Credit Bank		02/13/2020	1,000,000.00	1,019,850.00	1,020,989.85	2.600		1.493	292	01/18/2022
3133ELHR8	1826	Federal Farm Credit Bank		02/13/2020	2,200,000.00	2,226,510.00	2,204,489.54	1.600		1.493	295	01/21/2022
3133ELJH8	1827	Federal Farm Credit Bank		02/13/2020	4,000,000.00	4,104,680.00	4,016,631.48	1.600		1.455	662	01/23/2023
3133ELN83	1858	Federal Farm Credit Bank		06/24/2020	4,000,000.00	4,001,280.00	3,999,696.00	0.180		0.188	83	06/23/2021
3133ELB60	1859	Federal Farm Credit Bank		06/24/2020	4,000,000.00	4,000,560.00	3,998,526.25	0.150		0.190	55	05/26/2021

Portfolio POOL
CP
PM (PRF_PM2) 7.3.0

**Pooled Investment Fund
Portfolio Management
Portfolio Details - Investments
March 31, 2021**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3133EL3J6	1860	Federal Farm Credit Bank		08/18/2020	3,275,000.00	3,276,637.50	3,271,233.78	0.180		0.227	671	02/01/2023
3133EMB78	1865	Federal Farm Credit Bank		10/01/2020	4,000,000.00	4,000,120.00	3,999,281.09	0.140		0.152	365	04/01/2022
3133EHNX7	1870	Federal Farm Credit Bank		11/19/2020	5,000,000.00	5,018,200.00	5,046,200.00	1.650		0.080	81	06/21/2021
3133EMGX4	1875	Federal Farm Credit Bank		11/23/2020	5,000,000.00	4,999,550.00	4,995,000.00	0.125		0.175	601	11/23/2022
3133EMGX4	1879	Federal Farm Credit Bank		12/17/2020	6,500,000.00	6,499,415.00	6,501,882.34	0.125		0.110	601	11/23/2022
3133EMUH3	1885	Federal Farm Credit Bank		03/30/2021	5,000,000.00	4,993,200.00	4,997,958.45	0.125		0.146	721	03/23/2023
3130A1W95	1829	Federal Home Loan Bank		03/03/2020	4,000,000.00	4,017,000.00	4,068,000.00	2.250		0.903	71	06/11/2021
3130A1W95	1830	Federal Home Loan Bank		03/04/2020	4,000,000.00	4,017,000.00	4,071,012.20	2.250		0.841	71	06/11/2021
313376C94	1832	Federal Home Loan Bank		03/05/2020	4,000,000.00	4,070,640.00	4,134,187.56	2.625		0.708	253	12/10/2021
313378JP7	1834	Federal Home Loan Bank		03/06/2020	4,175,000.00	4,217,459.75	4,283,132.50	2.375		0.650	162	09/10/2021
3130A1W95	1838	Federal Home Loan Bank		03/10/2020	4,000,000.00	4,017,000.00	4,091,083.68	2.250		0.425	71	06/11/2021
313378CR0	1843	Federal Home Loan Bank		03/13/2020	4,000,000.00	4,080,680.00	4,128,520.00	2.250		0.626	344	03/11/2022
3133XN4B2	1847	Federal Home Loan Bank		03/19/2020	4,505,000.00	4,888,690.85	5,041,781.78	5.250		0.815	617	12/09/2022
313380GJ0	1872	Federal Home Loan Bank		11/19/2020	5,000,000.00	5,132,800.00	5,163,550.00	2.000		0.184	526	09/09/2022
3130AKDG8	1873	Federal Home Loan Bank		11/19/2020	5,000,000.00	6,000,780.00	5,999,940.00	0.110		0.111	111	07/21/2021
313382AX1	1880	Federal Home Loan Bank		01/28/2021	5,000,000.00	5,188,500.00	5,210,667.35	2.125		0.131	708	03/10/2023
313379Q69	1886	Federal Home Loan Bank		03/09/2021	4,000,000.00	4,095,120.00	4,101,160.00	2.125		0.104	435	06/10/2022
3137EADB2	1824	Freddie Mac		02/13/2020	3,831,000.00	3,899,919.69	3,896,435.83	2.375		1.468	287	01/13/2022
3134G9M20	1840	Freddie Mac		03/12/2020	2,000,000.00	2,011,420.00	2,036,885.79	1.875		0.524	116	07/26/2021
3134GBJF0	1866	Freddie Mac		11/03/2020	4,000,000.00	4,022,080.00	4,049,520.00	1.800		0.111	117	07/27/2021
3137EAC9	1867	Freddie Mac		11/05/2020	4,400,000.00	4,417,160.00	4,434,672.00	1.125		0.100	133	08/12/2021
3137EAC9	1881	Freddie Mac		02/12/2021	5,000,000.00	5,019,500.00	5,027,100.00	1.125		0.041	133	08/12/2021
3134G9UT2	1882	Freddie Mac		03/02/2021	5,000,000.00	5,021,850.00	5,029,256.40	1.750		0.051	96	07/06/2021
3135G0T78	1835	Federal National Mortgage Asso		03/13/2020	5,000,000.00	5,139,400.00	5,167,279.07	2.000		0.680	552	10/05/2022
3135G0Q89	1836	Federal National Mortgage Asso		03/13/2020	4,000,000.00	4,026,840.00	4,053,164.00	1.375		0.522	189	10/07/2021
3135G04Q3	1868	Federal National Mortgage Asso		11/10/2020	5,000,000.00	5,006,100.00	5,005,934.85	0.250		0.203	781	05/22/2023
3135G0Q89	1871	Federal National Mortgage Asso		11/19/2020	5,191,000.00	5,225,831.61	5,248,879.65	1.375		0.112	189	10/07/2021
3135G05G4	1878	Federal National Mortgage Asso		12/17/2020	5,810,000.00	5,814,183.20	5,820,167.50	0.250		0.182	830	07/10/2023
3135G0U43	1883	Federal National Mortgage Asso		03/05/2021	4,555,000.00	4,846,611.10	4,856,226.35	2.875		0.224	894	09/12/2023
Subtotal and Average					195,442,000.00	197,645,528.70	198,094,803.09			0.624	377	
Treasury Coupon Securities												
9128286J9	1811	US Treasury		12/12/2019	5,000,000.00	5,113,100.00	5,056,250.00	2.125		1.650	409	05/15/2022
912828XW5	1874	US Treasury		11/19/2020	7,000,000.00	7,142,450.00	7,180,495.00	1.750		0.150	455	06/30/2022
9128285A4	1876	US Treasury		12/17/2020	5,000,000.00	5,060,750.00	5,099,328.00	2.750		0.075	167	09/15/2021
912828R77	1877	US Treasury		12/17/2020	5,000,000.00	5,010,750.00	5,029,795.30	1.375		0.060	60	05/31/2021

Portfolio POOL
CP
PM (PRF_PW2) 7:30

Pooled Investment Fund
Portfolio Management
Portfolio Details - Investments
March 31, 2021

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM 365	Days to Maturity	Maturity Date
Treasury Coupon Securities												
912828W89	1884	US Treasury	22,530,094.61	03/31/2021	5,000,000.00	5,088,500.00	5,091,015.63	1.875		0.054	364	03/31/2022
		Subtotal and Average			27,000,000.00	27,415,550.00	27,456,883.93			0.378	304	
		Total and Average	412,756,940.51		403,595,482.37	407,131,456.97	407,996,584.19			0.463	249	

Portfolio POOL
CP
PM (PRF_PM2) 7.3.0

Pooled Investment Fund
Portfolio Management
Portfolio Details - Cash
March 31, 2021


CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	S&P	YTM	Days to Maturity
		Average Balance	0.00	Accrued Interest at Purchase		51,618.16	51,618.16				0
		Subtotal				51,618.16	51,618.16				
		Total Cash and Investments	412,756,940.51		403,595,482.37	407,183,075.13	408,048,202.35			0.463	249




December 31, 2020

To The Honorable Mayor, Members of the City Council, and City Manager,
City of Grand Prairie

The attached information comprises the quarterly investment reports for the City of Grand Prairie, Texas for the period ended December 31st, 2020. The undersigned acknowledge that the City's investment portfolio has been and is in compliance with the policies and strategies as contained in the City's Investment Policy and also in compliance with the Public Funds Investment Act of the State of Texas except as noted.



Becky L. Brooks, Chief Financial Officer



Brady Olsen, Treasury and Debt Manager



Jacqueline Hathorn, Treasury Analyst



Susan Sanders, Controller



Investment Report For Quarter Ended December 31, 2020

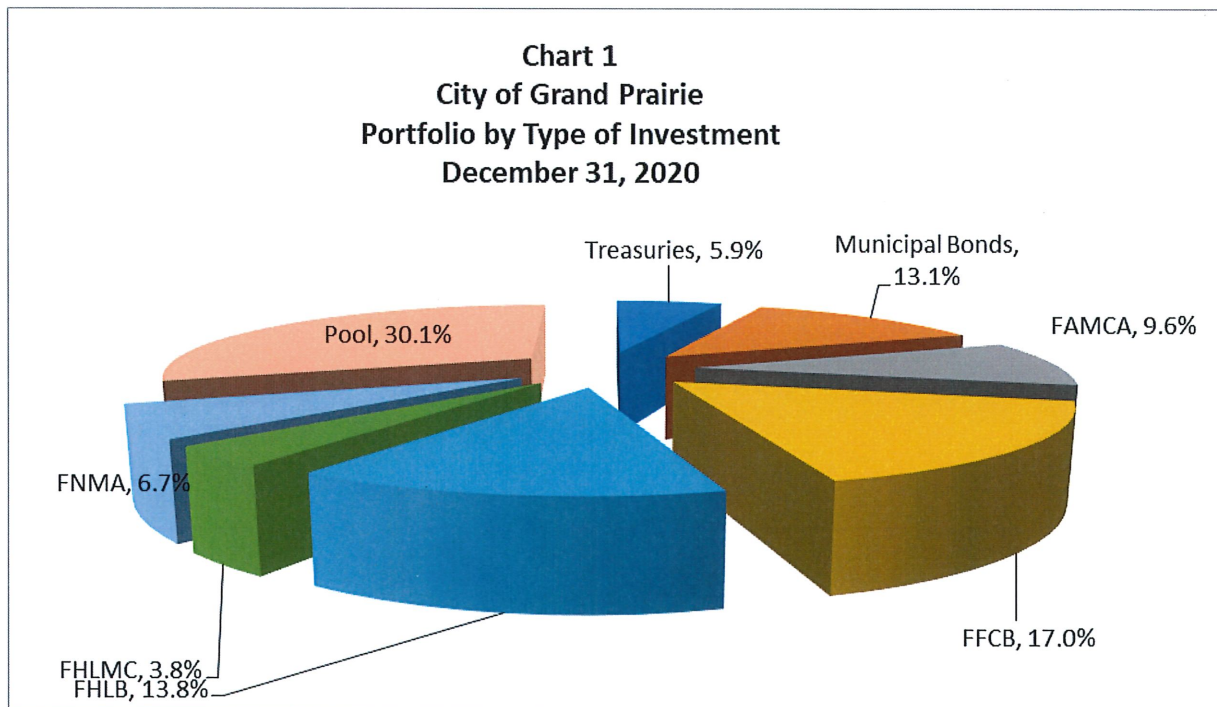
INVESTMENT RECAP

The attached investment recap summarizes all activities in the City’s investment portfolio from October 1, 2020 to December 31, 2020 (unaudited). The report shows a year-to-date increase of \$24,640,090 as we receive our property tax revenue to begin the year.

The book value and market value of each type of investment is also shown on the report. At December 31, 2020, the city had an unrealized gain (market value minus book value) of \$17,779 on its securities largely due to taking a longer position as the bond market fell drastically. This gain is not reflected in any of the above totals.

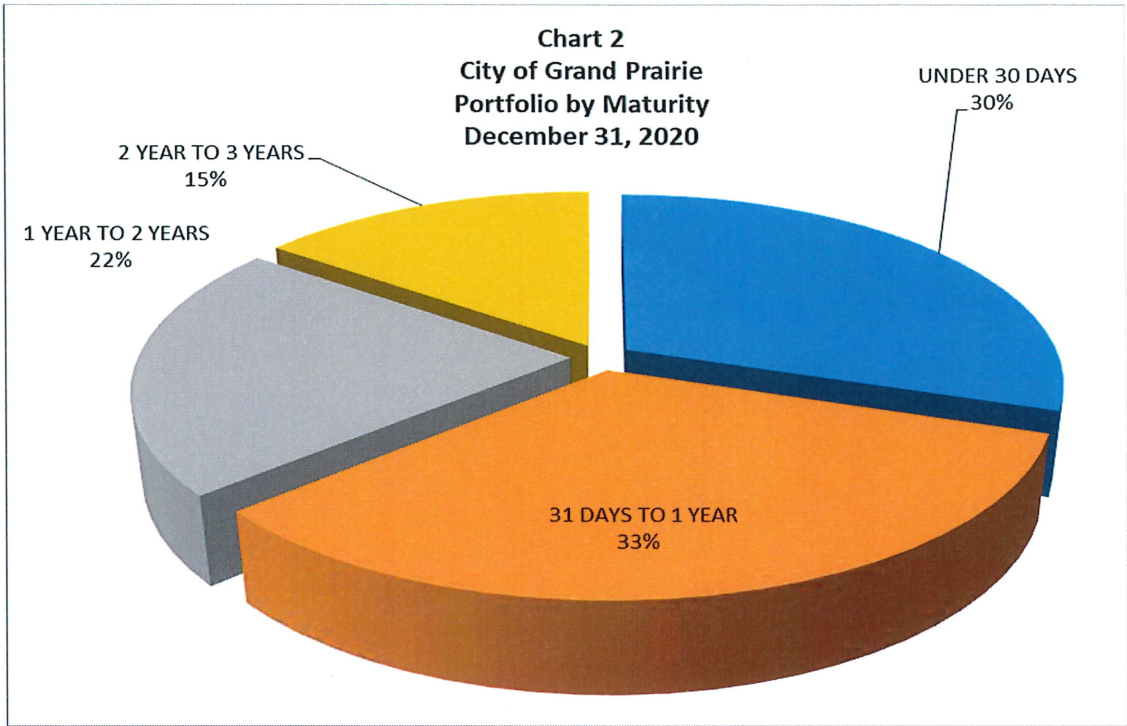
Portfolio by Type of Investment

Chart 1 presents the portfolio by type of investment. Approximately 30% of the portfolio is invested in Local Government Investment Pools; the remainder is invested in US Agencies, Treasuries or Municipal Bonds. The investment policy guidelines indicate not more than 50% invested in pools and 25% in each individual government agency. This reflects a recent general strategy of placing more investment funds in longer term instruments.



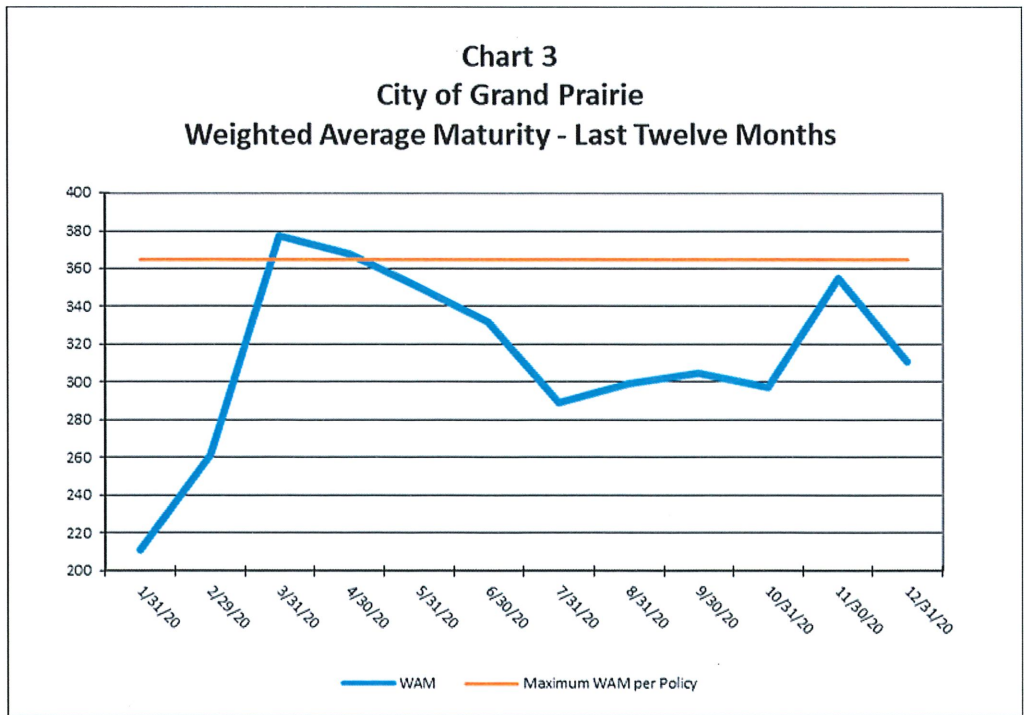
Portfolio by Maturity

Chart 2 presents the portfolio by maturity. Per policy, no investments exceed 36 months.



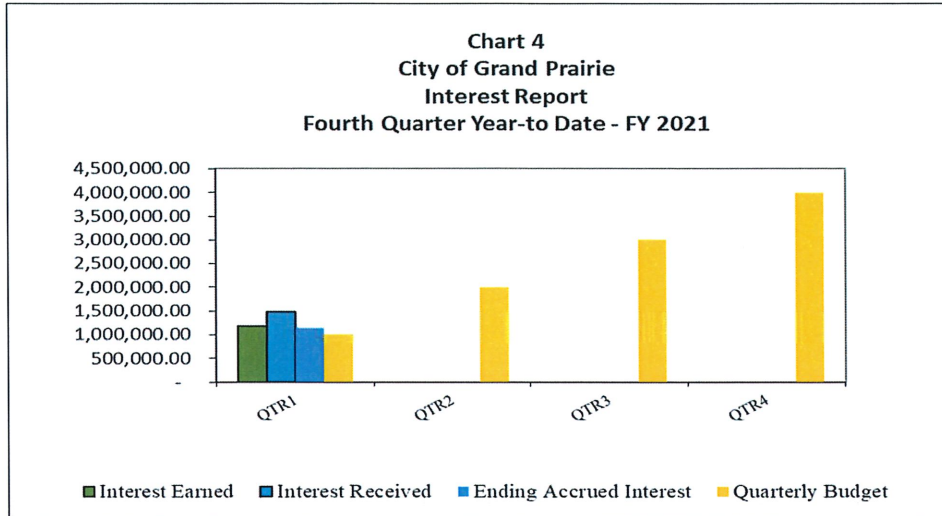
Weighted Average Maturity

Chart 3 shows the weighted average maturity (WAM) for the last twelve months. As of December 31st, the WAM was 311 days. Since going slightly above the WAM maximum, we have tried to stay as close to 365 without going over as possible. We will try to get slightly longer next quarter to maximize return.



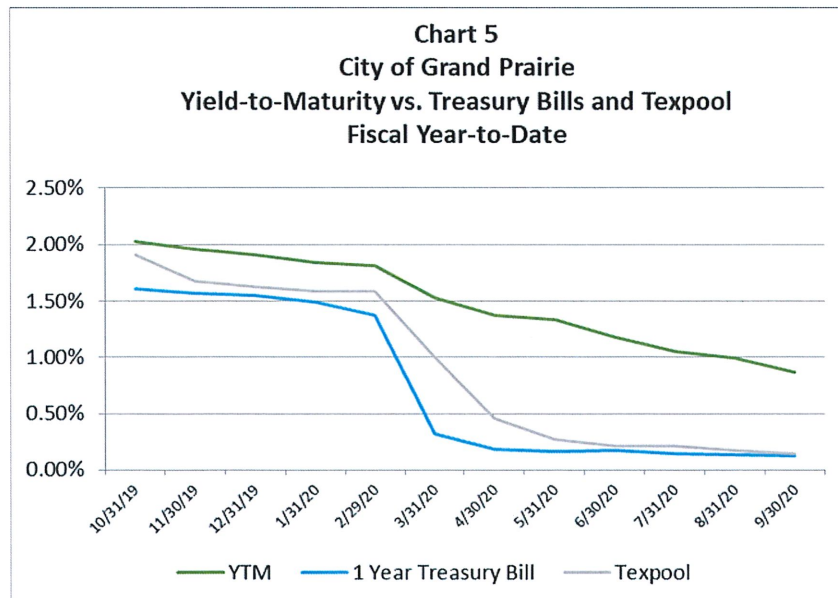
Interest Report

Chart 4 compares the interest income budget, interest received, and ending accrued interest. The primary difference in this amount is due to the timing of when interest is received and reported. Interest received is on a cash basis, as is the budgeted amount. Interest earnings and accrued interest are on an accrual basis.



Yield Compared to U.S. Treasury and Texpool

A metric more indicative of the portfolio performance is the overall expected yield-to-maturity, as shown in Chart 5. This metric is benchmarked against average monthly yield of the one year U.S. Treasury Bill and the average monthly yield on Texpool accounts. Since the strategy at the City is a buy and hold to maturity, the yield-to-maturity rate represents the final expected results. This yield can vary if a bond gets called early; therefore, we have a cap on callable securities at no more than 50%. As the market tumbled, we remained above our benchmarks due to a slightly longer position than usual. It seems unlikely we will continue to outperform the market at the level we have been the past two quarters.



INVESTMENT ACTIVITY & PROSPECTIVE STRATEGY

As shown on the attached schedule, approximately \$80 million in purchases were made and \$42 million matured this quarter, excluding pool transactions. Activity should stay high next quarter as we continue to receive property tax revenues. Yields for new purchases remain unattractive, yet higher than the pool returns.

In the upcoming quarter (January 2021-March 2021), holdings with par value of \$17 million are maturing. The yields on those holdings have a median larger than the current market, so we may expect some diminished returns in the coming year.

In general, as market rates decrease in the short term, staff continues to build a laddered portfolio, filling in any gaps. Laddering bonds allows flexibility to invest in different credit and interest rate environments and provide regular liquidity for operating needs. We continue to anticipate low interest returns in the coming year as the Fed keeps a rate close to 0, as demonstrated in our low TiC in the most recent CO issuance.

CITY OF GRAND PRAIRIE
INVESTMENT RECAP
December 31, 2020

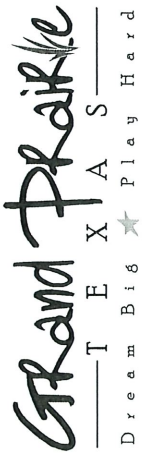
YEAR TO DATE	Beg. Balance 10/1/2020	Additions	Retirements	Book Value 12/31/2020	Market Value 12/31/2020	Unrealized Gains/Losses
11140 Treasuries	\$ 5,056,250	\$ 17,309,618	\$ -	\$ 22,365,868	\$ 22,425,080	\$ 59,212
Municipal Bonds	\$ 51,473,735	\$ -	\$ (1,992,320)	\$ 49,481,415	\$ 49,278,331	\$ (203,084)
11079 FAMCA	31,073,063	\$ 5,000,000	\$ -	\$ 36,073,063	36,355,980	282,917
11040 FFCB	60,548,062	\$ 20,542,363	\$ (16,989,280)	\$ 64,101,145	64,368,002	266,857
11010 FHLB	53,727,766	\$ 11,163,490	\$ (12,999,862)	\$ 51,891,394	51,533,483	(357,911)
11080 FHLMC	8,942,232	\$ 8,484,192	\$ (3,008,910)	\$ 14,417,514	14,405,209	(12,305)
11070 FNMA	16,237,593	\$ 16,074,982	\$ (7,017,150)	\$ 25,295,425	25,277,518	(17,907)
Pool	125,641,657	\$ 86,528,221	\$ (98,455,255)	\$ 113,714,623	113,714,623	-
TOTAL	\$ 352,700,357	\$ 165,102,867	\$ (140,462,777)	\$ 377,340,447	\$ 377,358,226	\$ 17,779

YEAR TO DATE NET CHANGE IN INVESTMENTS **24,640,090**

Current Quarter	Beg. Balance 10/1/2020	Additions	Retirements	Total Cost 12/31/2020	Asset Mix Allowed	Actual Asset Mix
Treasuries	\$ 5,056,250	\$ 17,309,618		\$ 22,365,868	100%	5.9%
Municipal Bonds	\$ 51,473,735		\$ (1,992,320)	\$ 49,481,415	25%	13.1%
FAMCA	\$ 31,073,063	5,000,000		\$ 36,073,063	25%	9.6%
FFCB	\$ 60,548,062	20,542,363	(16,989,280)	\$ 64,101,145	25%	17.0%
FHLB	\$ 53,727,766	11,163,490	(12,999,862)	\$ 51,891,394	25%	13.8%
FHLMC	\$ 8,942,232	8,484,192	(3,008,910)	\$ 14,417,514	25%	3.8%
FNMA	\$ 16,237,593	16,074,982	(7,017,150)	\$ 25,295,425	25%	6.7%
Pool	\$ 125,641,657	86,528,221	(98,455,255)	\$ 113,714,623	50%	30.1%
	\$ 352,700,357	\$ 165,102,867	\$ (140,462,777)	\$ 377,340,447		100.0%

CURRENT PERIOD NET CHANGE IN INVESTMENTS **24,640,090**

MATURITY SCHEDULE	Balance 12/31/20	% of Portfolio
UNDER 30 DAYS	\$ 113,714,623	30%
31 DAYS TO 1 YEAR	\$ 125,872,863	33%
1 YEAR TO 2 YEARS	\$ 81,602,227	22%
2 YEAR TO 3 YEARS	\$ 56,150,734	15%
TOTAL	\$ 377,340,447	100.0%



City of Grand Prairie
326 W Main
Grand Prairie, Grand Prairie
(972)237-8089

**Pooled Investment Fund
Portfolio Management
Portfolio Summary
December 31, 2020**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Investments	373,656,623.82	377,358,226.93	377,340,447.94	100.00%	480	311	0.612	0.621
Pools	113,714,623.82	113,714,623.82	113,714,623.82	30.14	1	1	0.080	0.081
Municipal Bonds	48,190,000.00	49,278,330.90	49,481,414.80	13.11	702	460	1.041	1.056
Federal Agency Coupon Securities	176,622,000.00	178,798,342.81	178,647,576.02	47.34	679	426	0.779	0.790
Treasury Coupon Securities	22,000,000.00	22,425,080.00	22,365,868.30	5.93	488	380	0.448	0.452
Federal Agency Callables	13,130,000.00	13,141,849.40	13,130,965.00	3.48	1,080	757	1.621	1.644
Investments	373,656,623.82	377,358,226.93	377,340,447.94	100.00%	480	311	0.612	0.621
Cash and Accrued Interest								
Accrued Interest at Purchase		111,433.14	111,433.14					
Subtotal		111,433.14	111,433.14					
Total Cash and Investments	373,656,623.82	377,469,660.07	377,451,881.08		480	311	0.612	0.621

Total Earnings	December 31	Period Ending
Current Year	1,168,970.16	
Average Daily Balance	349,750,605.23	
Effective Rate of Return	1.33%	

Jacqueline Hathorn, Treasury Analyst

Brady Olsen, Treasury and Debt Manager

Reporting period 10/01/2020-12/31/2020

Run Date: 01/21/2021 - 13:21

No fiscal year history available

Portfolio POOL
CP
PM (PRF_PM1) 7.3.0
Report Ver: 7.3.6.1



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021

REQUESTER: Erin Hart, Assistant Director of Operation

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

TITLE: Ratify purchase, replacement and installation of the Dectron unit, at the Epic, from McMillan James, in the amount of \$158,517, through a TIPS contract and include a contingency in the amount of \$5,000 for a total of \$163,517

RECOMMENDED ACTION: Approve

ANALYSIS:

Natatorium, suffered significant damage and is unable to function. After extensive research and investigation, staff was provided a recommendation to fully replace the existing Dectron unit. Staff received a proposal from McMillan James in the amount of \$163,517 for removal and disposal of the existing unit, replacement of the new unit, and the full installation through their TIPS contract #200201.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master interlocal cooperative agreements with various entities including The Cooperative Purchasing System, TIPS.

TIPS contract #200201 and is set to expire April 30, 2022.

This item was presented to the Finance and Government Committee on May 4, 2021 for review and approval.

FINANCIAL CONSIDERATION:

Funding for the purchase of Dectron unit, for the Epic, in the amount of \$158,517 with a contingency of \$5,000 for a total of \$163,517 is approved to be paid from the Risk Fund, 212110-64020. A claim was filed with TML and was approved. TML paid the cost of repair in full (\$158,517 less a \$10,000 deductible).

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Risk Fund

AGENCY: HR Legal Services

ACCOUNTING UNIT: 212110

AVAILABLE: 64020, Property Losses, \$292,396.07
Account Code, Description, and amount available

STAFF CONTACT: Erin Hart x8110; ehart@gptx.org

VENDOR NUMBER: 15421

VENDOR NAME: McMillan James.

CONTINGENCY: \$5,000



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021

REQUESTER: Chip Nami, Business Operations Manager

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

TITLE: Contract with GameTime (Total Recreation Products) in the amount of \$138,013.56; and approve a 5% contingency in the amount of \$6,900.68 for a total amount of \$144,914.24 for the removal, replacement and installation of playground equipment at Jennifer McFalls West Park

RECOMMENDED ACTION: Approve

ANALYSIS:

The existing playground at Jennifer McFalls West Park was installed prior to 2000. At over 20 years old, it has reached its service life and should be replaced for safety reasons. GameTime (Total Recreation Products) has submitted a proposal for replacement equipment that is equal to or exceeds the play value of the current playground through their BuyBoard contract #592-19 which expires 9/29/2022.

Chapter 791 of the Texas Government code, also known as the Interlocal Cooperation Contracts Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operations of government such as purchasing of necessary equipment supplies and services. The City of Grand Prairie does not need to competitively bid items purchased through such agreements as they have already been bid by the sponsoring entity of agency. The City of Grand Prairie has master interlocal cooperative agreements with various entities including BuyBoard.

This item was presented to the Finance and Government Committee on May 4, 2021 and received recommendation for approval by the City Council.

FINANCIAL CONSIDERATION:

Funding in the amount of \$144,914.24 is available in the Parks Capital Projects Fund (317193), WO #02111703 (Playground Replacements)

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

Fund/Activity Account: 317193 - 02111703
 Project Title: Playground Replacement
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Misc Improvement (68020)	\$192,000	\$192,000	\$0	\$192,000	\$192,000
					\$0
					\$0
					\$0
					\$0
					\$0
TOTAL	\$192,000	\$192,000	\$0	\$192,000	\$192,000



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/04/2021

REQUESTER: Gary Yakesch , Assistant Director Parks, Arts & Recreation

PRESENTER: Duane Strawn, Director Parks, Arts & Recreation

TITLE: Ordinance amending the FY 2020/2021 Cemetery Operating Fund Budget; contract with Trane in the amount of \$59,428 plus a 5% contingency of \$2,972 for the complete replacement of Grand Prairie Memorial Gardens Administration and Maintenance shop HVAC systems through an existing City Price Agreement; purchase of building management system controls from Enviromatic Systems in the amount of \$23,100 plus a 5% contingency of \$1,155 through an existing City Price Agreement

ACTION: Approve

ANALYSIS:

HVAC systems that service both the administration and maintenance areas at Grand Prairie Memorial Gardens have reached the end of their useful life. Increasing repair costs and reliability concerns prompted the need for the immediate replacement of these HVAC systems. Once installed, the HVAC systems will need to be connected to our control system by a Enviromatic Systems and this conversion will coincide with the installation.

The administration area HVAC systems will have a replacement cost of \$33,830 plus a 5% contingency of \$1,692 for a total not to exceed cost of \$35,522; the maintenance area HVAC systems will have a replacement cost of \$25,598 plus a 5% contingency of \$1,280 for a total not to exceed cost of \$26,878. Trane has submitted proposals for both areas through an existing City Price Agreement utilizing their OMNIA Partners contract #15-JLP-023.

Enviromatic Systems submitted a proposal for the building management system controls in the amount of \$23,100 plus a 5% contingency of \$1,155 for a total not to exceed cost of \$24,255. The building management systems will be installed using an existing City price agreement with Enviromatic Systems.

The total project cost of \$86,655 to replace the Grand Prairie Memorial Garden HVAC systems:

Administration HVAC Including Contingency	\$35,522
Fitness RTU Including Contingency	\$26,878
Enviromatic System Controls Including Contingency	<u>\$24,255</u>
	\$86,655

Trane’s city price agreement expires September 30, 2021; Enviromatic’s city price agreement expires 11/30/2021.

This item was presented to the Finance and Government Committee on May 4, 2021 for review and approval.

FINANCIAL CONSIDERATION:

Funding for the total project cost of \$86,655 is available by approving an ordinance to transfer and appropriate \$86,655 from the unobligated fund balance in the Cemetery Fund (316210) to account 68014 (HVAC Systems).

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020/2021 CEMETERY OPERATING FUND BUDGET BY TRANSFERRING AND APPROPRIATING \$86,655 FROM THE UNOBLIGATED FUND BALANCE IN THE CEMETERY OPERATING FUND (316210) TO 68014 (HVAC SYSTEMS)

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

SECTION 1. That the FY 2020/2021 Cemetery Operating Fund Budget be amended by transferring and appropriating \$86,655 from the unobligated fund balance in the Cemetery Operating Fund (316210) to 68014 (HVAC SYSTEMS).

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 4, 2021.

**CITY OF GRAND PRAIRIE
CEMETERY FUND SUMMARY
2020-2021**

	2020-2021 APPR/MOD
Beginning Resources	\$569,411
Approved Revenues	1,106,600
TOTAL REVENUES	\$1,106,600
Reserve for Encumbrances	35,700
Reserve for Cemetery Expansion	1,575,171
TOTAL RESOURCES	\$3,286,882
Approved Expenditures	1,022,376
<i>ADD: HVAC Systems</i>	<i>86,655</i>
TOTAL EXPENDITURES	\$1,109,031
TOTAL APPROPRIATIONS	\$1,109,031
Reserve for Cemetery Expansion	1,775,171
Ending Resources	\$402,680





CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/04/2021

REQUESTER: Andy Henning

PRESENTER: Andy Henning, Senior Building and Construction Projects Manager

TITLE: Change Order/Amendment No. 1 with Hill & Wilkinson General Contractors in the amount of \$3,873,421 for the balance of construction cost for Phase Three of the Civic Campus Master Plan project; 5% owner-controlled contingency in the amount of \$193,671; \$25,000 allowance for security; \$25,000 allowance for low voltage work; plus a \$50,000 allowance for franchise utility work for a total funding request of \$4,167,092

RECOMMENDED ACTION: Approve

ANALYSIS:

On April 6, 2021, the City Council awarded the Construction Manager at Risk (CMAR) contract to Hill & Wilkinson General Contractors for pre-construction services in the amount of zero dollars (\$0). The award provided for CMAR services including development of project estimates, preliminary construction schedules, value engineering proposals and constructability review during the completion of the design phase.

The current Change Order/Amendment No. 1 in the amount of \$3,873,421 represents the Guaranteed Maximum Price (GMP) for the scope of work currently defined in the Rouch Architects Construction Documents package as competitively bid by Subcontractors to Hill & Wilkinson. Costs above and beyond the Hill & Wilkinson portion of the project addressed in this Change Order Amendment include previously approved Construction Manager pre-construction fees (\$0) and a 5% owner-controlled contingency (\$193,671); security allowance (\$25,000); low voltage allowance (\$25,000); plus an franchise utility work allowance (\$50,000), all of which total the overall project budget of \$4,167,092.

FINANCIAL CONSIDERATION:

Funding in the total amount of \$4,167,092 for Phase Three of the Civic Campus Master Plan Project is available in Municipal Facilities Capital Projects Fund (405090) W.O. 621.18 (Municipal Complex Phase III)

CITY OF GRAND PRAIRIE CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 405090 / 02101803
 Project Title: Municipal Complex Phase III
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68540 Construction	\$4,146,574	\$4,146,574	\$0	\$4,146,574	\$4,146,574
68560 Eng/Con/Geo	\$50,000	\$50,000	\$0	\$50,000	\$50,000
68380 Security Equip	\$25,000	\$25,000	\$0	\$25,000	\$25,000
63010 Electrical	\$25,000	\$25,000	\$0	\$25,000	\$25,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$4,246,574	\$4,246,574	\$0	\$4,246,574	\$4,246,574



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 05/04/2021

REQUESTER: Kathleen Mercer

PRESENTER: Cheryl De Leon, Deputy City Manager

TITLE: Approve a one-time cost of living payment for non-civil service City of Grand Prairie employees in the total amount of \$1.9 million

RECOMMENDED ACTION: Approve

ANALYSIS:

Salary increases were not planned for in the 2020/2021 budget due to instability in the economy last summer and fall. However, the City has continued to monitor its sales tax revenues and property values throughout the coronavirus pandemic. This spring, the COVID-19 vaccine and other efforts to stimulate the City have helped stabilize the local economy. Due to the improved financial environment, we are requesting that City Council consider salary adjustments for employees.

This item is a mid-year one-time cost of living payment for non-civil service City of Grand Prairie employees in the amount of \$1.9 million. Additional compensation for Civil Service employees (Public Safety) is being considered through an ordinance increasing their Step Plan Pay scale.

As we all know, this past year has been challenging. Our employees found creative ways to ensure our residents continued to receive services and were provided world-class service in these unprecedented times.

FINANCIAL CONSIDERATION:

Funding for the cost of living, one-time payment is available from various funds through salary savings and other cost-saving methods.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/04/2021

REQUESTER: Walter Shumac

PRESENTER: Walter Shumac, Director of Transportation, Gabe Johnson, Director of Public Works and Rashad Jackson, Director of Planning and Development

TITLE: Ordinance amending the FY 2020/2021 Capital Improvements Projects Budget; Professional Consultant Contract with Freese and Nichols, Inc. for the Main Street Roadway Improvements in the amount of \$757,500

RECOMMENDED ACTION: Approve

ANALYSIS:

The project consists of design schematics, environmental documents, construction documents, and bidding phase services to reconstruct the intersection of Main Street (SH180) and Jefferson Street into a two-lane roundabout.

Request for Qualifications #21017 was advertised and distributed to 39 professional engineering firms, including 1 Grand Prairie firm and 20 HUBs. The City received 7 submittals from interested firms. Staff evaluated all the submittals and selected Freese and Nichols, Inc. as the finalist due to their previous engineering work and their understanding of the project with a stronger concept of the design.

FINANCIAL CONSIDERATION:

Funding for this professional services contract in the total amount of \$757,000 is available as follows:

1. \$89,997 is available in the Street Capital Project Fund (400192) WO# 02111501 (Main Street Roadway Improvements STRT)
2. \$667,503 is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Street Capital Project Fund (400192) to WO# 02111501 (Main Street Roadway Improvements STRT)

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020/2021 CAPITAL IMPROVEMENT PROJECT BUDGET BY TRANSFERRING AND APPROPRIATING

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

SECTION 1. THAT THE FY 2020/2021 Capital Improvement Projects Budget be amended by transferring and appropriating \$667,503 from the unobligated fund balance in the Street Capital Project Fund (400192) to WO# 02111501 (Main Street Roadway Improvements STRT)

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 4TH, 2021.

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

Fund/Activity Account: 400192 / 02111501
 Project Title: Main Street Roadway Improvements STRT
 Current Request: \$667,503.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
68560 Professional Eng Svcs	\$3,000,000	\$89,997	\$667,503	\$757,500	\$3,667,503
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$3,000,000	\$89,997	\$667,503	\$757,500	\$3,667,503



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 05/04/2021

REQUESTER: Lisa Norris

PRESENTER: Cheryl De Leon, Deputy City Manager

TITLE: An Ordinance amending the Step Plan Pay Scales for Grand Prairie Police and Fire Civil Service Employees

RECOMMENDED ACTION: Approve

ANALYSIS:

Salary increases were not planned for in the 2020/2021 budget due to instability in the economy last summer and fall. However, the City has continued to monitor its sales tax revenues and property values throughout the coronavirus pandemic. This spring, the COVID-19 vaccine and other efforts to stimulate the City have helped stabilize the local economy. Due to the improved financial environment, we are requesting that City Council consider salary adjustments for employees. As we all know, this past year has been challenging. Our employees found creative ways to ensure our residents continued to receive services and were provided world-class service in these unprecedented times.

After review of the Police and Fire Civil Service pay scales, it was determined that an increase in step plan pay scales is necessary to allow us to be competitive in our market place and allow us to continue to recruit and maintain world-class public safety employees. The modification of the step plan pay scales equates to an expenditure of \$226,000 for the remainder of this budget year.

FINANCIAL CONSIDERATION:

Funding for the modification of the pay step-plans is available in the budget from various funds through salary savings and other cost-saving methods.

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE STEP PLAN PAY SCALES FOR GRAND PRAIRIE POLICE AND FIRE CIVIL SERVICE EMPLOYEES.

WHEREAS, the City of Grand Prairie has adopted Chapter 143 of the Local Government Code, or “Civil Service”; and

WHEREAS, the City Council has the authority as the “Governing Body”, under Chapter 143 to establish

pay rates for civil service employees; and

WHEREAS, the City Council has established Step Plan Pay Scales for Police and Fire Civil Service Employees; and

WHEREAS, the City Council wishes to provide a market/cost of living adjustment for Police and Fire Civil Service Employees;

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

SECTION 1. That the City Council hereby finds the statements made in the preamble are true and correct.

SECTION 2. That the City Council authorizes the Step Plan Pay Scale for Police Civil Service employees as outlined in Exhibit “A” effective May 8, 2021.

SECTION 3. That the City Council authorizes the Step Plan Pay Scale for Fire Civil Service employees as outlined in Exhibit “B” effective May 8, 2021.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. This ordinance shall be effective immediately upon passage and approval and will be effective until repealed by the City Council or amended by a subsequent Ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 4, 2021.

Police Civil Service Pay Plan
Effective 05-08-2021

	STEP	1	2	3	4	5	6	7	8
	YOS	0	1	2	3	4	5	6-11	12+
Police Officer GRADE: 1	Hourly	\$31.1739	\$32.7326	\$34.3675	\$36.0890	\$37.8969	\$39.7913	\$41.7810	\$43.0300
	Est. Annually	\$64,842	\$68,084	\$71,484	\$75,065	\$78,826	\$82,766	\$86,904	\$89,502

Police Sergeant GRADE: 2	Hourly	\$45.0865	\$47.3385	\$49.7052
	Est. Annually	\$93,780	\$98,464	\$103,387

Police Lieutenant GRADE: 3	Hourly	\$52.2631	\$54.8758	\$57.6203
	Est. Annually	\$108,707	\$114,142	\$119,850

Police Deputy Chief GRADE: 4	Hourly	\$60.8794	\$63.9234	\$67.1196
	Est. Annually	\$126,629	\$132,961	\$139,609

Police Asst Chief GRADE: 5	Hourly	\$77.2061
	Est. Annually	\$160,589

- A) Employees will move to the next step at annual anniversary date
 B) Once employee is topped-out, the anniversary date will be October 1st
 C) An employee will start at the minimum step if promoted to a higher rank and will have a new anniversary date one year from promotion date



**City of Grand Prairie
Fire Civil Service Pay Plan
Effective 05-08-2021**

FIRE	STEP	1	2	3	4	5	6	7
	YOS	0	1	2	3	4	5	6+
Firefighter GRADE: 1	Hourly (40)	\$30.7971	\$32.3373	\$33.9541	\$35.6563	\$37.4433	\$39.3156	\$40.2983
	Hourly (56)	\$21.9979	\$23.0980	\$24.2529	\$25.4687	\$26.7452	\$28.0825	\$28.7845
	Est. Annually	\$64,058	\$67,262	\$70,625	\$74,165	\$77,882	\$81,776	\$83,820
Fire Engineer GRADE: 2	Hourly (40)	\$43.8082						
	Hourly (56)	\$31.2916						
	Est. Annually	\$91,121						
Fire Lieutenant GRADE: 3	Hourly (40)	\$46.4520	\$48.7741					
	Hourly (56)	\$33.1799	\$34.8386					
	Est. Annually	\$96,620	\$101,450					
Fire Captain GRADE: 4	Hourly (40)	\$51.7956	\$54.3855					
	Hourly (56)	\$36.9968	\$38.8468					
	Est. Annually	\$107,735	\$113,122					
Fire Battalion Chief GRADE: 5	Hourly (40)	\$59.2088	\$62.1681					
	Hourly (56)	\$42.2920	\$44.4057					
	Est. Annually	\$123,154	\$129,310					
Assistant Fire Chief GRADE: 6	Hourly (40)	\$70.7422	\$74.2792					
	Est. Annually	\$147,144	\$154,501					

- A) Employees will move to the next step at annual anniversary date
 B) Once employee is topped-out, the anniversary date will be October 1st
 C) An employee will start at the minimum step if promoted to a higher rank and will have a new anniversary date one year from promotion date



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/04/2021

REQUESTER: Cathy Patrick

PRESENTER: Cathy Patrick, Audit Services Director

TITLE: Resolution authorizing the City Manager to accept American Rescue Plan Act funding of approximately \$37,541,000

RECOMMENDED ACTION: Approve

ANALYSIS:

The COVID-19 public health crisis and resulting economic crisis have put local governments under unprecedented strain. The American Rescue Plan Act (ARPA) provides emergency funding for local governments to remedy the mismatch between rising costs and falling revenues. Funding will be sent from the Treasury Department directly to the City of Grand Prairie in two tranches – one within 60 days to the extent practicable, and the second, one year after the disbursement of the first tranche.

FINANCIAL CONSIDERATION:

The City of Grand Prairie may apply for ARPA funds to use for designated purposes up to approximately \$37,541,000

BODY

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS,
RESOLUTION AUTHORIZING THE ACCEPTANCE OF AMERICAN RESCUE PLAN ACT
FUNDING OF APPROXIMATELY \$37,541,000.00 TO BE EXPENDED FOR THE PURPOSES
OF RESPONDING TO THE COVID-19 PUBLIC HEALTH EMERGENCY, OR ITS
NEGATIVE ECONOMIC IMPACTS**

WHEREAS, the City of Grand Prairie has been allocated approximately \$37,541,000 in ARPA funding;

WHEREAS, this funding allows the City of Grand Prairie to obtain reimbursement or otherwise provides funding for providing assistance to households, small businesses, and nonprofits, or aid to impacted industries, such as tourism, travel, and hospitality; respond to workers performing essential work during the COVID-19 pandemic by providing premium pay to eligible works of the government or providing grants to eligible employers that have eligible workers; provide government services, to the

extent COVID-19 caused a reduction of revenues collected in the most recent full fiscal year; or make necessary investments in water, sewer, or broadband infrastructure;

WHEREAS, the City of Grand Prairie will request City Council authorization to comply with all future United States Treasury Department guidelines regarding the ARPA

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

SECTION 1. The City Manager or designee is hereby authorized to apply for and accept American Rescue Plan funds. The City Manager will submit a list of proposed projects to the City Council once additional guidance has been issued by the Treasury Department. American Rescue Plan Act funds must be allocated for revenue losses or expenditures occurring between January 27, 2020 and December 30, 2024.

SECTION 2. This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, _____, 2021.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/01/2021

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Resolution authorizing an Economic Development Agreement for a \$2,000,000 Cash Grant and Fifty-Year Ground Lease with Bolder One, LLC, for the Operation of an Adventure Park at EpicCentral for a calculated percentage of Net Operating Profit as Rent (estimated approximately 25%)

RECOMMENDED ACTION: Approve

ANALYSIS:

The City created an Office of Economic Development to oversee economic development programs authorized by Texas law and approved by the City Council. Included among those programs are ones authorized by Chapter 380 of the Texas Local Government Code (the “Program”), to promote state and local economic development and to stimulate business and commercial activity in the City. Grand Prairie has determined that this Program will directly establish a public purpose - and that all transactions involving the use of public funds and resources in the establishment and administration of the Program as authorized will promote state and local economic development and will stimulate and promote business and commercial activity in the City.

The City has negotiated with Bolder One, LLC (“Developer”) to develop an adventure park that will be located at EpicCentral on City owned land. As part of the Lease Agreement negotiations, the City has offered a \$2,000,000 cash grant incentive to the Developer.

This will be a 50-year ground lease. The Developer will be responsible for all costs of construction, operation and maintenance during the term of the lease. The rent paid to the city will be based on a waterfall calculation that will be dependent on the total construction cost and the amount of equity required for financing, but City estimates it will be around 25% of the Net Operating Profit.

This item was submitted to the Finance and Government Committee on May 4, 2021 and the Committee recommended its approval.

FINANCIAL CONSIDERATION:

At the May 3rd meeting, the Sports Corporation will consider an item funding \$1 million of this grant through a transfer to the Capital Reserve Fund. If the Sports Corp does not approve this transfer, the City

will bring back an ordinance at the next meeting to authorize payment of the \$1 million from the Capital Reserve account. The remaining \$1 million will be funded by a transfer from TIF #1 fund to be ratified at their next board meeting.

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH BOLDER ONE, LLC ("DEVELOPER") FOR THE CONSTRUCTION AND OPERATION OF AN ADVENTURE PARK IN EPICCENTRAL

WHEREAS, the City of Grand Prairie wishes to enter into this agreement for the Developer to construct and operate an adventure park at EpicCentral and it is in the public interest to do so; and

WHEREAS, a cash grant of \$2,000,000 will provide help provide incentive for a high quality project within Grand Prairie; and

WHEREAS, the City Council has determined that it is in the public interest to enter into a Chapter 380 Program Agreement for Economic Development Incentives.

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

Section 1. THAT the granting of this Chapter 380 Economic Development Agreement and Lease Agreement is approved under the terms described in this Resolution and the City Manager is hereby authorized to execute contracts to effectuate this approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 4th DAY OF MAY, 2021.



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 05/04/2021

REQUESTER: Terrence R. Harbin

PRESENTER: Marty Wieder, Director of Economic Development

TITLE: Resolution granting 380 Incentive Agreement and entering into a separated sales tax contract with Aerofirma Corporation for the Prairie Gate Phase Two Project to rebate 50% of the \$.01 documented general sales tax revenue on construction materials purchased to complete the new development

RECOMMENDED ACTION: Approve

ANALYSIS:

Aerofirma Corporation developed Phase I of Prairie Gate—which included 264 units with a total construction cost of \$32,000,000. Aerofirma is now preparing to break ground on Phase II of Prairie Gate, which will total 326,826 square feet in 5 apartment buildings. These 199 Phase II units will be a mix of one and two bedrooms—and units will have attached garages. Aerofirma representatives anticipate a 14-month schedule to complete Phase II of Prairie Gate.

Aerofirma previously purchased the site of the former Town & Country Furniture Store and retail spaces fronting Pioneer Parkway—and City Council approved a separated sales tax contract for Aerofirma to situs or source construction sales tax to Grand Prairie for a mixed-use project known as The Gibson. City Council likewise granted Aerofirma a source agreement in association with The Retreat, a 141,504 square foot, 154-unit market rate senior apartment community located at 2902 South Belt Line Road, in December 2019. At that time, staff informed Council that Aerofirma would return to Council later for consideration of separated sales tax contracts associated with Phase II of Prairie Gate.

FINANCIAL CONSIDERATION:

Projected Investment, Real estate improvements: \$36,000,000
 Projected Taxable Materials Costs—\$12,000,000
 Projected Sales Tax Revenue—\$240,000
 Projected Sales Tax Amount Rebated (associated with situs- 50% of 1%): \$60,000

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO ENTER INTO A CHAPTER 380 PROGRAM AGREEMENT FOR ECONOMIC DEVELOPMENT INCENTIVES WITH AEROFIRMA CORPORATION GRANTING A REBATE

WHEREAS, Aerofirma Corporation desires to develop 326,826 square feet and 199 units of market rate, apartments in association with Phase II of Prairie Gate, located at 3972 Westcliff Rd, Grand Prairie, TX, 75052; and

WHEREAS, construction of these facilities will require Aerofirma to invest \$36,000,000 in new building improvements—with approximately \$12,000,000 of the materials and services being sales taxable; and

WHEREAS, a partial construction sales tax rebate of 50% of the \$.01 documented general sales tax revenue on construction materials purchased to complete the new development will induce Aerofirma to situs construction sales tax revenues on building materials to Grand Prairie (“the Incentive”); and

WHEREAS, the City Council has determined that it is in the public interest to enter into a Chapter 380 Program Agreement for Economic Development Incentives and partially rebate certain sales tax revenue.

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

SECTION 1. the granting of the Incentive through a Chapter 380 incentive agreement is approved in accordance with the terms of this Resolution and the City Manager is hereby authorized to execute contracts to effectuate this approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 4th DAY OF MAY 2021.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 05/4/21

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Resolution denying Oncor Electric Delivery Company's application to increase its Distribution Cost Recovery Factor to increase electric distribution rates within the City

RECOMMENDED ACTION: Approve

ANALYSIS:

On April 8, 2021, Oncor Electric Delivery Company LLC (“Oncor” or “Company”) filed an Application for Approval to Amend its Distribution Cost Recovery Factor (“DCRF”) to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately \$97,826,277.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor (“OCSC”) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

On May 4, 2021, the Finance and Government Committee recommended the denial of the DCRF application.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor.

Explanation of “Be It Resolved” Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company’s DCRF filing, PUC Docket No. 51996.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

3. This paragraph finds that the Company's application is unreasonable and should be denied.

4. This section states that the Company's current rates shall not be changed.

5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

FINANCIAL CONSIDERATION:

none

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Grand Prairie, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company") with an interest in the rates and charges of Oncor; and

WHEREAS, the Steering Committee of Cities Served by Oncor ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 8, 2021, Oncor filed with the Commission an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 51996, seeking to increase its total distribution revenue requirement by approximately \$97,826,277; and

WHEREAS, the City of Grand Prairie will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare

a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if Oncor's Application is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members who have retained original jurisdiction over electric utility rates deny Oncor's DCRF.

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

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 51996.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Grand Prairie hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits should be denied.

SECTION 4. That the Company should continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution, and within 30 days of presenting monthly bills to Oncor thereafter.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 7520; and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 5, 2021.