



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### Finance and Government Committee

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Tuesday, May 5, 2020

4:00 PM

Video Conference

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Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Finance and Government Committee will be held via video conference. Members of the public may participate in the meeting remotely via broadcast, by webinar or telephone through the following:

**When:** May 5, 2020 04:00 PM Central Time (US and Canada)

**Topic:** City of Grand Prairie - Finance and Government Committee Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/93000709323?pwd=U1BsMEw2MHBJOURqdUJNb2dZbUUxdz09>

Password: 205572

**Or iPhone one-tap :**

US: +13462487799,,93000709323#,,1#,205572# or  
+12532158782,,93000709323#,,1#,205572#

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Webinar ID: 930 0070 9323

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All meeting participants will automatically be muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Or, if you are joining by phone, you may press \*9 to raise your hand. Please call in only during discussion of the item on which you wish to speak. After speaking, remute your phone by pressing \*6.

## Call to Order

## Staff Presentations

- 1      [20-9936](#)      Internal Audit 2nd Quarter FY20 Report  
**Attachments:** [Internal Audit 2020 2nd Quarter Report.xlsx](#)
- 2      [20-9954](#)      Employee Insurance Fund Monthly Review - Lisa Norris, Human Resources Director  
**Attachments:** [Insurance Fund Monthly FY19-20 thru March 2020.pdf](#)
- 3      [20-9955](#)      Risk Fund Summary Review through April 21, 2020 - Lisa Norris, Human Resources Director  
**Attachments:** [Risk Fund Summary through 4-21-20.pdf](#)

## Consent Agenda

*The full agenda has been posted on the city's website, [www.gptx.org](http://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 following the instructions to join the meeting on the first page of the agenda.*

- 4      [20-9913](#)      Minutes of the March 3, 2020, Finance and Government Committee meeting  
**Attachments:** [Draft F&G Minutes 03-03-20](#)
- 5      [20-9886](#)      Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, from Kirby Smith Machinery, Inc. in the total amount of \$66,200 through a national interlocal agreement with BuyBoard  
**Attachments:** [Hot Box Qte P1.jpg](#)  
[Hot Box Qte P2.jpg](#)  
[20-9886 Falcon Asphalt Pothole](#)

- 6      [20-9891](#)      Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction Contract with SEMA Construction, Inc. in the amount of \$6,216,113.75 for Seeton Road Phase II and Taaffe Creek Stream Stability Improvements; Material Testing with TEAM Consultants in the amount of \$108,231.20; 5% contract contingency in the amount of \$310,805.69; In-House labor distribution in the amount of \$310,805.69; Street lighting allowance in the amount of \$39,000 for a total project cost of \$6,984,956.32.

**Attachments:** [2020.04.15 Recmd of Award - Seeton Rd.pdf](#)

[ESCROW 65.xlsx](#)

[WO 620.48 STRM.xlsx](#)

[WO 620.64.xlsx](#)

[WO 620.96 WTR.xlsx](#)

[WO 620.111 WWST.xlsx](#)

- 7      [20-9940](#)      Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$500,000 for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade

**Attachments:** [Summit Parking.xlsx](#)

- 8      [20-9939](#)      Resolution to deny Oncor's Application to Amend its Distribution Cost Recovery Factor (DCRF) to Increase Distribution Rates

### **Items for Individual Consideration**

- 9      [20-9938](#)      Consideration of all matters incident and related to amending Ordinance No. 8051 authorizing the City of Grand Prairie, Texas, Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009, including the adoption of an ordinance pertaining thereto

**Attachments:** [Prelim #'s Grand Prairie TX Sales Tax SubLien Rev Ref Bonds Series 2009 \(Re](#)

- 10      [20-9932](#)      Ordinance amending the FY 2019/2020 Epic Fund Operating Budget; Ratifying the emergency appropriation of \$800,000 to fund minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down

**Attachments:** [CC 20-9932 MINI FUND SUMMARY - EPIC.xlsx](#)

[CC 20-9932 EPIC WATERS MONTHLY.pdf](#)

- 11      [20-9933](#)      Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Ratification of the appropriation of \$100,000 for the purpose of providing funds to assist the local community during the COVID-19 pandemic

**Attachments:** [Local Assistance Help Budget Summary.xlsx](#)

[Local Assistance Help Funding Considerations.docx](#)

- 12      [20-9943](#)      Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 16 with Lee Lewis Construction, Inc. in the amount of \$123,633.50 for all remaining agreed upon Change Orders to their contract in order to allow for closeout of The Epic and Epic Waters construction projects (change orders include work associated with added mechanical design, millwork revisions, structural relocation, adjustments to conform with the Americans with Disabilities Act, sports court layout changes, elevator camera additions and alteration of landscape plantings)  
**Attachments:** [615.120.xlsx](#)
- 13      [20-9935](#)      Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000  
**Attachments:** [WO 620.73.xlsx](#)

### 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 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"*

### Adjournment

#### *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance & Government Committee meeting agenda was prepared and posted May 1, 2020.*

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*Mona Lisa Galicia, Deputy City Secretary*

*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 Mona Lisa Galicia ([mgalicia@gptx.org](mailto:mgalicia@gptx.org)) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



## Legislation Details (With Text)

**File #:** 20-9936      **Version:** 1      **Name:** Internal Audit 2nd Qtr FY20 Report  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 4/23/2020      **In control:** Finance and Government Committee  
**On agenda:** 5/5/2020      **Final action:**  
**Title:** Internal Audit 2nd Quarter FY20 Report  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Internal Audit 2020 2nd Quarter Report.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Cathy Patrick

### Title

Internal Audit 2nd Quarter FY20 Report

### Presenter

Cathy Patrick

### Recommended Action

N/A

### Analysis

N/A

### Financial Consideration

N/A

**CUMULATIVE LISTING OF REPORTS & PROJECTS COMPLETED**  
**MANAGEMENT SERVICES DEPARTMENT**  
**Fiscal Year 2020**  
**2nd Quarter**

COMPLETED REPORTS	DEPARTMENT	FIELD WORK COMPLETE	REPORT DATE	HOURS TO DATE	REPLY REQUIRED	REPLY DUE DATE	REPLY RECEIVED
Police State and Federal Seizure Review	Police	12/27/2019	1/10/2020	178	N/A	N/A	N/A
Country Inn and Suites Occupancy Tax Audit	Marketing	2/3/2020	2/3/2020	37	Yes	2/24/2020	2/18/2019
Detention Revenue Internal Control	Police	2/18/2019	2/19/2019	52	N/A	N/A	N/A
Finance City Wide Petty Cash and Change Funds	Finance	2/25/2020	2/26/2020	98	N/A	N/A	N/A
Tradewinds Motel Occupancy Tax Audit	Marketing	2/26/2020	2/27/2020	19	N/A	N/A	N/A
Tourist Court Occupancy Tax Audit	Marketing	3/11/2020	3/12/2020	29	N/A	N/A	N/A
Neal's Court Occupancy Tax Audit	Marketing	3/26/2020	3/26/2020	31	N/A	N/A	N/A
<b>Work In Progress</b>							
EnerGov Software Implementation	237						
IT Inventory Process and Database	203						
Human Resources Operational	137						
Lynn Creek Contract Compliance	90						
Delux Inn Occupancy Tax Audit	75						
Motel 6 19th St Occupancy Tax Audit	19						
Economic Tax Abatement Compliance	17						
Marketing Hotel/Motel Occupancy Tax Collections	16						
<b>Miscellaneous Projects</b>							
Finance TAD Homestead Exemptions	42	Complete					
Inhouse Armored Car Service	19	Complete					
380 Agreements Compliance	13	Complete					
Procurement Card Review	37	Continual					
Finance CTP	31	Continual					
Housing and Neighborhood Services Portability Checks	26	Continual					
Cash Handling Training	23	Continual					
Finance Investment Reconciliations	23	Continual					



## Legislation Details (With Text)

<b>File #:</b>	20-9954	<b>Version:</b>	1	<b>Name:</b>	Employee Insurance Fund Monthly Review
<b>Type:</b>	Presentation	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	4/29/2020	<b>In control:</b>		<b>In control:</b>	Finance and Government Committee
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Employee Insurance Fund Monthly Review - Lisa Norris, Human Resources Director				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Insurance Fund Monthly FY19-20 thru March 2020.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Lisa Norris, Human Resources Director

### Title

Employee Insurance Fund Monthly Review - Lisa Norris, Human Resources Director

### Presenter

Lisa Norris, Human Resources Director

### Recommended Action

Review Only

### Analysis

This analysis covers the experience in the Employee Insurance Fund through March 2020:

### Employee Insurance Fund (Attachment 1):

The insurance fund has two quarters now closed. Revenues continue to run steady and are projecting in all areas at/around 100% of budget. A couple of notable items in the fund since we haven't reviewed it every month are as follows:

- 1) Column 5, Row 21 (\$21,507): A large part of this unusually high expense, as compared to normal, is a miscellaneous service fee we pay one time each year for a vendor to report to the federal government the hours worked for every part time or seasonal employee employed during the year.
- 2) Column 5, Row 22 (\$210,382): The bulk of this particular month's cost (\$192,398) was due to "Run-Out" fees owed to United HealthCare to pay claims for the remainder of 2020 as they trickle in. The bulk of claims will hit between January - March as normal, with additional adjustments received the remainder of the year from hospital audits, pharmacy audits, etc.
- 3) The zeroes showing in March (column 5, rows 27 and 30) are just due to transitioning to telecommuting during this COVID experience, so we paid them in April instead of March.
- 4) Active claims look low for February and March which is fairly normal following a peak in January,

however, you also have surgeries being postponed by the COVID-19 orders for hospitals. We may or may not see an uptick in these surgeries once that restriction is lifted. Financial situations with individual families who may have lost income could deter such surgeries longer due to deductibles and coinsurance requirements early in the year.

With all of these notations, we are still projecting to end the year with expenses falling beneath budget by over two million and \$4,014,488 as the operating balance. Contingency reserves are at \$5,000,000.

### **Financial Consideration**

The current budget is approved and no financial consideration is necessary at this time until additional claims data based on future months can be reviewed.



**EMPLOYEE INSURANCE FUND (FUND 213010)**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	2019/20 MOD BGT	OCT	NOV	DEC	JAN	FEB	MAR	2019/20 CUM	FY Monthly Avg	Running 12- Mo. Avg	1ST QTR AVG	2ND QTR AVG	RUNNING PROJ 2019/2020	% PROJ/ MOD BGT
1 BEGINNING RESOURCES	5,843,425							5,843,425					5,843,425	
REVENUES:														
2 Employer Contr- Actives	13,693,800	1,142,400	1,142,400	1,142,400	1,142,400	1,142,400	1,142,400	6,854,400	1,142,400		1,142,400	1,142,400	13,693,800	100.0%
3 Employer Contr-Retirees	3,977,766	331,481	331,481	331,481	331,481	331,481	331,481	1,988,883	331,481		331,481	331,481	3,977,766	100.0%
4 Employee Contrib	3,200,000	267,135	267,418	266,533	270,180	266,495	269,470	1,607,230	267,872		267,028	268,715	3,219,520	100.6%
5 Dental PPO Contrib	794,787	68,933	68,041	69,339	71,302	72,368	72,634	387,491	70,436		68,771	72,101	855,224	107.6%
6 Retiree Contributions	700,000	67,339	44,502	63,367	66,059	84,454	61,770	387,491	70,436		58,403	70,761	812,057	116.0%
7 Employee Life Contrib	401,703	33,487	37,836	33,277	34,943	36,252	36,340	212,135	35,356		34,867	35,845	427,206	106.3%
8 Vision Contrib	135,000	11,379	11,286	11,487	11,571	11,567	11,885	69,175	11,529		11,384	11,674	139,221	103.1%
9 DHMO Dental Contrib	46,945	4,404	4,346	4,427	4,245	4,129	4,199	25,750	4,292		4,392	4,191	50,894	108.4%
10 QCD Dental	1,132	116	22,140	124	156	(21,928)	120	728	121		7,460	(7,217)	1,132	100.0%
11 Retiree Drug Subsidy	0	0	0	0	0	0	0	0	0		0	0	0	
12 Rx Rebates	0	0	34,860	0	0	32,012	0	66,872	11,145		11,620	10,671	66,872	
13 Miscellaneous	0	0	0	4,310	0	0	2,371	6,681	1,113		1,437	790	6,681	
14 TOTAL REVENUES	22,951,133	1,926,673	1,964,309	1,926,745	1,932,336	1,959,229	1,932,669	11,641,961	1,940,327		1,939,242	1,941,411	23,250,372	101.3%
15 Reserve for Encumbrance	4,000,000							4,000,000					4,000,000	
16 Reserve for Contingency	2,140,611							2,140,611					2,140,611	
17 Reserves for Future Claims														
18 TOTAL RESOURCES	34,935,169	1,926,673	1,964,309	1,926,745	1,932,336	1,959,229	1,932,669	23,625,997					35,234,408	
EXPENDITURES:														
19 Personnel Costs	219,649	9,754	10,711	10,800	14,139	13,627	15,287	74,319	12,386		10,422	14,351	219,649	100.0%
20 Supplies	4,596	0	0	331	0	0	0	331	55		110	0	4,596	100.0%
21 Other Services & Charges	71,457	9,200	6,054	2,204	21,507	8,454	7,694	55,113	9,186		5,819	12,552	71,457	100.0%
22 Admin/Utilization Fees	473,372	24,261	36,915	40,112	210,382	2,370	42,029	356,069	59,345		33,763	84,927	558,645	118.0%
23 Wellness Program	95,000	11,840	4,316	7,053	5,751	8,342	(7,276)	30,026	5,004		7,736	2,272	95,000	100.0%
24 HSA Contributions	125,000	740	0	0	71,500	500	0	72,740	12,123		N/A	24,000	125,000	100.0%
25 Actuarial Study	5,500	0	0	0	0	0	0	0	0		0	0	5,500	100.0%
26 Life Premiums	525,968	42,378	42,442	42,241	43,795	50,365	45,105	266,326	44,388		42,354	46,421	544,854	103.6%
27 Dental PPO Admin Fees	806,575	68,187	66,906	72,968	70,156	72,178	0	350,395	58,399		69,353	47,445	855,643	106.1%
28 Employee Claims & Rx	15,742,277	1,358,341	1,432,241	1,679,914	1,355,230	547,962	673,717	7,047,405	1,174,567	1,080,251	1,490,165	858,970	14,094,810	89.5%
29 Retiree Claims & Rx	3,183,058	271,676	224,775	187,385	113,723	66,993	256,281	1,120,833	186,806	176,508	227,945	145,666	2,241,666	70.4%
30 DHMO Dental Premium	46,945	4,877	4,922	4,707	4,710	4,736	0	23,953	3,992		4,836	3,149	45,994	98.0%
31 QCD Dental Premium	1,132	0	116	116	144	144	144	664	111		77	144	1,672	147.7%
32 Vision Premiums	135,000	0	11,609	11,361	12,073	12,072	12,250	59,365	9,894		7,657	12,132	144,286	106.9%
33 EAP Services	23,712	1,862	1,862	1,856	1,835	1,836	1,856	11,106	1,851		1,860	1,842	22,159	93.4%
34 Long Term Disability Prgm	80,000	9,740	9,807	9,740	9,731	9,770	9,766	58,554	9,759		9,762	9,755	117,087	146.4%
35 Transfer to General Fund	87,864	7,322	7,322	7,322	7,322	7,322	7,322	43,932	7,322		7,322	7,322	87,864	100.0%
36 TOTAL EXP/ENC	21,627,105	1,820,178	1,859,998	2,078,110	1,941,999	806,670	1,064,176	9,571,132	1,595,188		1,919,182	1,270,948	19,235,884	88.9%
37 Operating Imbalance (Rev-Exp)	1,324,028	106,495	104,312	(151,365)	(9,663)	1,152,559	868,494	2,070,830					4,014,488	
38 One-Time Supplemental	100,000												100,000	
39 TOTAL APPROPRIATIONS	21,727,105							9,571,131					19,335,884	
40 CUMULATIVE BALANCE		106,495	210,806	59,441	49,778	1,202,337	2,070,831							
41 Reserves for Contingency	5,000,000							5,000,000					5,000,000	
42 IBNR	2,140,611							2,140,611					2,140,611	
43 ENDING RESOURCES	6,067,453							6,914,256					8,757,913	



## Legislation Details (With Text)

**File #:** 20-9955      **Version:** 1      **Name:** Risk Fund Summary Review  
**Type:** Presentation      **Status:** Agenda Ready - Committee  
**File created:** 4/30/2020      **In control:** Finance and Government Committee  
**On agenda:** 5/5/2020      **Final action:**  
**Title:** Risk Fund Summary Review through April 21, 2020 - Lisa Norris, Human Resources Director  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Risk Fund Summary through 4-21-20.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Lisa Norris, Human Resources Director

### Title

Risk Fund Summary Review through April 21, 2020 - Lisa Norris, Human Resources Director

### Presenter

Lisa Norris, Human Resources Director

### Recommended Action

Review Only

### Analysis

This analysis covers the experience in the Risk Fund through April 21, 2020:

### Risk Fund Summary (Attachment 1):

The Risk Fund Summary is attached and does not have much notable experience at this time. The City Attorney's Office and Human Resources share in the review and operational control over this fund and its related expenses. As a reminder, the City Attorney's Office track claims related to Property, Liability, Casualty, Auto and all reimbursements received from the Insurance as well as having their team work subrogation efforts and recoveries. Human Resources tracks all of the other general expenses and specifically Workers' Compensation losses. However, it is a team effort overall in cost reduction efforts and education.

We should have a much better picture of actual expenses by the end of June as there were some invoice delays in processing and with COVID-19 occurring since February, many buildings being currently either closed or employees telecommuting, the picture is anything but full at this time. Of course, our essential workers and front line employees have continued to remain working such as Public Works, Fire, Police, Jail, Dispatchers, Finance, Human Resources etc., but we expect claims to be very low at this time from a

workers compensation perspective.

Revenues:

- 1) You will note on rows 8 and 9, column 3 versus 4 that our actual expenses currently are very low, but our year-end projection remains at budget. This is due to the fact that these line items are very unpredictable. We expect to have losses and recoveries from our Administrator (TML), but none right now.

Expenses:

- 1) On row 24, Auto-Related Losses, those are also very low right now. However, accidents with just a few vehicles requiring replacement or repairs can jump that up quickly, so we estimated beneath budget just slightly for year-end (blue column) at \$500,098.
- 2) On row 29, Property Losses, those also are currently low, but we are entering storm season. Typically we will have wind and/or hail damage during April and May, but have been fairly lucky so far on weather related damage.

There is nothing else notable at this time. By then end of June, for our FY 2020-2021 Proposed budget review, we should have a little bit clearer picture of how the year is progressing from a projection standpoint, and as we propose the next year's budget.

**Financial Consideration**

The current budget is approved and no financial consideration is necessary at this time until additional claims data based on future months can be reviewed.



**CITY OF GRAND PRAIRIE  
RISK MANAGEMENT FUND SUMMARY  
2020/2021**

	1 2018/2019 ACTUAL	2 2019/2020 APPR/MOD	3 2019/2020 AS OF 4/21/20	4 2019/2020 PROJECTION
1 <b>Beginning Resources</b>	<b>\$3,637,153</b>	<b>\$3,041,314</b>	<b>\$3,041,314</b>	<b>\$3,041,314</b>
2 <b>REVENUES</b>				
3 Billings-Workers Compensation	\$580,342	\$900,000	\$450,000	\$900,000
4 Billings-Property Insurance	2,061,868	1,700,000	863,184	1,700,000
5 Billings- Liability Insurance	555,362	750,000	383,321	750,000
6 Billings-Risk Mgmt. Administration	260,000	500,000	250,000	500,000
7 Claim Settle-Subrogation Property	47,373	20,000	23,956	25,516
8 Insurance Recoveries Auto	248,337	250,000	72,912	250,000
9 Insurance Recoveries - Property	1,057,684	800,000	83,423	800,000
10 Insurance Recoveries - PID	35,727	0	0	0
11 Security Badge Fee (loss badges)	725	500	275	500
12 Transfer in from W/WW Fund	150,000	0	0	0
13 <b>TOTAL REVENUES</b>	<b>\$4,997,418</b>	<b>\$4,920,500</b>	<b>\$2,127,071</b>	<b>\$4,926,016</b>
14 Reserve for encumbrances	80,163	165,032	165,032	165,032
15 Health Ins Stop/Loss Contribution	300,000	0	0	0
16 Stop/Loss Reserved for Health Insurance	1,718,332	2,018,332	2,018,332	2,018,332
17 Liability/WC IBNR Reserve-Future	1,830,716	1,963,491	1,963,491	1,963,491
18 <b>TOTAL RESOURCES</b>	<b>\$12,563,782</b>	<b>\$12,108,669</b>	<b>\$9,315,240</b>	<b>\$12,114,185</b>
19 <b>EXPENDITURES</b>				
20 Personal Services	\$199,062	\$201,620	\$92,918	\$201,620
21 Supplies	972	1,000	0	1,000
22 Other Services & Charges	148,058	187,101	88,128	193,961
23 Capital Outlay	110,464	194,624	194,624	194,624
24 Auto Related Losses	357,386	560,402	182,967	500,098
25 Liability Insurance Premium	176,992	176,715	216,089	216,089
26 Liability Loss - Current	25,305	55,000	0	55,000
27 Liability Loss - Prior	256,930	485,684	0	450,000
28 Property Insurance Premium	892,824	932,907	934,618	934,618
29 Property Losses	250,054	485,006	73,951	485,006
30 Workers Compensation-Premium	103,831	124,694	124,694	124,694
31 Workers Comp Loss - Current	307,362	350,000	198,132	350,000
32 Workers Comp - Prior	387,832	425,000	130,704	375,000
33 Transfer to GF-Salary Reimbursement	227,322	247,560	123,780	247,560
34 Uninsured Losses	0	1,000	0	1,000
35 Transfer to PID Revenue Rec'd for Property Loss	35,727	0	0	-
36 Audit Adjustment	82,399	0	0	0
37 Reserve for Encumbrance	16,032	0	0	0
38 <b>TOTAL EXPENDITURES</b>	<b>\$3,578,552</b>	<b>\$4,428,313</b>	<b>\$2,360,605</b>	<b>\$4,330,270</b>
39 Transfer to FEMA Grant	795,575	0	0	0
40 Transfer to the Airport CIP for Wind Damage	1,149,011	0	0	0
41 Transfer to IT Acquisition (CIP) Fund	0	100,000	50,000	100,000
42 One Time Safety Equipment/Supplementals	17,507	23,250	1,568	23,250
43 <b>TOTAL APPROPRIATIONS</b>	<b>\$5,540,645</b>	<b>\$4,551,563</b>	<b>\$2,412,173</b>	<b>\$4,453,520</b>
44 Stop/Loss Reserved for Health Insurance	2,018,332	3,018,332	3,018,332	3,018,332
45 Liability/WC IBNR Reserve-Future	1,963,491	1,963,491	1,963,491	1,963,491
46 <b>Ending Resources</b>	<b>\$3,041,314</b>	<b>\$2,575,283</b>	<b>\$1,921,244</b>	<b>\$2,678,842</b>
47 <b>Operating Imbalance</b>	<b>1,499,029</b>	<b>657,219</b>	<b>(68,502)</b>	<b>760,778</b>
48 <b>45 day fund balance req.</b>	<b>441,191</b>	<b>545,956</b>	<b>291,033</b>	<b>533,869</b>
49 <b>Balance Above 45 Days</b>	<b>2,600,123</b>	<b>2,029,327</b>	<b>1,630,211</b>	<b>2,144,973</b>



## Legislation Details (With Text)

**File #:** 20-9913      **Version:** 1      **Name:** 03-03-20 F&G Meeting Minutes  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 4/9/2020      **In control:** Finance and Government Committee  
**On agenda:** 5/5/2020      **Final action:**  
**Title:** Minutes of the March 3, 2020, Finance and Government Committee meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Draft F&G Minutes 03-03-20](#)

Date	Ver.	Action By	Action	Result
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### From

Mona Lisa Galicia, Deputy City Secretary

### Title

Minutes of the March 3, 2020, Finance and Government Committee meeting

### Presenter

Chairman Jim Swafford

### Recommended Action

Approve



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Minutes - Final

### Finance and Government Committee

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Tuesday, March 3, 2020

2:30 PM

Council Briefing Room

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#### Call to Order

Chairman Jim Swafford called the meeting to order at 2:30 P.M.

**Present** 3 - Chairman Jim Swafford  
Deputy Mayor Pro Tem Jorja Clemson  
Council Member Greg Giessner

#### Staff Presentations

- 1                   2020 Plan of Capital Finance for Water and Wastewater System and Sales Tax Bonds
- City Treasury and Debt Manager Brady Olsen advised a presentation would be made by Andre Ayala, Director of Hilltop Securities to review the market, the city's schedule and plans in relation to Water and Wastewater back debt, refunding and sales tax bonds. Mr. Ayala presented the City's Plan of Finance regarding water and sewer bonds and sale tax revenue refunding bonds. Mr. Ayala pointed out the water and sewer bonds issued in 2011 are currently paying between three point fifteen to four percent interest which can be refinanced in the current market and get approximately three-hundred twenty-five thousand dollars in savings. Combining that amount with the issuance of three million dollars of new projects, it is structured so that budgetary impact is minimal. Mr. Ayala reviewed the schedule with the committee. He also mentioned that the market has been correcting due to the coronavirus and therefore rates are lower. Mr. Ayala proposed refinancing the sales tax bonds issued in 2009 which are set to mature in 2027 with an expectation to save approximately four-hundred fifty-thousand dollars. If the schedule is approved, Mr. Ayala said they will prepare documents and go to rating agencies then bring a transaction to the committee for consideration by the beginning of April with closing in May with a savings seen in the fall of 2020. Council Member Greg Giessner reviewed the data and asked whether the figures included combined interest and Mr. Ayala confirmed. Chairman Swafford asked how many bases points the rates are going down. Mr. Ayala answered it is going down two bases points that effect the short term rates, and he reminded the committee that the city has high rate bonds and therefore do not follow treasuries. Mr. Ayala reviewed the water and sewer budget and said the market has been going up and down. Chairman Swafford asked if the Federal Reserve lowered the rate today, and Mr. Ayala confirmed it went down this morning. Chairman Swafford said he thinks in the market, AAA credit will be hard to find. Mr. Ayala confirmed. Mr. Olsen advised the city would be competitively placed and AAA will be a very strong benefit for us. Chairman Swafford asked if we should search for more that can be refunded. Mr. Olsen advised there is nothing available now to refund, and that it would be new money at this point.*

*Mr. Giessner moved to approve authorization of Hilltop Securities to proceed with issuance of bonds. Ms. Clemson seconded the motion. Motion carried.*

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**Presented**

**Consent Agenda**

*Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.*

*Chairman Swafford advised there were no speaker cards received and asked if there were any citizens who wished to speak. There were none.*

*Chairman Swafford asked the Committee Members if they had identified any items on the Consent agenda, item numbers two through nine, for which they have questions. Council Members Clemson and Giessner advised they did not. Council Member Clemson moved to approve items two through nine of the Consent Agenda. Mr. Giessner seconded the motion. Motion carried. Mr. Swafford advised the Consent agenda has been approved with noted changes.*

**2** Minutes of the February 4, 2020, Finance and Government Committee Meeting

*Chairman Swafford asked that a statement be included in the February 4, 2020, Minutes and moving forward that citizens were invited to speak.*

*In addition Chairman Swafford noted that on the Camp Wisdom Road item (19-9651) there was a two to one vote of this committee, and in the future when there is a split vote, the Committee members should be named and their vote noted accordingly. All committee members concurred.*

**Approved on the Consent Agenda**

**3** Contract with Kraftman Commercial Playgrounds and Water Parks in the amount of \$635,419.41 with a 5% contingency in the amount of \$31,771, a total of \$667,190.41, through a national interlocal agreement with Buyboard; additionally reject all bids received under RFB #20019

**Approved on the Consent Agenda**

**4** Change Order to our interlocal price agreement for IT Temporary Staffing from Robert Half International, Inc. in the increased amount not to exceed \$80,000 to the current term; additionally authorize the City Manager to execute a final one-year renewal term in the increased estimated annual amount not to exceed \$160,000, all through a Master Interlocal Agreement with the HGAC

**Approved on the Consent Agenda**

**5** Authorize the City Manager to enter Assignment and Assumption Agreements for the city's Price Agreements for *Traffic Signal Parts* and *Traffic Signal Cabinets* from TrafficWare Group, Inc. to Cubic ITS, Inc. The *Traffic Signal Parts* agreement is for \$37,109 annually for one final year; the *Traffic Signal Cabinets* agreement is for \$146,925 annually for one year initially with the option to renew for four additional one-year periods totaling \$735,625 if all renewal options are

exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Approved on the Consent Agenda**

- 6** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Construction contract with McMahon Contracting, LP for Cottonwood Creek Drainage Improvements at Marshall Drive and Robinson Road to include Paving Improvements for Alternate No. 1 bid in the total amount of \$3,341,969.01; material testing with Alliance Geotechnical Group in the amount of \$91,812.60; in-house engineering in the amount of \$167,098.45; and 5% construction contract contingency in the amount of \$167,098.45 for a total project cost of \$3,767,978.51

**Approved on the Consent Agenda**

- 7** Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction contract with Excel Trenching for 30"/36" Robinson Road Waterline, in the total amount of \$4,696,891.40; material testing with Alliance Geotechnical Group in the amount of \$88,552.20; in-house engineering in the amount of \$140,906; and 5% construction contract contingency in the amount of \$234,844 for a total project cost of \$5,161,193.60

**Approved on the Consent Agenda**

- 8** Ordinance amending the FY 2019/2020 Capital and Lending Reserve Fund and Capital Improvement Projects Budget; Change Order/Amendment #6 with Hill and Wilkinson, in an amount not to exceed \$500,000, for additional concrete parking expansion, parking lot lighting, landscape and irrigation, and drainage additions for PlayGrand Adventures Phase 1

**Approved on the Consent Agenda**

- 9** Purchase of Microsoft Office 365 User Licenses, Migration, and Implementation Services in the amount not-to-exceed \$230,000 through SHI Government Solutions, Inc., an approved Microsoft certified vendor, through a state interlocal agreement with DIR, with an estimated annual renewal amount of \$230,000 with 5% annual increase for one year with the option to renew for three additional one-year periods totaling approximately \$690,000 if all extensions are exercised, and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Approved on the Consent Agenda**



## Items for Individual Consideration

10

City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2019

*Certified Public Accountant Jennifer Ripka, Partner with Weaver Assurance Services, presented the city's Comprehensive Annual Financial Report (CAFR) audit. Ms. Ripka introduced the audit team. She then discussed the audit process. Ms. Ripka explained the audit cycle which includes audit planning, interim field work, fieldwork, presentation, final reporting and discussion of developments in preparation for the next season.*

*Ms. Ripka provided an overview of the audit process which follows Generally accepted Government Auditing Standards (GAAS) and Generally Accepted Government Auditing Standards (GAGAS). A single audit was performed for Federal Financial Assistance. The city did not expend more than seven hundred fifty thousand dollars of state pass through assistance. The audit also included compliance testing, a performance of the city's compliance with certain provisions of laws, regulations, contracts and grant agreements, including items such as compliance with the Public Funds Investment Act. Ms. Ripka advised that they take a risk based approach in the audit. They reviewed high risk items as well as other items, but for this report identified the ones that are higher risk for the city. Ms. Ripka advised they performed walkthroughs of accounting controls over significant transaction cycles which can be significant due to dollar value or number of transactions moving through that cycle. The auditors performed a single audit over Section Eight Housing Choice Vouchers, which is tested every year. They performed capital auditing and bid testing associated with those capital projects as well as general bid testing. During the audit process they also tested internal controls over financial reporting and compliance, tested compliance with major program requirements, tested financial statement balances and assisted in the preparation of the CAFR and the Schedule of Expenditures of Federal Awards (SEFA). Ms. Ripka presented the audit results. For the financial statements, they issued an unmodified opinion which is a clean opinion. She said additional analysis included cash disbursements, payroll, utility charges and budget, and found there were no irregularities. Ms. Ripka said management's estimates for uncollectible receivables for taxes, utilities and ambulance revenue, and depreciable lives of capital assets were found to be reasonable. Also found reasonable were net pension liability and other post employment benefits (OPEB) that are reported on actuarial reports. There were no material errors nor illegal acts, no lack of authoritative guidance, no disagreements and no consultations nor requests for a second opinion.*

*Ms. Ripka reviewed financial highlights including the city's governmental funds reported in 2019 which included a combined ending fund balance of two hundred fifty-nine million, eight hundred thousand dollars which is an increase of eighty-nine million, three hundred thousand dollars. Ms. Ripka added that seventeen percent of the combined total is unassigned and available to use in operations. She reported the unassigned fund balance for the general fund equaled forty-one million, five hundred thousand dollars which represents thirty-three percent of the total general fund expenditures for the fiscal year. Also noted was the city's proprietary funds, which includes water, sewer and internal service funds, which was a combined ending net position of two hundred eighty-six million, four hundred thousand dollars, an increase of fifteen million, eight hundred thousand dollars, and added that seventeen percent is unrestricted. Ms. Ripka said there was a increase of bonded debt by eighty-nine million, seven hundred*

*thousand dollars due to two bond issuances. General fund highlights noted revenues had a favorable variance of thirteen million, three hundred thousand dollars, mostly due to higher than budgeted sales tax and investment income. Expenditures were under budget by three million, three hundred thousand dollars, primarily due to lower budget support services expenditures. Chairman Swafford asked for clarification. Ms. Ripka referred to the report graph line item which reflected expenditures under budget due to lower budgeted support services expenditures.*

*Ms. Ripka said the most significant upcoming change is Governmental Accounting Standards Board (GASB) eighty-seven and its leases, not just for governments but for commercial entities as well. She advised it is effective for periods beginning after December 15, 2019, and that any type of lease not short term will need to be placed on the city's government wide statements as a lease asset and lease liability.*

*Ms. Ripka thanked the Finance team for organizing the audit and participation of all departments. Deputy City Manager Cheryl DeLeon thanked the Finance staff and departments as well for gathering the material for a great audit. Chairman Swafford thanked Ms. Ripka's team, and he thanked staff for keeping documentation resulting in a double clean audit. Chairman Swafford also welcomed Cheryl DeLeon as new Liaison of the Finance and Government Committee.*

*Mr. Giessner moved to accept the audit and forward to City Council for their consideration and approval. Ms. Clemson seconded. No discussion. Motion carried.*

**Approved**

**11**

Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2020 and fiscal year 2019-2020; allocating, approving, and authorizing the expenditure of \$90,020 of the Housing Administrative Reserve Fund (3001) for the purchase of (3) three replacement vehicles

*Housing & Neighborhood Services Manager Esther Coleman presented item to approve their annual budget. She advised that HUD funds them on a calendar year and they are presenting both a calendar year and fiscal year budget for approval. They requesting to use the administrative reserve fee to purchase three vehicles. Ms. Clemson moved to adopt the Housing Administration Fund 3001, Housing Choice Voucher Fund 3002, the operating budgets for this year and fiscal year 2019 and 2020 and approval of the purchase of the three vehicles. Mr. Giessner seconded. There was no discussion request. Motion carried.*

**Approved**

**12**

Authorize and confirm the purchase of a 12.066-acre tract of land located at 2700 Kingswood Blvd. from Gra-Son Land, Inc. for \$105,115

*Public Works Director Gabe Johnson described erosion of the sewer line that is adjacent to city property. He explained that the property owner also adjacent to the line is no longer working with the city to provide access to the line. Mr. Giessner asked for clarification of the line on the map provided. Mr. Johnson clarified and also explained that it would not be beneficial to take through the condemnation process due to cost and time involved. Appraisal for the property came in at about one-hundred thousand dollars and the owner accepted. Mr. Giessner asked if there would be other properties near this property that would also possibly experience erosion issues later. Mr.*

*Johnson advised the Public Improvement District assessed the property owners their portion for an erosion wall. The home owners association also pitched in money to help with the issue. Mr. Johnson reminded the committee of the ordinance regarding natural erosion of flood plain property. Mr. Giessner mentioned the city has a large amount of flood plain property. Ms. Clemson noted there is about thirty percent flood plain property. Mr. Swafford asked if there is property with erosion issues on the south side of town. Mr. Johnson and City Engineer Romin Khavari advised they were not aware of any. Mr. Khavari said there are projects for global improvements for some creek areas which would be public improvements. Mr. Johnson advised he relayed some of this information to Council Member Lopez because he received inquiries from constituents about it. Mr. Giessner moved to recommend this item for City Council review and approval. Ms. Clemson seconded the motion. Motion carried.*

**Approved**

**13**

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Authorization to appropriate \$38,550,000 for EPIC Central Projects

*Budget Director Kathleen Mercer advised when bonds were sold in June an ordinance was not prepared to appropriate the money. She said this will provide a better description of the projects, listing all of the projects and their dollar amounts. It will be rolled into one big project so that the City Manager's Office will have the ability to move money around without going to council every time. She also advised budget will continue to send out a report on a monthly basis. Ms. Mercer added there is seven million dollars in the Tax Increment Financing (TIF) and that is not appropriated here. Mr. Giessner asked if this was part of the money approved last year. Ms. Mercer confirmed. Mr. Giessner commented that he liked the new report. Ms. Mercer advised City Treasury and Debt Manager Brady Olsen helped with this breakdown. Chairman Swafford also liked the new report. Ms. Clemson moved to recommend the item for review and approval at City Council. Mr. Giessner seconded the motion. Motion carried.*

**Approved**

**14**

Ordinance amending the FY 2019/2020 Capital Improvements Projects Budget; contract with Trane in the amount of \$96,204 for the complete replacement of a HVAC 50 ton RTU at the Summit through a national interlocal agreement with OMNIA Partners; purchase of building management system controls from Enviromatic Systems in the amount of \$25,017 through an existing City Price Agreement through a national interlocal agreement with BuyBoard for a total project cost not-to-exceed \$121,221

*Parks, Arts and Recreation Department's Business Operations Manager Gary Yakesch advised this is a contract with Trane to replace a fifty ton unit in ballroom one at The Summit. The unit is over 10 years old and essentially runs twenty-four hours a day. He said a repair quote was obtained indicating repair would be in excess of eleven thousand dollars with a one year warranty included, and recommended upgrading this unit which would provide a building management system allowing our Facilities Services division to better manage the unit. The total amount would be one hundred thousand, three hundred twenty-one dollars, and funding would be obtained from the unobligated fund balance Parks Capital Improvements Fund, upkeep portion of that fund. Ms. Clemson asked when the replacement would happen. Mr. Yakesch advised it would be about six to eight weeks and that section of the building would be closed off. Facilities Manager Ray Redienger advised it would take about six to eight hours and*

*they would be using a crane. Mr. Giessner moved to recommend the item for review and approval by City Council. Ms. Clemson seconded the motion. Motion carried.*

**Approved**

### **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 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**

*Hilltop Group provided the committee with auditor insight in relation to their presentation given today.  
Chairman Swafford adjourned the meeting at 3:18P.M.*

### **Certification**

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance & Government Committee meeting agenda was prepared and posted February 28, 2020.*

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*Mona Lisa Galicia, Deputy City Secretary*

*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 Mona Lisa Galicia ([mgalicia@gptx.org](mailto:mgalicia@gptx.org)) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



## Legislation Details (With Text)

<b>File #:</b>	20-9886	<b>Version:</b>	1	<b>Name:</b>	Ordinance amending the FY 2019/2020 Capital Reserve Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, through a national interlocal agreement with the BuyBoard contract with Kirby Smith Machinery, Inc. in the total amount of \$66,
<b>Type:</b>	Ordinance	<b>Status:</b>			Consent Agenda
<b>File created:</b>	3/26/2020	<b>In control:</b>			Public Works
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>			
<b>Title:</b>	Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, from Kirby Smith Machinery, Inc. in the total amount of \$66,200 through a national interlocal agreement with BuyBoard				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Hot Box Qte P1.jpg</a> <a href="#">Hot Box Qte P2.jpg</a> <a href="#">20-9886 Falcon Asphalt Pothole</a>				

Date	Ver.	Action By	Action	Result
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### From

Glenda C. Peterson, Street Operations Supervisor

### Title

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Purchase of Falcon, 6 Ton Asphalt Pothole Patcher Hot Box, from Kirby Smith Machinery, Inc. in the total amount of \$66,200 through a national interlocal agreement with BuyBoard

### Presenter

Gabriel Johnson, Public Works Director

### Recommended Action

Approve

### Analysis

In FY 2019/2020, the Streets Department requested and was approved \$50,000 for the purchase of a Falcon, 6 Ton Asphalt Pothole Patcher Hot Box. This equipment is used to more efficiently repair potholes and perform other asphalt repairs, while eliminating the possibility of wasted excess asphalt by maintaining constant temperature to keep mix from cooling off.

Chapter 271.102 of the Local Government Code authorize local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding

processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local agreements with various entities including the Buyboard interlocal agreement.

BuyBoard allows us to save money through "economic of scale" with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

BuyBoard contract #597-19 was executed December 1, 2019 and set to expire November 30, 2022.

This item will be reviewed by the Finance and Government Committee on May 5, 2020.

#### **Financial Consideration**

Funding in the amount of \$66,200 is available as follows:

1. \$50,000 is available in the Capital Reserve Fund (402590), WO #02012303 (FY20 PW Streets)
2. \$16,200 is available by approving an ordinance transferring and appropriating \$16,200 from the unobligated fund balance in the Capital Reserve Fund (402590) to WO #02012303 (FY20 PW Streets), 60520 (Minor Equipment).

#### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$16,200 FROM THE UNOBLIGATED FUND BALANCE IN THE CAPITAL RESERVE FUND (402590) TO WO #02012303 (FY20 PW STREETS)**

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

**SECTION 1. That the FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$16,200 from the unobligated fund balance in the Capital Reserve Fund (402590) to WO #02012303 (FY20 PW Streets).**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, APRIL 21, 2020.**





*The Authority in Construction,  
Paving and Crane Equipment*

[www.kirby-smith.com](http://www.kirby-smith.com)

03/05/2020

Quote #: cgylling-1303

## **Manuel Alonzo**

CITY OF GRAND PRAIRIE

Po Box 534045

Grand Prairie, TX 75053

Dear Manuel Alonzo:

We are pleased to quote the following for your consideration:

**Kirby-Smith Falcon 6 Ton Recycler 2020 model w/ 0 hours, Unit # N.I.S., S/N Factory Order.**

The following Factory and Dealer Options are included in the package:

- 6 Ton Recycler - battery charger package, dual burner recycling package, 24 hour timer, dump box, single frame ext, 16" tires, release agent sprayer bracket, LED lighting upgrade, LED night work light
- 30 gallon heated/insulated tack tank
- Rejuvenator Spray System - 5.5 HP Motor
- Rejuvenator spray system hose reel
- plate compactor basket (24"x24")
- hoist with 12-volt

### **Standard Equipment Details:**

#### **Standard Features**

2, 3, 4, 6 and 8 ton capacity

Can be configured with a: Self-dumping capability & Customized sub-frame for: Chassis-mount, Hook-lift system & Roll-off system  
One piece, seamless, ceramic combustion chamber

92% Fuel Efficiency (uses less than 3 gallons of diesel fuel per 8-

Floor and all four walls are heated

Paint: sandblasted with two coats of epoxy primer and urethane finish

10 gauge capping channel and corner molding add structural integrity to the hopper preventing it from becoming out of square

All wiring external to hopper



hour shift)  
105,000 BTU diesel or propane fuel source  
Automatic temperature control

12-volt battery  
Triple wall construction: Inner Wall-10 gauge steel, Middle Wall-16  
gauge steel, Outer Wall-16 gauge steel  
Hopper-fully insulated

Shoveling apron  
Hydraulic unloading and loading doors standard on 3, 4, 5, 6  
and 8 ton with hydraulic fluid supplied by the tow vehicle through  
quick-disconnect system  
Fork pockets for mobility  
Operating controls located on curbside whenever possible

To be purchased through BuyBoard. Contract # 597-19

Kirby-Smith Contract price is \$73,396.00; less contract discount of 10% (-\$7,339.60)

Plus, Freight and options of \$143.60

New net selling price is \$66,200.00

**Price Complete:**

**\$66,200.00**

We believe the equipment as quoted will exceed your expectations. On behalf of Kirby-Smith Machinery, Inc., thank you for the opportunity to quote machinery.

*\*Subject to all applicable taxes. 'This proposal is good for 30 days & subject to availability.'\**

**[www.kirby-smith.com](http://www.kirby-smith.com) | 888-861-0219**

Oklahoma City \* Tulsa \* McAlester \* Dallas \* Fort Worth \* Abilene \* Amarillo \* Lubbock \* Odessa \* Waco \* St. Louis \* Kansas City







***The Authority in Construction,  
Paving and Crane Equipment***

[www.kirby-smith.com](http://www.kirby-smith.com)

Sincerely,

*Chris Gylling*

Chris Gylling  
Governmental Territory Manager  
[cgylling@kirby-smith.com](mailto:cgylling@kirby-smith.com)

*\*Subject to all applicable taxes. 'This proposal is good for 30 days & subject to availability.'\**

[www.kirby-smith.com](http://www.kirby-smith.com) | 888-861-0219

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

Fund/Activity Account: 402590/02012303  
 Project Title: FY20 PW Streets  
 Current Request: \$16,200.00

<b>ACCOUNT DESCRIPTION</b>	<b>1 CURRENT BUDGET</b>	<b>2 AVAILABLE BALANCE</b>	<b>3 CURRENT REQUEST</b>	<b>2+3 REVISED BALANCE</b>	<b>1+3 AMENDED BUDGET</b>
Minor Equip (60520)	\$50,000	\$50,000	\$16,200	\$66,200	\$66,200
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$16,200</b>	<b>\$66,200</b>	<b>\$66,200</b>



## Legislation Details (With Text)

<b>File #:</b>	20-9891	<b>Version:</b>	1	<b>Name:</b>	Ordinance amending the FY2019/20 Capital Improvement Projects Budget and a construction contract with SEMA Construction, Inc. for Seeton Road Ph II and Taaffe Creek Stream Stability Improvements
<b>Type:</b>	Ordinance	<b>Status:</b>			Consent Agenda
<b>File created:</b>	4/1/2020	<b>In control:</b>			Engineering
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>			
<b>Title:</b>	Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction Contract with SEMA Construction, Inc. in the amount of \$6,216,113.75 for Seeton Road Phase II and Taaffe Creek Stream Stability Improvements; Material Testing with TEAM Consultants in the amount of \$108,231.20; 5% contract contingency in the amount of \$310,805.69; In-House labor distribution in the amount of \$310,805.69; Street lighting allowance in the amount of \$39,000 for a total project cost of \$6,984,956.32.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">2020.04.15 Recmd of Award - Seeton Rd.pdf</a> <a href="#">ESCROW 65.pdf</a> <a href="#">WO 620.48 STRM.pdf</a> <a href="#">WO 620.64.pdf</a> <a href="#">WO 620.96 WTR.pdf</a> <a href="#">WO 620.111 WWST.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

max

### Title

Ordinance amending the FY 2019/20 Capital Improvement Projects Budget; Construction Contract with SEMA Construction, Inc. in the amount of \$6,216,113.75 for Seeton Road Phase II and Taaffe Creek Stream Stability Improvements; Material Testing with TEAM Consultants in the amount of \$108,231.20; 5% contract contingency in the amount of \$310,805.69; In-House labor distribution in the amount of \$310,805.69; Street lighting allowance in the amount of \$39,000 for a total project cost of \$6,984,956.32.

### Presenter

Gabe Johnson, Director of Public Works, Walter Shumac, Director of Transportation and Romin Khavari, City Engineer

### Recommended Action

Approve

### Analysis



On December 15, 2015 the City of Grand Prairie awarded a Professional Engineering Services contract to Teague, Nall and Perkins, Inc. for paving, drainage and waterline design of Seeton Road between Grand Peninsula Parkway and Day Miar Road in the amount of \$424,000. Subsequent Amendments provided for 8" PVC Wastewater main design; U.S. Army Corps of Engineers permitting and Taaffe Creek Stream stability improvements coordination. Note: Taaffe Creek Improvements plans (designed by Halff Associates, Inc.) were incorporated into Seeton Road Phase II plans due to its close proximity, upstream of Seeton Road to avoid erosion of the creek.

This project provides for the following improvements and approximate quantities:

- Reconstruction of approximately 5800 linear feet (22,400 square yards) of Seeton Road from its current two-lane asphalt section to a 3-lane 37' -wide curbed concrete section.
- 73 linear feet 6-7' x5' multi-box drainage culvert crossing of Seeton Road over Taaffe Creek
- 2400 Linear Feet of Various size storm drain pipes and culverts including curb inlets
- 2377 Linear Feet of 12" Waterline
- 1345 Linear Feet of 8" Wastewater line
- Channel excavation and installation of Rock riprap for Taaffe Creek stream stability

The first Phase of construction provides for full roadway closure of Seeton Road at Taaffe Creek, weather permitting. This closure will help expedite construction during the summer months when schools are out. All other phases will provide for one way and two way traffic.

The City of Grand Prairie advertised and received a Total of Three (3) bids for this project on April 1, 2020 as follows:

<u><b>Name</b></u>	<u><b>Bid Price</b></u>
SEMA Construction, Inc.	\$6,216,113.75
Texas Sterling Construction Co.	\$7,413,247.05
Tiseo Paving Company	\$8,847,817.80

The Engineer's opinion of probable cost was \$5,896,065.25.

City Staff and Engineering consultant (Teague Nall and Perkins) recommends award of the Seeton Road Phase II and Taaffe Creek Stability Improvements to SEMA Construction Inc. in the amount of \$6,216,113.75 and duration of 450 calendar days.

Project construction is anticipated to begin in late May 2020 with completion in October 2021. This item was reviewed by the Finance and Government Committee at its meeting held on May 5, 2020.

#### **Financial Consideration**

Funding in the total amount of \$6,984,958 is available as follows:

1. \$3,715,315 is available in Street Capital Projects Fund (400192) WO #02006403 (Seeton Road Grand Peninsula STRT)
2. \$1,776,000 is available in Storm Drainage Capital Projects Fund (401592) WO #02004803 (Seeton Rd Grand Peninsula STRM)
3. \$325,000 is available in Water Capital Projects Fund (500592) WO #02009603 (Seeton Rd Grand Peninsula WTER)
4. \$233,604 is available in Wastewater Capital Projects Fund (500692) WO#02011103 (Seeton Rd Grand Peninsula WWST)

5. \$107,775 is available in an escrow account WO #0065 Lakeview West from DR Horton and will be used in the Street portion of the contract.
6. \$106,098 is available by appropriating and transferring from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02006403 (Seeton Road Grand Peninsula STRT)
7. \$704,744 is available by appropriating and transferring from the unobligated fund balance in the Storm Drainage Capital Projects Fund (401592) to WO #02004803 (Seeton Rd Grand Peninsula STRM)
8. \$16,422 is available by appropriating and transferring from the unobligated fund balance in the Water Capital Projects Fund (500592) to WO #02009603 (Seeton Rd Grand Peninsula WTER)

This item will be reviewed by the F&G Committee on May 5, 2020.

#### Body

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$106,098 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUND (400192) TO WO #02006403 (SEETON ROAD GRAND PENINSULA STRT), \$704,744 FROM THE UNOBLIGATED FUND BALANCE IN THE STORM DRAINAGE CAPITAL PROJECTS FUND (401592) TO WO #02004803 (SEETON RD GRAND PENINSULA STRM) AND \$16,422 FROM THE UNOBLIGATED FUND BALANCE IN THE WATER CAPITAL PROJECTS FUND (500592) TO WO #02009603 (SEETON RD GRAND PENINSULA WTER)**

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

**SECTION 1. THAT THE** FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$106,098 from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02006403 (Seeton Rd Grand Peninsula STRT)

**SECTION 2. THAT THE** FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$704,744 from the unobligated fund balance in the Storm Drainage Capital Projects Fund (401592) to WO #02004803 (Seeton Rd Grand Peninsula STRM)

**SECTION 3. THAT THE** FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$16,422 from the unobligated fund balance in the Water Capital Projects Fund (500592) to WO #02009603 (Seeton Rd Grand Peninsula WTER)

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 5TH, 2020.**



April 15, 2020

Romin Khavari, P.E. CFM  
City Engineer  
City of Grand Prairie  
300 West Main Street  
Grand Prairie, TX 75050

**RE: Recommendation of Award for Seeton Road Phase II (W.O. #615.68) and  
Taaffe Creek Stream Stability Improvements (W.O. #615.76)**

Mr. Khavari,

Bids for the referenced project were received electronically and announced publicly on Wednesday, April 1, 2020 by the City of Grand Prairie. A total of three bids were received. Below is a summary of the bids. A detailed bid tabulation is also attached.

	Bidder	Total Bid Amount
1	SEMA Construction, Inc.	\$6,216,113.75
2	Texas Sterling Construction Co.	\$7,413,247.05
3	Tiseo Paving Company	\$8,847,817.80

The Engineer's opinion of probable construction cost was \$5,896,065.25. SEMA Construction, Inc. was the low of the three bidders with a total bid of \$6,216,113.75. We checked the bids for errors and omissions and found none.

SEMA Construction, Inc. does not have previous experience in the City of Grand Prairie. Teague Nall and Perkins has not worked directly with SEMA Construction, Inc. on any projects. However, we have reviewed SEMA's bid along with their qualifications, financial statements, and company profile information. We have also contacted the following references for SEMA Construction, Inc. and received favorable reviews for the work they performed for those entities on similar type projects. The general tone of responses was that SEMA's quality of work is good and that they are qualified for projects of similar size and type of Seeton Road Phase II. It is our opinion that the size and scope of this project is within SEMA's capabilities.

- |   |                |              |
|---|----------------|--------------|
| • TxDOT Dallas District                   | Willie Bolden  | 214-307-0012 |
| • TxDOT Denton Area Office                | Mark Ross      | 940-600-9433 |
| • Kimley-Horn (City of Princeton Project) | Joe Helmberger | 469-301-2585 |

SEMA's qualification statements show that SEMA intends to perform 70% of the work with its own employees. 30% of the work (items such as sealing of concrete, asphalt paving and milling, electrical, guardrail, and pavement striping) is listed as work to be performed by subcontractors. Therefore, a detailed review of subcontractor references was not performed.

Based on our evaluation, we have found nothing to warrant the disqualification of SEMA Construction, Inc.'s bid and therefore recommend that the Seeton Road Phase II project be awarded to SEMA Construction, Inc. The award should be contingent on procurement of insurance and bonds by SEMA Construction, Inc.

Please call if you have any questions or need additional information.

Sincerely,

**tnp**

**teague nall & perkins**

A handwritten signature in blue ink that reads "Chris G. Edwards". The signature is written in a cursive, flowing style.

Chris Edwards, P.E.

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

Fund/Activity Account: 403092 / 65  
Project Title: Seeton Rd -Lakeview West  
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$107,775	\$107,775		\$107,775	\$107,775
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
TOTAL	\$107,775	\$107,775	\$0	\$107,775	\$107,775

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 401592 / 02004803  
 Project Title: Seeton Rd - Grnd Peninsula STRM  
 Current Request: \$704,744.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$1,580,640	\$1,580,640	\$704,744	\$2,285,384	\$2,285,384
Eng/Con/Geo 68560	\$106,560	\$106,560		\$106,560	\$106,560
Labor 68999	\$88,800	\$88,800		\$88,800	\$88,800
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,776,000</b>	<b>\$1,776,000</b>	<b>\$704,744</b>	<b>\$2,480,744</b>	<b>\$2,480,744</b>

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192 / 02006403  
 Project Title: Seeton Rd Grnd Peninsula STRT  
 Current Request: \$106,098.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$3,500,503	\$3,480,627	\$106,098	\$3,586,725	\$3,606,601
Eng/Con/Geo 68560	\$230,509	\$60,617		\$60,617	\$230,509
Labor 68999	\$174,071	\$174,071		\$174,071	\$174,071
ROW/Easement 68610	\$191,493	\$0		\$0	\$191,493
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$4,096,576</b>	<b>\$3,715,315</b>	<b>\$106,098</b>	<b>\$3,821,413</b>	<b>\$4,202,674</b>

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 02009603  
 Project Title: Seeton Rd - Grand Peninsula WTER  
 Current Request: \$16,422.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$304,403	\$304,403	\$16,422	\$320,825	\$320,825
Eng/Con/Geo 68560	\$5,320	\$5,320		\$5,320	\$5,320
Labor 68999	\$15,277	\$15,277		\$15,277	\$15,277
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$325,000</b>	<b>\$325,000</b>	<b>\$16,422</b>	<b>\$341,422</b>	<b>\$341,422</b>

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500692 / 02011103  
 Project Title: Seeton Rd - Grand Peninsula WWST  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$345,021	\$345,021	\$0	\$345,021	\$345,021
Eng/Con/Geo 68560	\$23,260	\$23,260	\$0	\$23,260	\$23,260
Labor 68999	\$19,383	\$19,383	\$0	\$19,383	\$19,383
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$387,664</b>	<b>\$387,664</b>	<b>\$0</b>	<b>\$387,664</b>	<b>\$387,664</b>



## Legislation Details (With Text)

<b>File #:</b>	20-9940	<b>Version:</b>	1	<b>Name:</b>	Ordinance; Summit Parking Lot Renovation
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/24/2020	<b>In control:</b>		<b>In control:</b>	Engineering
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$500,000 for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Summit Parking.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**  
max

**Title**  
Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget in the amount of \$500,000 for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade

**Presenter**  
Andy Henning

**Recommended Action**  
Approve

**Analysis**  
Due to the forthcoming EpicCentral development work that will displace a minimal amount of existing parking for The Summit, a new parking lot was identified for consideration by City Staff due to the increased demand for parking during special events within EpicCentral. The location of the additional parking was also considered for the benefit it could provide to PlayGrand Adventures during peak times requiring overflow parking.

To date, the City has approved award of a design services contract to Cobb Fendley Engineering in the amount of \$25,485 (including a reimbursable expenses allowance of \$500) for turnkey design of all scopes of work associated with the parking. At this time, City Staff is requesting funds be allocated to a work order to cover design, geotechnical/subsurface testing and construction. All contracts for the new Summit parking in excess of \$50,000 will be brought back and presented to City Council for approval prior to award. This item was reviewed by the Finance and Government Committee at its meeting held on May 5, 2020.

**Financial Consideration**  
Funding for a new parking lot for the Summit at the northwest corner of Warrior Trail and Esplanade, in the



amount of \$500,000, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02014903(Warrior Trl Summit Parking)

**Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$500,000 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUND (400192) TO WO #02014903 (WARRIOR TRL SUMMIT PARKING)**

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

**SECTION 1.** THAT THEY FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$500,000 from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02014903 (Warrior Trl Summit Parking)

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 5TH, 2020.**

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 400192 / 02014903  
 Project Title: Warrior Trl Summit Parking  
 Current Request: \$500,000.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Prof Services (61041)	\$0	\$0	\$10,000	\$10,000	\$10,000
Construction (68540)	\$0	\$0	\$475,000	\$475,000	\$475,000
Eng/Geo/Con (68560)	\$0	\$0	\$15,000	\$15,000	\$15,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>



## Legislation Details (With Text)

**File #:** 20-9939      **Version:** 1      **Name:** Oncor Rate Filing Resolution  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 4/24/2020      **In control:** City Attorney  
**On agenda:** 5/5/2020      **Final action:**  
**Title:** Resolution to deny Oncor's Application to Amend its Distribution Cost Recovery Factor (DCRF) to Increase Distribution Rates  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Mark Dempsey, Deputy City Attorney

### Title

Resolution to deny Oncor's Application to Amend its Distribution Cost Recovery Factor (DCRF) to Increase Distribution Rates

### Presenter

Mark Dempsey, Deputy City Manager

### Recommended Action

Adopt the resolution denying the Oncor DCRF

### Analysis

The City is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"). The Oncor Cities Steering Committee ("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 ("PUC" or "Commission") and the courts.

On April 3, 2020, Oncor filed an application to Amend its Distribution Cost Recovery Factor ("DCRF") with each of the cities retaining original jurisdiction and with the Commission in Docket No. 50734. In the filing, the Company sought to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill).

The resolution authorizes the City to join with OCSC to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

### Purpose of Resolution:

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

**Explanation of "Be it Ordained" Section:**

1. This section authorizes the city to participate with OCSC as a party in the Company's DCRF filing in PUC Docket No. 50734.
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. It also authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the Commission.
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 OCSC for its reasonable rate case expenses. Legal counsel and consultants approved by the OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.
6. This section merely 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.

This item will be reviewed by the Finance and Government Committee on May 5, 2020.

**Financial Consideration**

NA

**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 ONCOR CITIES STEERING COMMITTEE; 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 LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

**WHEREAS,** the Oncor Cities Steering Committee ("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 3, 2020, Oncor filed with the Commission an Application to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 50734, seeking to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill); 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 filings; and

**WHEREAS,** all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it 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 action along; and

**WHEREAS,** OCSC's members and attorneys recommend that members deny Oncor's DCRF.

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

**SECTION 1.** That the City is authorized to participate with OCSC in Commission Docket No. 50734.

**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 to 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, are hereby found unreasonable and shall be denied.

**SECTION 4.** That the Company shall 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.

**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 Tab Urbantke, Attorney for Oncor, at Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202, 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](mailto:tbrocato@lglawfirm.com).

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
MAY 5, 2020.**



## Legislation Details (With Text)

<b>File #:</b>	20-9938	<b>Version:</b>	1	<b>Name:</b>	Sales Tax Rev Bonds 2020 BoA
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/24/2020	<b>In control:</b>		<b>In control:</b>	Finance and Government Committee
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consideration of all matters incident and related to amending Ordinance No. 8051 authorizing the City of Grand Prairie, Texas, Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009, including the adoption of an ordinance pertaining thereto				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Prelim #'s Grand Prairie TX Sales Tax SubLien Rev Ref Bonds Series 2009 (Reissuance)</a>				

Date	Ver.	Action By	Action	Result
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### From

Brady Olsen, Treasury and Debt Manager

### Title

Consideration of all matters incident and related to amending Ordinance No. 8051 authorizing the City of Grand Prairie, Texas, Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009, including the adoption of an ordinance pertaining thereto

### Presenter

Brady Olsen, Treasury and Debt Manager

### Recommended Action

Approve

### Analysis

The city has the opportunity to refinance approximately \$7 million in outstanding park venue sales tax bonds. Bank of America is the current holder of the debt and is willing to change the interest rate from 3.77% to 1.6%. This would represent a present value savings of approximately \$460,000 or 6.8%, both above policy minimums. Bank of America as also asked that the bonds not be callable, meaning we will be locked into this rate until the debt matures in 2027.

This item will be presented to the Finance and Government Committee on May 5, 2020.

### Financial Consideration

We will save approximately \$460,000 in interest payments on the debt.

### Body





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City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

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## SAVINGS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Date	Prior Debt Service	Refunding Debt Service	Refunding Expenses	Refunding Net Cash Flow	Savings
09/30/2020	127,049.00	26,960.00	63,524.50	90,484.50	36,564.50
09/30/2021	739,767.25	598,880.00		598,880.00	140,887.25
09/30/2022	1,344,136.00	1,220,880.00		1,220,880.00	123,256.00
09/30/2023	1,345,686.75	1,247,440.00		1,247,440.00	98,246.75
09/30/2024	854,966.00	777,280.00		777,280.00	77,686.00
09/30/2025	1,382,171.75	1,326,240.00		1,326,240.00	55,931.75
09/30/2026	1,382,784.75	1,355,280.00		1,355,280.00	27,504.75
09/30/2027	611,310.00	604,800.00		604,800.00	6,510.00
	7,787,871.50	7,157,760.00	63,524.50	7,221,284.50	566,587.00

### Savings Summary

Savings PV date	05/15/2020
Savings PV rate	1.600214%
PV of savings from cash flow	543,758.38
Out-of-Pocket Refunding Expenses	-84,960.25
Net PV Savings	458,798.13

## ESCROW REQUIREMENTS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Period Ending	Interest	Principal Redeemed	Total
05/15/2020	63,524.50	6,740,000.00	6,803,524.50
	63,524.50	6,740,000.00	6,803,524.50

## SUMMARY OF BONDS REFUNDED

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009:					
TERM	02/15/2021	3.770%	495,000.00	05/15/2020	100.000
	02/15/2022	3.770%	1,130,000.00	05/15/2020	100.000
	02/15/2023	3.770%	1,175,000.00	05/15/2020	100.000
	02/15/2024	3.770%	720,000.00	05/15/2020	100.000
	02/15/2025	3.770%	1,285,000.00	05/15/2020	100.000
	02/15/2026	3.770%	1,335,000.00	05/15/2020	100.000
	02/15/2027	3.770%	600,000.00	05/15/2020	100.000
			6,740,000.00		

## SUMMARY OF REFUNDING RESULTS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Dated Date	05/15/2020
Delivery Date	05/15/2020
Arbitrage yield	1.600214%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	6,740,000.00
True Interest Cost	1.600214%
Net Interest Cost	1.600000%
All-In TIC	1.600214%
Average Coupon	1.600000%
Average Life	3.874
Par amount of refunded bonds	6,740,000.00
Average coupon of refunded bonds	3.770000%
Average life of refunded bonds	3.874
PV of prior debt to 05/15/2020 @ 1.600214%	7,347,030.26
Net PV Savings	458,798.13
Percentage savings of refunded bonds	6.807094%

## BOND SUMMARY STATISTICS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Dated Date	05/15/2020
Delivery Date	05/15/2020
First Coupon	08/15/2020
Last Maturity	02/15/2027
Arbitrage Yield	1.600214%
True Interest Cost (TIC)	1.600214%
Net Interest Cost (NIC)	1.600000%
All-In TIC	1.600214%
Average Coupon	1.600000%
Average Life (years)	3.874
Weighted Average Maturity (years)	3.874
Duration of Issue (years)	3.747
Par Amount	6,740,000.00
Bond Proceeds	6,740,000.00
Total Interest	417,760.00
Net Interest	417,760.00
Bond Years from Dated Date	26,110,000.00
Bond Years from Delivery Date	26,110,000.00
Total Debt Service	7,157,760.00
Maximum Annual Debt Service	1,355,280.00
Average Annual Debt Service	1,060,408.89
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Bond Component	6,740,000.00	100.000	1.600%	3.874
	6,740,000.00			3.874

## BOND SUMMARY STATISTICS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,740,000.00	6,740,000.00	6,740,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense			
- Other Amounts			
Target Value	6,740,000.00	6,740,000.00	6,740,000.00
Target Date	05/15/2020	05/15/2020	05/15/2020
Yield	1.600214%	1.600214%	1.600214%

## BOND PRICING

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	02/15/2021	495,000	1.600%	1.600%	100.000
	02/15/2022	1,130,000	1.600%	1.600%	100.000
	02/15/2023	1,175,000	1.600%	1.600%	100.000
	02/15/2024	720,000	1.600%	1.600%	100.000
	02/15/2025	1,285,000	1.600%	1.600%	100.000
	02/15/2026	1,335,000	1.600%	1.600%	100.000
	02/15/2027	600,000	1.600%	1.600%	100.000
		6,740,000			

Dated Date	05/15/2020	
Delivery Date	05/15/2020	
First Coupon	08/15/2020	
Par Amount	6,740,000.00	
Original Issue Discount		
Production	6,740,000.00	100.000000%
Underwriter's Discount		
Purchase Price	6,740,000.00	100.000000%
Accrued Interest		
Net Proceeds	6,740,000.00	



NET DEBT SERVICE

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Date	Principal	Coupon	Interest	Total Debt Service	Accrued Interest Through 5/15/2020	Net Debt Service	Annual Net D/S
08/15/2020			26,960	26,960	63,524.50	90,484.50	
09/30/2020							90,484.50
02/15/2021	495,000	1.600%	53,920	548,920		548,920.00	
08/15/2021			49,960	49,960		49,960.00	
09/30/2021							598,880.00
02/15/2022	1,130,000	1.600%	49,960	1,179,960		1,179,960.00	
08/15/2022			40,920	40,920		40,920.00	
09/30/2022							1,220,880.00
02/15/2023	1,175,000	1.600%	40,920	1,215,920		1,215,920.00	
08/15/2023			31,520	31,520		31,520.00	
09/30/2023							1,247,440.00
02/15/2024	720,000	1.600%	31,520	751,520		751,520.00	
08/15/2024			25,760	25,760		25,760.00	
09/30/2024							777,280.00
02/15/2025	1,285,000	1.600%	25,760	1,310,760		1,310,760.00	
08/15/2025			15,480	15,480		15,480.00	
09/30/2025							1,326,240.00
02/15/2026	1,335,000	1.600%	15,480	1,350,480		1,350,480.00	
08/15/2026			4,800	4,800		4,800.00	
09/30/2026							1,355,280.00
02/15/2027	600,000	1.600%	4,800	604,800		604,800.00	
09/30/2027							604,800.00
	6,740,000		417,760	7,157,760	63,524.50	7,221,284.50	7,221,284.50

NET DEBT SERVICE

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Period Ending	Principal	Coupon	Interest	Total Debt Service	Accrued Interest Through 5/15/2020	Net Debt Service
09/30/2020			26,960	26,960	63,524.50	90,484.50
09/30/2021	495,000	1.600%	103,880	598,880		598,880.00
09/30/2022	1,130,000	1.600%	90,880	1,220,880		1,220,880.00
09/30/2023	1,175,000	1.600%	72,440	1,247,440		1,247,440.00
09/30/2024	720,000	1.600%	57,280	777,280		777,280.00
09/30/2025	1,285,000	1.600%	41,240	1,326,240		1,326,240.00
09/30/2026	1,335,000	1.600%	20,280	1,355,280		1,355,280.00
09/30/2027	600,000	1.600%	4,800	604,800		604,800.00
	6,740,000		417,760	7,157,760	63,524.50	7,221,284.50

PRIOR BOND DEBT SERVICE

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2020			127,049.00	127,049.00
09/30/2021	495,000	3.770%	244,767.25	739,767.25
09/30/2022	1,130,000	3.770%	214,136.00	1,344,136.00
09/30/2023	1,175,000	3.770%	170,686.75	1,345,686.75
09/30/2024	720,000	3.770%	134,966.00	854,966.00
09/30/2025	1,285,000	3.770%	97,171.75	1,382,171.75
09/30/2026	1,335,000	3.770%	47,784.75	1,382,784.75
09/30/2027	600,000	3.770%	11,310.00	611,310.00
	6,740,000		1,047,871.50	7,787,871.50

FORM 8038 STATISTICS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Dated Date 05/15/2020  
Delivery Date 05/15/2020

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Bond Component:						
	02/15/2021	495,000.00	1.600%	100.000	495,000.00	495,000.00
	02/15/2022	1,130,000.00	1.600%	100.000	1,130,000.00	1,130,000.00
	02/15/2023	1,175,000.00	1.600%	100.000	1,175,000.00	1,175,000.00
	02/15/2024	720,000.00	1.600%	100.000	720,000.00	720,000.00
	02/15/2025	1,285,000.00	1.600%	100.000	1,285,000.00	1,285,000.00
	02/15/2026	1,335,000.00	1.600%	100.000	1,335,000.00	1,335,000.00
	02/15/2027	600,000.00	1.600%	100.000	600,000.00	600,000.00
		6,740,000.00			6,740,000.00	6,740,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	02/15/2027	1.600%	600,000.00	600,000.00		
Entire Issue			6,740,000.00	6,740,000.00	3.8739	1.6002%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	0.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00
Proceeds used to refund prior tax-exempt bonds	6,803,524.50
Proceeds used to refund prior taxable bonds	0.00
Remaining WAM of prior tax-exempt bonds (years)	3.8739
Remaining WAM of prior taxable bonds (years)	0.0000
Last call date of refunded tax-exempt bonds	05/15/2020

2011 Form 8038 Statistics

Proceeds used to currently refund prior issues	6,803,524.50
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	3.8739
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

FORM 8038 STATISTICS

City of Grand Prairie, Texas  
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009 (Reissuance)  
Assumes repricing @ 1.60%  
Non Callable  
Preliminary; For Purposes of Discussion Only

Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009:					
TERM	02/15/2021	495,000.00	3.770%	100.000	495,000.00
TERM	02/15/2022	1,130,000.00	3.770%	100.000	1,130,000.00
TERM	02/15/2023	1,175,000.00	3.770%	100.000	1,175,000.00
TERM	02/15/2024	720,000.00	3.770%	100.000	720,000.00
TERM	02/15/2025	1,285,000.00	3.770%	100.000	1,285,000.00
TERM	02/15/2026	1,335,000.00	3.770%	100.000	1,335,000.00
TERM	02/15/2027	600,000.00	3.770%	100.000	600,000.00
		6,740,000.00			6,740,000.00

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
Sales Tax Subordinate Lien Revenue Refunding Bonds, Series 2009	05/15/2020	12/30/2009	3.8739
All Refunded Issues	05/15/2020		3.8739



## Legislation Details (With Text)

<b>File #:</b>	20-9932	<b>Version:</b>	1	<b>Name:</b>	Ratify An Ordinance amending the FY 2019/2020 Epic Fund Operating Budget by transferring and appropriating \$800,000 from the unobligated fund balance to fund Epic Waters operating reserves
<b>Type:</b>	Ordinance	<b>Status:</b>			Consent Agenda
<b>File created:</b>	4/21/2020	<b>In control:</b>			Parks & Recreation
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>			
<b>Title:</b>	Ordinance amending the FY 2019/2020 Epic Fund Operating Budget; Ratifying the emergency appropriation of \$800,000 to fund minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">CC 20-9932 MINI FUND SUMMARY - EPIC.pdf</a> <a href="#">CC 20-9932 EPIC WATERS MONTHLY.pdf</a>				
Date	Ver.	Action By	Action		Result

### From

Gary Yakesch

### Title

Ordinance amending the FY 2019/2020 Epic Fund Operating Budget; Ratifying the emergency appropriation of \$800,000 to fund minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down

### Presenter

Duane Strawn, Director of Parks, Arts and

### Recommended Action

Approve

### Analysis

Epic Waters operations closed on March 16, 2020 due to COVID pandemic. Accordingly, operating revenues projected during the peak weeks of spring break did not materialize. Additionally, early summer projections and expected social distancing measures will further hamper the ability of Epic Waters to generate substantial revenues to replace minimum operating reserves. It is the peak period operations, particularly those during state spring break periods as well as summer months, that sustain cash flow for Epic Waters during the fiscal year.

The executed management contract requires the city to fund operations where minimum reserves are depleted. (Ref Paragraph 4.2.2.3 and Paragraph 4.3 of the executed Management Agreement between The City of Grand Prairie and American Resort Management)

American Resort Management is monitoring all activities and expenditures closely to mitigate further losses because of the pandemic and subsequent/expected social distancing measures.

\$200,000 was issued on April 24, 2020 to fund immediate cash needs for accounts payable and payroll liabilities; future disbursements will be based on projected cash flows each month.

This item was presented to the Finance and Government Committee on May 5, 2020 for review and approval.

#### **Financial Consideration**

Funding to maintain a minimum operating reserves for Epic Waters and reduce operating revenues due to COVID operational shut down, in the amount of \$800,000, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Epic Fund (3209); Reserves held for Epic Waters totaled \$2,384,268 at the beginning of the fiscal year.

#### **Body**

**ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 EPIC FUND BY RATIFYING, TRANSFERRING AND APPROPRIATING \$800,000 FROM THE UNOBLIGATED FUND BALANCE IN THE EPIC FUND (3209) TO FUND MINIMUM OPERATING RESERVES AND REDUCE OPERATING REVENUES**

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

**SECTION 1. THAT THE FY 2019/2020 Epic Budget be amended by transferring and appropriating \$800,000 from the unobligated fund balance in the EPIC Fund (3209) to fund minimum operating reserves and reduce operating revenues.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 5, 2020.**



**CITY OF GRAND PRAIRIE  
EPIC FUND SUMMARY  
2019/2020**

	<b><u>2019/2020 APPR/MOD</u></b>
<b>Beginning Resources</b>	<b>\$2,564,918</b>
Approved Revenues	12,603,963
<b>LESS: Epic Waters FY20 Net Income</b>	<b>(1,200,000)</b>
<b>TOTAL REVENUES</b>	<b><u>\$11,403,963</u></b>
Reserve for Encumbrances	0
Reserve for Operating	1,000,000
Reserve for Epic Waters	2,384,268
<b>TOTAL RESOURCES</b>	<b><u>\$17,353,149</u></b>
Approved Expenditures	10,026,070
<b>TOTAL EXPENDITURES</b>	<b><u>10,026,070</u></b>
Approved Appropriations	1,890,000
<b>ADD: Epic Waters Minimum Operating Reserve (313212-6106)</b>	<b>800,000</b>
<b>TOTAL APPROPRIATIONS</b>	<b><u>12,716,070</u></b>
Reserve For Operating	1,000,000
Reserve For Epic Waters	1,124,268
<b>Ending Resources</b>	<b><u>\$2,512,811</u></b>



		1	2	3	4	5	6	7	8	9	10	11	12	13
	FY20 FORECAST	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
1	VISITATION STAT	Actual	Actual	Actual	Actual	Actual	Actual	Projection	Projection	Projection	Projection	Projection	Projection	
2	Revenue/Visit Metric	9,386	9,170	14,572	14,620	14,617	16,501	-	-	22,300	34,000	23,400	6,150	164,716
		35.89	34.67	24.15	30.18	31.60	39.71	#DIV/0!	#DIV/0!	29.23	29.11	28.17	28.53	30.60
REVENUE BY DEPARTMENT														
3	Waterpark Revenue	232,061	188,774	160,664	254,881	264,083	438,678	-	-	456,309	670,151	446,262	118,787	3,230,650
4	Food & Beverage Revenue + EPIC Eats	70,505	81,177	133,046	128,714	129,821	142,077	-	-	130,374	205,916	137,122	36,500	1,195,252
5	Retail & Misc Revenue (Includes Other)	13,787	23,680	27,798	28,663	24,578	37,913	(308)	-	32,594	57,918	38,568	10,266	295,457
6	Arcade Revenue	20,468	24,259	30,468	28,926	43,476	36,518	-	-	32,594	55,787	37,149	9,889	319,534
7	Total Department Revenue	336,821	317,890	351,976	441,184	461,958	655,186	(308)	-	651,871	989,772	659,101	175,442	5,040,893
8														
9	Total Department Expenses	217,892	225,345	414,664	284,117	287,550	272,123	20,000	37,000	272,000	388,625	351,519	230,868	3,001,703
10	Department Income	118,929	92,545	(62,688)	157,067	174,408	383,063	(20,308)	(37,000)	379,871	601,147	307,582	(55,426)	2,039,190
11	Undistributed Operating Expenses													
12	Sales & Marketing	146,844	25,517	14,450	105,844	119,531	124,724	80,000	70,000	90,000	90,000	92,000	80,000	1,038,910
13	Administration & General	95,132	80,786	95,924	76,261	107,030	83,502	50,000	90,000	84,990	97,545	84,990	65,000	1,011,160
14	Maintenance	67,792	52,730	36,736	57,090	44,563	97,511	25,000	25,000	64,000	76,000	64,000	53,000	663,422
15	Utilities	26,452	50,934	69,020	26,801	43,070	56,578	20,000	20,000	41,000	43,000	41,000	37,000	474,855
16	Total Undistributed Operating	336,220	209,967	216,130	265,996	314,194	362,315	175,000	205,000	279,990	306,545	281,990	235,000	3,188,347
17	Gross Operating Profit	(217,291)	(117,422)	(278,818)	(108,929)	(139,786)	20,748	(195,308)	(242,000)	99,881	294,602	25,592	(290,426)	(1,149,157)
Fixed Cost / Insurance														
18	Management Fees	13,343	12,672	14,051	17,624	17,386	26,760	-	20,000	26,075	40,036	26,661	7,097	221,705
19	Insurance	21,139	17,015	14,901	17,015	17,015	17,015	17,015	18,500	19,900	9,900	19,900	19,900	209,215
20	Total Fixed Cost / Insurance	34,482	29,687	28,952	34,639	34,401	43,775	17,015	38,500	45,975	49,936	46,561	26,997	430,920
21	NET INCOME	(251,773)	(147,109)	(307,770)	(143,568)	(174,187)	(23,027)	(212,323)	(280,500)	53,906	244,666	(20,969)	(317,423)	(1,580,077)
YEAR OVER YEAR ANALYTIC														
22	Year Over Year Revenue Increase / (Decrease)	66,026	45,811	(97,244)	36,485	38,140	(984,055)	(774,509)	(1,094,866)	(723,210)	(670,399)	(470,375)	(257,176)	(4,885,372)
23	Year Over Year Expenditure Increase / (Decrease)	193,060	(35,498)	14,126	(30,392)	207,548	(351,945)	(386,458)	(500,937)	(361,213)	(161,036)	(181,865)	(214,815)	(1,809,425)
24	Year Over Year Net Income / (Loss)	(127,034)	81,309	(111,370)	66,877	(169,408)	(632,110)	(388,051)	(593,929)	(361,997)	(509,363)	(288,510)	(42,361)	(3,075,947)
CASH POSITION - RESERVES HELD BY A.R.M.														
25	BEGINNING OPERATING RESERVE HELD BY A.R.M.	815,700	1,023,927	876,818	569,048	425,480	251,293	228,266	215,943	135,443	389,349	834,015	813,046	
26	FY20 ONE TIME MARKETING TRFR	460,000												
27	CITY TRANSFER TO A.R.M. TO RESTORE RESERVES							200,000	200,000	200,000	200,000			800,000
28	MONTHLY NET INCOME / (LOSS)	(251,773)	(147,109)	(307,770)	(143,568)	(174,187)	(23,027)	(212,323)	(280,500)	53,906	244,666	(20,969)	(317,423)	
29	ENDING OPERATING RESERVE HELD BY A.R.M.	1,023,927	876,818	569,048	425,480	251,293	228,266	215,943	135,443	389,349	834,015	813,046	495,623	(a)

Management Contract - Requires 28 Day Minimum Operating Reserve Based On Expenditures

Total Expenditures - Projected 6,620,970

28 Day Reserve - Calculated 507,910 (b)

Projected Reserve Vs Calculated Reserve Excess / (Shortfall) (12,287) (a - b)



## Legislation Details (With Text)

**File #:** 20-9933      **Version:** 1      **Name:** COVID-19 community assistance  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 4/21/2020      **In control:** Budget  
**On agenda:** 5/5/2020      **Final action:**  
**Title:** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Ratification of the appropriation of \$100,000 for the purpose of providing funds to assist the local community during the COVID-19 pandemic

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Local Assistance Help Budget Summary.pdf](#)  
[Local Assistance Help Funding Considerations.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Kathleen C. Mercer

### Title

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Ratification of the appropriation of \$100,000 for the purpose of providing funds to assist the local community during the COVID-19 pandemic

### Presenter

Cheryl De Leon, Deputy City Manager

### Recommended Action

Approve

### Analysis

To assist the community during the COVID-19 pandemic, funding in the amount of \$100,000 was allocated for the following local organizations:

#### **Lifeline for Families - \$20,000**

- Rental assistance
- Provided in \$5,000 installments

#### **Grand Prairie United Charities - \$30,000**

- Rental assistance: \$15,000
- Food: \$10,000
- Personal hygiene supplies: \$5,000

#### **Brighter Tomorrows - \$20,000**

- Shelter expenses

- Provided in \$5,000 installments

**Children First Counseling Center - \$20,000**

- Operational funding to continue tele-counseling services
- Provided in \$5,000 installments

**Grand Prairie Homeless Outreach Organization - \$10,000**

- Funding for motel rooms during inclement weather for homeless individuals
- Provided in \$2,500 installments

This item will be reviewed by the Finance and Government Committee on May 5, 2020.

**Financial Consideration**

Funding is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Capital Reserve Fund (402590), to WO #02014703 (Local Community Help).

**Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY RATIFYING THE APPROPRIATION \$100,000 FROM THE UNOBLIGATED FUND BALANCE IN THE CAPITAL RESERVE FUND (402590) TO WO #02014703 (LOCAL COMMUNITY HELP)**

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

**SECTION 1. That the FY2019/2020 Capital Improvement Projects Budget be amended by transferring appropriating \$100,000 from the unobligated fund balance in the Capital Reserve Fund (402590), to WO #02014703 (Local Community Help).**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 5, 2020.**

# CITY OF GRAND PRAIRIE

## CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: Capital Reserve Fund  
 Project Title: Local Community Help  
 Current Request: \$100,000.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Gifts, Awards and Plaques (60110)	\$0	\$0	\$100,000	\$100,000	\$100,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>

# **Community COVID-19 Funding Considerations**

Community Gap Funding: \$137,000

## **Lifeline for Families: \$20,000**

- Rental Assistance
- Provided in \$5,000 installments

## **Grand Prairie United Charities: \$30,000**

- Rental Assistance: \$15,000
- Food: \$10,000
- Personal Hygiene Supplies: \$5,000

## **Brighter Tomorrows: \$20,000**

- Shelter Expenses
- Provided in \$5,000 installments

## **Children First Counseling Center: \$20,000**

- Operational funding to continue tele-counseling services
- Provided in \$5,000 installments

## **Grand Prairie Homeless Outreach Organization: \$10,000**

- Funding for motel rooms during inclement weather for homeless individuals
- Provided in \$2,500 installments

**Total Allocation: \$100,000**

**Remaining Funding: \$37,000**

\*All expenses will require receipts prior to subsequent allocations

**Grand Prairie United Charities: \$30,000**

- Rental Assistance will be handled through the standard process, with one exception – citizenship will not be a question asked in the application
- Food will be purchased two ways:
  - Through the North Texas Food Bank and other partners
  - Through the GPUC Board's purchase of gift cards from local restaurants (no chain/franchised restaurants) within Grand Prairie city limits – individual gift card amounts may not exceed \$50
- Personal Hygiene Supplies will be purchased from our retail partners – these may include items such as feminine products, diapers, contraceptives, deodorant, toothpaste, soap, etc.

**Brighter Tomorrows: \$20,000**

- Shelter Expenses including payroll, medicine, cleaning supplies, professional cleaning services, counseling services, etc.

**Children First Counseling Center: \$20,000**

- Operational funding to continue tele-counseling services including payroll, equipment, and crisis resources/materials

**Grand Prairie Homeless Outreach Organization: \$10,000**

- Funding for motel rooms during inclement weather for homeless individuals
- Funding for access to restrooms for homeless individuals





## Legislation Details (With Text)

<b>File #:</b>	20-9943	<b>Version:</b>	1	<b>Name:</b>	Ordinance; Change Order/Amendment No. 16 with Lee Lewis Construction for the EPIC and EPIC Waters
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/24/2020	<b>In control:</b>		<b>In control:</b>	Engineering
<b>On agenda:</b>	5/5/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 16 with Lee Lewis Construction, Inc. in the amount of \$123,633.50 for all remaining agreed upon Change Orders to their contract in order to allow for closeout of The Epic and Epic Waters construction projects (change orders include work associated with added mechanical design, millwork revisions, structural relocation, adjustments to conform with the Americans with Disabilities Act, sports court layout changes, elevator camera additions and alteration of landscape plantings)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [615.120.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

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### Title

Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Change Order/Amendment No. 16 with Lee Lewis Construction, Inc. in the amount of \$123,633.50 for all remaining agreed upon Change Orders to their contract in order to allow for closeout of The Epic and Epic Waters construction projects (change orders include work associated with added mechanical design, millwork revisions, structural relocation, adjustments to conform with the Americans with Disabilities Act, sports court layout changes, elevator camera additions and alteration of landscape plantings)

### Presenter

Andy Henning, Senior Building and Construction Projects Manager

### Recommended Action

Approve

### Analysis

On December 9, 2014 the City Council awarded the Construction Manager at Risk (CMAR) contract to Lee Lewis Construction, Inc. for pre-construction services in the amount of \$20,000. This award provided the CMAR services including development of project estimates, preliminary construction schedules, value engineering and constructability review during the Design Phase.

**The current Change Order/Amendment No. 16 in the amount of \$123,633.50 is divided as follows:**

1. **\$13,185.00** for added mechanical exhaust fans at Epic Waters due to voltage drop challenges
2. **\$59,974.00** for replacement of the bar top at Epic Waters
3. **\$17,037.00** for relocation of structural concrete pier to resolve conflict with water slide layout in Epic Waters
4. **\$709.00** for ADA fix of restroom drinking fountain at Epic Waters
5. **\$8,996.50** for striping layout changes for futsal court at The Epic
6. **\$3,178.00** for ADA fix of millwork in administrative office area of The Epic
7. **\$2,606.00** for the addition of security cameras within elevators of The Epic and Epic Waters
8. **\$17,948.00** for change out of seventeen trees along the amphitheater lake edge

**Change Order/Amendment No. 1 in the amount of \$1,100,000** was approved by City Council on November 3, 2015 (15-5108) allowing for the pre-purchase of aluminum materials that would be utilized in the construction of the OpenAire retractable roof system for the EPIC Waters portion of the project.

**Change Order/Amendment No. 2 in the amount of \$6,794,652.49** was approved by City Council on February 2, 2016 (16-5323) to get early phase construction activities underway. The elements included in Change Order No. 2 covered the direct subcontract costs for dirt and site work (\$2,217,205.10), underground site utilities installation work (\$2,253,997.20), design and fabrication of confirmed water park feature rides to allow for their timely installation (\$1,412,117.40), and associated CMAR costs for General Conditions (\$650,000) and Insurance and Fees (\$261,332.79) for a total approved amount of \$6,794,652.49.

**Change Order/Amendment No. 3 in the amount of \$76,067,529** was approved by City Council on May 3, 2016 (16-5400) was comprised of three components: 1. \$70,142,492 for the balance of the EPIC Water Park construction 2. \$650,000 for the walking trail restroom facility, and 3. \$5,275,037 for Waterwood/Epic Place previously approved roadway and utilities.

**Change Order/Amendment No. 4 in the amount of \$90,953** was approved by City Council on August 2, 2016 (16-5873) was for landscape grading and grubbing for the EPIC PlayGrand Adventures. Cost savings associated with EPIC Waters will be possible due to EPIC PlayGrand Adventures receiving excavated soil from the basement construction of EPIC Waters versus paying to haul off-site. Funding for the complete EPIC PlayGrand will be from the Sports Corp in the amount of a \$2,000,000 one-time donation. A resolution on the current council will reimburse the Capital Lending and Reserve Fund after the donation.

**Change Order/Amendment No. 5 in the amount of \$96,178** was approved by City Council on October 11, 2016 (16-6134) was for additional material testing with CMJ Engineering, Inc.

**Change Order/Amendment No. 6 in the amount of \$81,269** was approved by City Council on November 1, 2016 (16-6160) and was comprised of three components as follows:

1. \$52,174 for the added bore at Arkansas Lane and the adjustment at the AT&T conduit lines, Oncor duct bank and re-mobilization
2. \$19,685 for installation of a line stop on the 8" waterline and the cut in of a gate valve at the PSB
3. \$9,410 for a 13'-5" deeper connection on the 16" waterline connection in Arkansas Lane

**Change Order/Amendment No. 7 in the amount of \$98,526** was approved by City Council on March 7, 2017 (17-6522) and was comprised of three components as follows:

1. \$77,966 for additional work regarding a conflict between the sanitary and storm drains at Esplanade
2. \$13,729 for additional scope of work regarding the upsizing of the transformers, feeder and panels for the video sign
3. \$6,831 for video sign electrical coordination revisions

**Change Order/Amendment No. 8 in the amount of \$252,377** was approved by City Council on May 2, 2017 (17-6696) is divided as follows:

1. \$49,538 for multiple conduit provisions for City and internet provider fiber routing and connection to the PSB and

Arkansas Lane

2. \$22,733 for a domestic water sub-meter for separation of water usage monitoring between the Epic and Epic Waters
3. \$20,769 for revised retaining/safety wall details increasing the foundation width due to existing contour and soil conditions
4. -\$3,409 credit for unnecessary HVAC pumps that were removed from the project
5. \$23,637 for an 8" domestic water line stop necessary due to unforeseen location and elevation of the existing piping with no shut-off valves incorporated
6. \$6,213 for additional Oncor electric service provisions for site amenities and the new lake system water well
7. \$132,896 for the balance of construction testing required of CMJ Engineering, Inc.

**Change Order/Amendment No. 9 in the amount of -\$120,918** was approved by City Council on October 17, 2017 (17-7263) and was comprised of the following components:

1. \$6,814 for seating alcove provisions to coordinate with selected moveable basketball goals
2. \$119,513 for aquatics design coordination with finalized water feature requirements
3. -\$15,201 for lightning protection design changes
4. \$16,821 for sanitary sewer conflict with existing conditions
5. \$4,930 for wavepool capacity control ropes and floats
6. -\$997 for mechanical and electrical savings associated with lighting coordination adjustments
7. \$19,213 for sanitary sewer bore below existing communications vault
8. \$74,395 for Atmos natural gas line installation
9. \$10,287 for Oncor electric service #5 to PlayGrand Adventures
10. \$64,400 for electrical power provisions to stage locations within the Grand Lawn amphitheater
11. -\$38 for corrected overhead percentage on previously executed project change orders
12. \$1,830 for damproofing at new Grand Central trail system restroom building
13. \$53,700 for spandrel glass revisions necessary to eliminate light infiltration
14. -\$516,250 for transfer of library kiosk allowance from construction budget to FF&E budget
15. \$39,665 for additional interior and exterior power locations required for operational needs

**Change Order/Amendment No. 10 in the amount of \$797,413** was approved by City Council on November 21, 2017 (17-7366) and was comprised of the following components:

1. \$8,958 for mechanical louver revisions for durability
2. \$6,290 for basement areaway wall adjustments for maintenance access
3. \$4,287 for door changes from wood to fiberglass in areas potentially impacted by chemicals
4. \$21,390 for door hardware adjustments to coordinate with planned facility operations/access
5. \$308,672 for structural concrete pier depth reconciliation due to varying geotechnical strata layer profile
6. -\$13,397 for removal of shower doors and replacement with shower curtains
7. -\$10,227 for reduction of glazing type specified for glass doors based on code requirements
8. -\$8,935 for removal of window into mechanical room
9. \$8,799 for added doorway into wave generation vault for lazy river
10. \$6,457 for expansion of outdoor synthetic turf to include Epic Fit space
11. \$4,623 for change from grade 2 basketball flooring to grade 1 basketball flooring to match City standard
12. \$449,302 for outdoor video board to be located on the exterior wall of the Epic theater
13. \$11,194 for lock modifications for patron lockers from traditional padlock provisions to key code access

**Change Order/Amendment No. 11 in the amount of \$544,124** was approved by City Council on January 9, 2018 (18-7500) and was comprised of the following components:

1. \$198,386 for Addendum #4 drawing package final coordination consisting of:
  - a) Electrical revisions (power, theater lighting, motor controls, feeder upsizing)
  - b) Door and hardware finalization
  - c) Loading dock traffic coating

2. \$294,289 for 34 structural concrete piers for support of the final water slide package
3. \$10,591 for ductwork rerouting to improve aesthetics at the main entry corridor of the Epic
4. \$35,217 for audio/video (A/V) equipment costs beyond the \$1,000,000 allowance carried in the GMP
5. \$5,641 for lighting at the Epic Waters cupola structure

**Change Order/Amendment No. 12 in the amount of \$1,947,385** was approved by City Council on September 4, 2018 (18-7877) allowed for multiple items such as additional railing at the wave pools, Epic Murals package, additional electrical and insulation modifications.

**Change Order/Amendment No. 13 in the amount of \$180,129** was approved by City Council on October 16, 2018 (18-8349) allowing for multiple items. The change order also covered multiple items including a deduct - \$35,686 to cover electricity invoices paid by the Parks department while the facility is still under construction by Lee Lewis, additional power, and multiple finish out details.

**Change Order/Amendment No. 14 in the amount of \$229,250** was approved by City Council on December 11, 2018 (18-8494) allowing for multiple items including a deduct -\$16,834 to cover electricity invoices paid by the Parks department while the facility is still under construction by Lee Lewis, additional power, and multiple finish out details.

**Change Order/Amendment No. 15 in the amount of \$484,031.22** was approved by City Council on April 2, 2019 (19-8819) allowed for multiple items necessary for certificate of occupancy requirements and ADA/security additions. The change order covers multiple items including deducts in the amount of (\$117,809) for items either modified or not constructed; increases in the amount of \$601,840.22 for a cumulative of \$719,649.22 and a net of \$484,031.22. Deducts are for items either modified or taken out of the scope.

This item was presented to the Finance and Government Committee on May 5, 2020.

All items will be incorporated into the current Lee Lewis Construction, Inc. contract for a revised total contract amount of \$88,786,341.21.

#### **Financial Consideration**

Funding for Change Order/Amendment No. 16 with Lee Lewis Construction, Inc., in the amount of \$123,634, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in The Epic Capital Projects Fund (320893) to WO #01512003 (The Epic Center) 68540 (Construction)

#### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2019/2020 CAPITAL IMPROVEMENT PROJECTS BUDGET BY TRANSFERRING AND APPROPRIATING \$123,634 FROM THE UNOBLIGATED FUND BALANCE IN THE EPIC CAPITAL PROJECTS FUND (320893) WO #01512003 (THE EPIC CENTER) 68540 (CONSTRUCTION)**

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

**SECTION 1.** THAT THE FY 2019/2020 Capital Improvement Projects Budget be amended by transferring and appropriating \$123,634 from the unobligated fund balance in The Epic Capital Projects Fund (320893) to WO #01512003 (The Epic Center) 68540 (Construction)

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,**

**MAY 5TH, 2020.**

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

Fund/Activity Account: 320893 / 01512001-03  
Project Title: The Epic Center  
Current Request: \$123,634.00

<b>ACCOUNT DESCRIPTION</b>	<b>1 CURRENT BUDGET</b>	<b>2 AVAILABLE BALANCE</b>	<b>3 CURRENT REQUEST</b>	<b>2+3 REVISED BALANCE</b>	<b>1+3 AMENDED BUDGET</b>
Minor Equip (60520)	918,048	3,152	0	3,152	918,048
Small Office Furn (60530)	931,311	6,321	0	6,321	931,311
Small Tool/Equip (60510)	3,000	0	0	0	3,000
Epic Library <\$5K(60751)	29,070	0	0	0	29,070
Misc Services (61485)	4,115	0	0	0	4,115
LightPower (62030)	52,646	0		0	52,646
Misc Improvement (68020)	976,342	54,210	0	54,210	976,342
Data Processing Srv(68420)	161,490	0	0	0	161,490
Office Furn (68290)	723,948	250	0	250	723,948
Wellness Equip >\$5K(68295)	646,375	0	0	0	646,375
Construction (68540)	82,135,452	8,099	123,634	131,733	82,259,086
Design (68550)	7,723,986	1	0	1	7,723,986
Eng/Con/Geo (68560)	30,356	0	0	0	30,356
Epic Library >\$5K(68751)	117,000	0	0	0	117,000
<b>TOTAL</b>	<b>\$94,453,139</b>	<b>\$72,033</b>	<b>\$123,634</b>	<b>\$195,667</b>	<b>\$94,576,773</b>



## Legislation Details (With Text)

<b>File #:</b>	20-9935	<b>Version:</b>	1	<b>Name:</b>	Developer Participation Agreement with Prairie Gate Ph II Development
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	4/22/2020	<b>In control:</b>		<b>In control:</b>	Engineering
<b>On agenda:</b>	5/19/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">WO 620.73.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

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### Title

Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000

### Presenter

Gabe Johnson, Director of Public Works

### Recommended Action

Approve

### Analysis

Prairie Gate Phase II Development is the retail/commercial development at Westcliff Road in Grand Prairie. This site is currently an asphalt road. In an effort to attract retail/commercial developments at this location, developer Rodney DeBaun of Aerofirma Corp., has proposed constructing the necessary roadway infrastructure to prepare the area for development and to serve other adjacent properties and provide service to additional properties. Mr. DeBaun's Prairie Gate Ph II Development will have approximately 10.5 acres of commercial/multi-family in the Development.

This agreement is proposed for construction with the City and the Prairie Gate Ph II Development including paving and drainage that will allow this area to be "Development Ready." This agreement covers the City CIP portion that the Developer is constructing instead of the City constructing to take advantage of the other work done by the Developer. This is being done at a substantial savings to the City' CIP for this infrastructure.

Project will include design, demolishing of existing asphalt road and concrete replacement with drainage for 935' of 37' back of curb new concrete street per City Specifications. It will also include 10' grass installed on East and West sides of the street.

Estimated Total project cost will be \$1,080,000 for Westcliff Road from Fish Creek Road to IH 20. Aerofirma has agreed to enter into this development agreement with the City to get this much needed road improvement completed for a 50/50 split between Aerofirma and the City of Grand Prairie.

All public participation in the cost of the Public Improvements associated with the project is dedicated to the extension of the improvements as per the Capital Improvements Plan, to increase necessary capacity for existing and in anticipation of other future development in the area as approved in the City's Capital Improvement Projects budget. Further, the City's participation shall be based on funds appropriated for this project in the Capital Projects Funds. The City's participation amount will remain applicable for a period not to exceed 24 months. If work on the Public Improvements has not been initiated within 24 months of the date this Agreement was executed and the Agreement has not been amended by the City Council to provide for an extension, then this Agreement shall be terminated and the City will have no further obligation under this Agreement. This item will be reviewed by the Finance and Government Committee at its meeting held on May 5, 2020.

### **Financial Consideration**

Funding for the Developer Participation Agreement for Prairie Gate Phase II Development of Westcliff Road, for a not to exceed amount of \$540,000, is available in the Street Capital Project Fund (400192) WO #02007303 (FY20 Developer Participation STRT)



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

Fund/Activity Account: 400192 / 02007303  
Project Title: FY20 Developer Participation  
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$1,000,000	\$1,000,000		\$1,000,000	\$1,000,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>