GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland

REMOTE MEETING

Tuesday, June 8, 2021
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_745K_s2AQkSTQnjMBzppBQ

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 951 6539 2322

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.

2. Do not take things personal.

3. Project a positive attitude.

4. Focus on issues, not on the person.

5. Be prepared to discuss issues.

6. Maintain decorum.

7. Keep your sense of humor.

8. Honor and respect each other; accept each other as individuals.

9. Follow goals, principles and action agenda.

10. Decide, vote and move on.

11. Avoid ambushes - Council or staff.

12. Talk to staff before meetings.

13. Vote our convictions, but be willing to compromise *"What is best for Garland."*

14. Follow Roberts Rules of Order consistently.

15. Agree to disagree.

16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the May 18, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. Patricia Drive Water Main Replacement **Bid No. 0892-20**

SYB Construction Company **$120,703.72**

This request is to approve a Change Order for the Patricia Drive Water Main Replacement.

b. GP&L Underground Line Locating Services **Bid No. 0613-21**

USIC Locating Services, LLC **$250,000.00**

This request is to provide Underground Line Locating Services for GP&L on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

c. Articulating Telescopic Aerial Device **Bid No. 0828-21**

Altec Industries, Inc. **$162,213.00**

This request is to purchase a scheduled replacement Articulating Telescopic Aerial Device (Aerial Bucket Truck) for Garland Power & Light.

d. GP&L Naaman to Apollo 138kV Transmission Structure Replacements **Bid No. 0607-21**

Techline, Inc.	**$107,054.63**
Optional Contingency	**16,058.19**
TOTAL:	**$123,112.82**

This request is for the purchase of three transmission poles and associated apparatus for the relocation of transmission facilities due to the Naaman School Road street widening. An Optional Contingency is included for any additional materials that may be required.

e. GP&L Elm Grove Substation Extension Reconstruction Engineering Services **Bid No. 0886-21**

R-Delta Engineers **$500,000.00**

This request is to obtain electrical, civil, structural, geotechnical and design engineering services to support the extension of the GP&L Elm Grove Substation.

f. Windsurf Bay Ticket Booth with Restroom **Bid No. 0912-21**

Public Restroom Company **$195,213.00**

This request is to provide a stand-alone ticket booth with restroom for Windsurf Bay Park to help with traffic control on weekends.

g. TMPA Ben Davis Flood Mitigation Engineering Services **Bid No. 0900-21**

Black & Veatch **$305,500.00**

This request is to obtain engineering services to support flood mitigation efforts at the TMPA Ben Davis Substation.

h. GP&L King Mountain Switch Station - Queen BESS Terminal Steel Structures **Bid No. 0730-21**

Texas Electric Cooperatives, Inc.	**$258,015.00**
Optional Contingency	**25,801.50**
TOTAL:	**$283,816.50**

This request is for the purchase of steel structures needed for the construction of the Queen BESS Terminal located at the King Mountain Switch Station. An Optional Contingency is included for any additional materials that may be required.

i. Concession and Restroom Buildings at Various Park Sites **Bid No. 0913-21**

Public Restroom Company **$2,908,583.00**

This request is to fabricate and install restroom and concession buildings at various park sites around the city.

j. Playground Program Equipment (Kompan) **Bid No. 0914-21**

Kompan, Inc. **$183,228.99**

This request is for the purchase of playground equipment at Winters Park Softball Complex and Meadowcreek Branch Park in support of the Playground Replacement Program.

k. **Playground Program Equipment (Lea Park & Play)** **Bid No. 0916-21**

Lea Park & Play, Inc. **$102,836.23**

This request is for the purchase of playground equipment at Independence Park in support of the Playground Replacement Program.

l. **Luminaires and Street Light Poles for Warehouse Inventory** **Bid No. 0732-21**

Techline, Inc.	**$220,995.00**
Trastar, Inc.	**185,535.00**
TOTAL:	**$406,530.00**

This request is to purchase luminaires and street light poles to support GP&L's lighting installation, maintenance and repair operations. This approval is for a Term Agreement with four optional renewals.

m. **Property Insurance Coverage** **Bid No. 0789-21**

Brown & Brown, Inc. **$3,823,000.00**

The City is seeking an insurance broker to place property, terrorism, inland marine and boiler and machinery insurance coverage (collectively, "Property Insurance") for our various City property. City property includes, but is not limited to, City buildings, administrative offices, maintenance buildings, theaters, power plants and associated equipment, recreational facilities and other properties located throughout the Dallas area. This approval is for a Term Agreement with four optional renewals.

n. **Major Medians and Thoroughfare Maintenance** **Bid No. 0682-20**

Carruthers Landscape Management, Inc. **$44,000.00**

This request is to approve a Change Order to increase the contract capacity for grounds maintenance of 126.21 acres of medians along major thoroughfares throughout the city.

3. Consider approving the Cultural Arts Master Plan as presented.

At the May 17, 2021 Work Session, Council considered a draft of the Garland Cultural Arts Master Plan as presented by Ben Martin and Lynn Osgood with Civic Arts.

4. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a Tax Sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 1130 Meandering Way.

5. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as a result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 504 Clark Street.

6. Consider authorizing the City Manager to execute the contract with the City of Rowlett for wastewater treatment services.

At the May 17, 2021 Work Session, Council considered a contract with the City of Rowlett to provide wastewater treatment services for 20 years from the effective date.

7. Consider an ordinance authorizing the issuance of "City of Garland, Texas, General Obligation Refunding Bonds, Series 2021;" specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and an Escrow Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the April 5, 2021 Work Session, Council considered a refunding of Commercial Paper Notes and Certificates of Obligation with General Obligation Refunding Bonds.

8. **Consider an ordinance authorizing the issuance of "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021;" providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date.**

At the April 5, 2021 Work Session, Council authorized the sale of Certificates of Obligation in the approximate amount of $24 million to fund a portion of the 2021 CIP.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

9. **Consider by minute action the appointment of a City of Garland representative to the North Texas Municipal Water District Board.**

At the June 7, 2021 Work Session, Council considered appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 8, 2021.

10. **Reconsideration Request of a Previously Denied Zoning Application (File No. Z 20-32, District 6)**

The applicant, Ocean Star Metals, Inc., has submitted a written request for the City Council to reconsider the previously denied Zoning Case Z 20-32. This property is located at 521, 523, and 525 Shepherd Drive. The City Council previously considered and in effect denied this application on January 12, 2021 by a lack of a super majority vote. Approval of the reconsideration request would allow the applicant to submit a new zoning application in less than the Garland Development Code's required one-year waiting period for denied cases.

11. Hold public hearings on:

a. Consider a Specific Use Provision (SUP) request by Spiars Engineering to extend the SUP time period of an existing convenience store and gas station [RaceTrac]. This property is located at 2602 Lavon Drive in District 1.

Consideration of the application of Spiars Engineering, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (File No. Z 21-10, District 1)

b. Consider a Site Plan request by Spiars Engineering for an existing convenience store and gas station [RaceTrac]. This property is located at 2602 Lavon Drive in District 1.

Consideration of the application of Spiars Engineering, requesting approval of a Plan for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (File No. Z 21-10, District 1)

12. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

13. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

GARLAND

City Council Regular Session Agenda **1.**

Meeting Date: 06/08/2021

Item Title: Minutes May 18

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the May 18, 2021 Regular Meeting.

Attachments

Minutes May 18, 2018

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, May 18, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Jerry A. Nickerson
	Deputy Mayor Pro Tem Deborah Morris
	Council Member Jeff Bass
	Council Member B. J. Williams
	Council Member Rich Aubin
	Council Member Robert Vera
	Council Member Dylan Hedrick
	Council Member Robert John Smith
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	Assistant City Manager John Baker
	Assistant City Manager Judson Rex
	City Attorney Brad Neighbor
	City Secretary Eloyce René Dowl

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

Motion was made by Deputy Mayor Pro Tem Morris to approve the Consent Agenda as presented, with the exception of Item 6, which was pulled by Council Member Aubin for Individual Consideration, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** **Consider approval of the minutes of the May 4, 2021 Regular and May 11, 2021 Special Meetings.**

2. **Consider approval of the following bids:**

   a. **APPROVED** **Keele Drive Wastewater Main Replacement** **Bid No. 0893-20**

   Aushill Construction, LLC **$176,827.66**

   This request is to approve a Change Order for the Keele Drive Wastewater Main Replacement.

   b. **APPROVED** **TMPA Keith Switch to Steep Hollow Transmission Line Overhead Hardware** **Bid No. 0611-21**

KBS Electrical Distributors, Inc.	**$142,098.23**
Optional Contingency	**14,209.82**
TOTAL:	**$156,308.05**

This request is for the purchase of overhead hardware needed for the rebuild of the Keith Switch to Steep Hollow Transmission Line. An Optional Contingency is included for any additional materials that may be required.

c. APPROVED **Forest Lane, Buckingham and Country Club Road Water and Wastewater Mains Replacement** **Bid No. 0787-21**

Lam Consulting Engineering **$131,800.00**

This request is to obtain professional engineering services for replacing water and wastewater lines between Forest Lane North and Forest Lane South from S. Garland Avenue to Duck Creek, Buckingham Road (Northstar Plaza) from Old Mill Run to N. Garland Avenue and N. Country Club Road from Pleasant Valley Road to Bosque Drive.

d. APPROVED **GP&L McCree Substation Upgrade for Autotransformer Addition - Engineering** **Bid No. 0877-19**

Black & Veatch **$287,980.00**

This request is to approve a Change Order for additional engineering design and services to accommodate changes to the construction sequence plan due to outage coordination delays.

e. APPROVED **Naaman School Road Overhead Distribution Reconstruction - Tubular Steel Structures and Materials** **Bid No. 0714-21**

Techline, Inc. **$197,519.66**

This request is for the purchase of tubular steel monopoles and materials needed for the relocation of overhead distribution facilities along Naaman School Road as a result of street widening.

f. APPROVED **GP&L Underground Maintenance and Construction** **Bid No. 1070-17**

Infratech Corporation **$225,000.00**

This request is to approve a Change Order to add funds to the GP&L Underground Maintenance and Construction Term Contract.

g. APPROVED **Materials for King Mountain to Queen Bess 345kV Transmission Line** **Bid No. 0672-21**

Techline, Inc.	**$129,194.73**
Optional Contingency	**12,919.47**
TOTAL:	**$142,114.20**

This request is for the purchase of materials needed for the construction of the King Mountain to Queen Bess 345kV Transmission line. An Optional Contingency is included for any additional materials that may be required.

h. APPROVED **Cayenta Finance System Upgrade** **Bid No. 0819-21**

Cayenta	**$146,960.00**

The City's Finance Department has requested an upgrade to the Cayenta Financial Management System to maintain support with the current version and to implement enhanced product functionality.

i. APPROVED **Radio Module Encoder Receiver Transmitter Replacement** **Bid No. 0816-21**

Republic Meter, Inc.	**$997,500.00**

This request is for the purchase of Itron 500W Encoder Receiver Transmitter (ERT) End-Point Devices for reading water meters. This approval is for a Term Agreement with four optional renewals.

j. APPROVED **GP&L/TMPA McCree Substation Control Cable** **Bid No. 0818-21**

Graybar	**$204,237.00**

This request is for the purchase of control cable for both the GP&L and TMPA portions of the McCree Substation.

k. APPROVED **GP&L King Mountain to Queen BESS 345kV Transmission Line Monopoloes** **Bid No. 0669-21**

Techline, Inc.	**$573,330.00**
Optional Contingency	**57,333.00**
TOTAL:	**$630,663.00**

This request is for the purchase of steel transmission poles and associated apparatus needed for the construction of the King Mountain to Queen BESS 345kV transmission line. An Optional Contingency is included for any additional materials that may be required.

3. **Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

a. APPROVED **Zoning File No. Z 21-06, Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) (District 2)**

Ordinance No. 7222 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use and 2) a Detail Plan for Multi-Family Use on a 4.180-acre tract of land located at 1010 State Highway 66; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED **Zoning File No. DD 20-03, Good Samaritans of Garland (District 2)**

Council approved an order for a Major Waiver to a Downtown Development Plan. The Major Waiver request was approved with conditions, via public hearing, during the May 4, 2021 Regular City Council meeting.

4. **APPROVED** **Resolution No. 10487 authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click it or Ticket (CIOT) grant in the amount of $6,201.30; and providing an effective date.**

At the May 17, 2021 Work Session, Council considered a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click It or Ticket (CIOT) grant for May 21, 2021, to June 9, 2021 in the amount of $6,201.30.

5. **APPROVED** **Ordinance No. 7223** authorizing an amendment to the 2020-21 Operating Budget (Budget Amendment No. 5); providing for supplemental appropriation of funds in the Heliport Fund; and providing an effective date.

At the May 17, 2021 Work Session, Council considered an amendment to the 2020-21 Adopted Budget. For Council's consideration is an ordinance amending the 2020-21 Adopted Budget to appropriate funds in the amount of $32,000 in the Heliport Fund for a flight path redevelopment study.

6. **APPROVED** **Authorization for the City Manager or his designee to execute a contract agreement with the Texas Department of State Health Services (DSHS) to improve access to COVID-19 vaccines across Garland, Rowlett and Sachse.**

At the May 17, 2021 Work Session, Council considered a contract agreement with the Texas Department of State Health Services to improve access to COVID-19 vaccines across Garland, Rowlett and Sachse.

7. APPROVED Minute action approving the purchase of eight real property purchase agreements in the aggregate amount of $401,550.00

Council has been briefed on previous occasions of the construction of a municipal fire complex in an area of east Garland commonly referred to as "the Triangle." Since the approval of the 2019 Bond Program, Staff has been working with its consultants to acquire the necessary real property to construct the fire complex. Eight purchase agreements have been successfully negotiated with property owners for the acquisition of land needed to move forward with the project.

8. APPROVED Minute action approving a real estate property purchase agreement in the amount of $199,000.00.

Council has been briefed on previous occasions on the plans for Naaman School Road (from Bran to S.H. 78 / Lavon Drive). It is currently a two-lane asphalt street and is being reconstructed to a four-lane divided roadway with curbs. This requires additional land/right-of-way and staff has been working with consultants to acquire the necessary property. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of land needed to move forward with the project.

9. APPROVED Approval for a partial rebate of the applicable Business and Personal Property (BPP) tax.

Council approved a development incentive request from Future Foam, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period.

10. APPROVED Approval of the two Neighborhood Vitality Matching Grant projects.

Council recommended the following Neighborhood Vitality Matching Grant applications to be placed on the Consent Agenda at the April 5, 2021 Work Session: Villages of Valley Creek North Homeowners Association as submitted and Irongate at Firewheel Neighborhood Association with modification.

Hold public hearings on:

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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11. APPROVED **Ordinance No. 7224** amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas to provide a parking offense for certain parking on public property; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date. **(formerly Item 6 on the Consent Agenda)**

At the May 3, 2021 Work Session, Council considered an ordinance that will prohibit parking unregistered vehicles on streets.

Council Member Aubin opined on the lack of necessity for the ordinance and stated he was opposed to codifying, what he views as selective enforcement.

Motion was made by Deputy Mayor Pro Tem Morris to approve Item 6, seconded by Council Member Hedrick. Motion carried:

Vote: 7 ayes, 2 nays (Council Members Aubin and Smith)

a. DENIED **Consider a Zoning [Planned Development] request by Manhard Consulting to construct an apartment complex with 63 dwelling units on a site currently zoned Multi-Family District. The existing church building located at the northwest of the subject property, currently zoned Community Retail District, would be acquired, remodeled and used as an amenity for the proposed multi-family development. This property is located at 1214 and 1302 West Miller Road in District 5.**

Consideration of the application of Manhard Consulting, requesting approval of a Change in Zoning from Multi-Family (MF) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1214 and 1302 West Miller Road. (File No. Z 20-45, District 5)

Mayor LeMay stated Council Member Aubin concurs with taking action on all related items together.

The staff report was presented by William Guerin, Director of Planning.

Council Member Williams asked about responses that were included in the packet from outside the area; requesting how the list was compiled. Mr. Guerin explained these comments were from the new online interactive zoning page; citizens are allowed to comment there.

There was extensive Council discussion regarding the higher density on the site, twenty-eight instead of eighteen dwelling units per acre. Council Member Hedrick asked if the applicant was required to submit a lighting plan; Mr. Guerin confirmed a lighting plan is required to meet the Garland Development Code requirements. Council Member Aubin asked if the density would impact the traffic on Miller Road. Mr. Guerin stated the traffic analysis was reviewed by Paul Luedtke, Director of Transportation and his team, determining that the small number of units would not adversely impact traffic on Miller Road and did not require a full traffic study.

Speakers on this item were: Brian Bridgwater, Engineer for the applicant and Ravi Mehta, applicant. There was additional discussion by the Council.

The Honorable John Willis spoke during the public comment portion of the meeting.

Motion to deny, without prejudice, was made by Council Member Aubin, requesting the applicant submit a plan that incorporates the additional church property, seconded by Council Member Wiliams.

Council Member Aubin asked Brad Neighbor, City Attorney, to clarify if the church property, as a part of this motion, could be zoned having eighteen units? Mr. Neighbor explained the only option is to deny without prejudice and have the applicant come back with a proposal incorporating the church property.

Mayor LeMay restated the motion.

Motion carried:

Vote: 9 ayes, 0 nays

Mayor LeMay requested Mr. Guerin contact the applicant to discuss future plans.

b. DENIED **Consider a Detail Plan request by Manhard Consulting to construct an apartment complex with 63 dwelling units on a site currently zoned Multi-Family District. The existing church building located at the northwest of the subject property, currently zoned Community Retail District, would be acquired, remodeled and used as an amenity for the proposed multi-family development. This property is located at 1214 and 1302 West Miller Road in District 5.**

Consideration of the application of Manhard Consulting, requesting approval of a Detail Plan for a Multi-Family development. This property is located at 1214 and 1302 West Miller Road. (File No. Z 20-45, District 5)

c. APPROVED **Consider a request by MVAH Partners to re-zone the property to allow an apartment complex. This property is located at 1102 North Shiloh Road in District 8.**

Consideration of the application of MVAH Partners, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (File No. Z 21-04, District 8) (This case was postponed from the April 20, 2021 Regular City Council Meeting.)

The staff report was presented by William Guerin, Director of Planning.

Council Member Smith informed the Council, even though the item is being presented as zoning for multi-family, his motion will include a request for conversion to a Planned Development.

Speaker presenting on this item was Darren Smith, applicant. The applicant is in full agreement with Council Member Smith and will submit a Planned Development after redesign to comply with the Garland Development Code. Additional Speaker on this item was Rich Resser.

Council Member Smith requested guidance from Brad Neighbor, City Attorney, on the language for the motion. Mr. Neighbor advised to instruct staff to present an ordinance for consideration by the Council with Planned Development details; the item should not be on the Consent Agenda, but submitted for individual discussion. The motion would be to approve, instructing staff to craft as a Planned Development ordinance, working with the applicant to obtain the necessary attachments, providing for individual consideration and allowing the Council to review the detail components.

Council Member Smith concurred with the motion, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

12. **Citizen comments:** Joshua Garcia and Heather Hall

13. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:37 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. a.**

Meeting Date: 06/08/2021
Item Title: Patricia Drive Water Main Replacement
Submitted By: Wes Kucera, Managing Director
Bid Number: 0892-20

Purchase Justification:

This request is to approve a Change Order for the Patricia Drive Water Main Replacement. The Change Order is necessary because of additional concrete panel removal and replacement work that was completed along Patricia Drive from West Way Avenue to Miller Road. This work was incorporated into the project due to failed concrete panels within the Patricia Drive Water Main Replacement project area.

Evaluation:

SYB Construction Company was awarded the original PO 30562 in the amount of $603,291.73 at the August 04, 2020, City Council Meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
SYB Construction Company	All	$120,703.72
	TOTAL:	**$120,703.72**

Basis for Award: Change Order
Purchase Requisition #: 45367

Fiscal Impact

Total Project/Account:	$31,602,243
Expended/Encumbered to Date:	22,401,373
Balance:	$9,200,870
This Item:	120,704
Proposed Balance:	$9,080,166

Account #: 831-4693-7111

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 211

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/21/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/20/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/20/21
REQ. NO. 45367
BID NO. 0892-20
PAGE: 1 of 1
BUYER: L.Segura

ITEM	QTY	UNIT	DESCRIPTION	SYB Construction Company							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Patricia Drive Water Main		$120,703.72						
			Replacement- Change Order								
			TOTAL GROSS PRICE		$120,703.72						
			CASH DISCOUNT								
			TOTAL NET PRICE		$120,703.72						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. b.**

Meeting Date: 06/08/2021
Item Title: GP&L Underground Line Locating Services
Submitted By: Jonas Whitehead, Distribution Director
Bid Number: 0613-21

Purchase Justification:

This request is to provide Underground Line Locating Services for GP&L on an as-needed basis. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria. USIC Locating Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
USIC Locating Services, LLC	All	$250,000.00
	TOTAL:	**$250,000.00**

Basis for Award: Best Value
Purchase Requisition #: 45036

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$250,000
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Distribution Operating and CIP accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2020-21
Document Location:	Operating - Page 233 and CIP - Pages 287 & 289

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/24/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/20/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 4/06/21
REQ. NO. 45036
BID NO. 0613-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	USIC Locating Services, LLC		LineQuest, LLC		.			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Price to be evaluated		$40.00		$42.95				
			Evaluation Criteria:								
			Price	Maximum=45	41.9		45				
			Experience	Maximum=25	25		20				
			Qualifications	Maximum=10	5		10				
			Equipment	Maximum=10	10		6				
			Safety	Maximum=10	5		5				
			Total	Maximum=100	86.9		86				
			TOTAL GROSS PRICE		$40.00		$42.95				
			CASH DISCOUNT								
			TOTAL NET PRICE		$40.00		$42.95				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: N/A
LOW: N/A
SAVINGS: N/A

614 # IonWave Notifications
68 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. c.**

Meeting Date: 06/08/2021
Item Title: Articulating Telescopic Aerial Device
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0828-21

Purchase Justification:

This request is to purchase a scheduled replacement Articulating Telescopic Aerial Device (Aerial Bucket Truck) for Garland Power & Light.

Evaluation:

The Aerial Bucket Truck is available from Altec Industries, Inc., through the Sourcewell Cooperative Purchasing Contract 012418-ALT. This purchase also includes $38,577.00 in optional equipment that is not covered under the Cooperative Purchasing Contract.

Award Recommendation:

Vendor	***Item***	***Amount***
Altec Industries, Inc.	All	$162,213.00
	TOTAL:	**$162,213.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45369

Fiscal Impact

Total Project/Account:	$2,812,928
Expended/Encumbered to Date:	1,166,747
Balance:	$1,646,181
This Item:	162,213
Proposed Balance:	$1,483,968
Account #:	444-3226-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Garland Power & Light = $162,213

Attachments

Bid Recap

Fiscal Reference:		
Budget Type:	Operating Budget	
Fiscal Year:	2020-21	
Document Location:	Oper. Budget - Page 275	
Budget Director Approval:	Allyson Bell Steadman	Approval Date: 05/21/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/20/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. 45369
BID NO. 0828-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Altec Industries, Inc. UNIT PRICE	Altec Industries, Inc. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	EA	Articulating Telescopic Aerial	$162,213.00	$123,636.00						
			Device (Insulated)								
2	1	EA	Unpublished Options	$38,577.00	$38,577.00						
			TOTAL GROSS PRICE		$162,213.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$162,213.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
1 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. d.**

Meeting Date: 06/08/2021
Item Title: GP&L Naaman to Apollo 138kV Transmission Structure Replacements
Submitted By: Steve Martin, Transmission Director
Bid Number: 0607-21

Purchase Justification:

This request is for the purchase of three (3) transmission poles and associated apparatus for the relocation of transmission facilities due to the Naaman School Road street widening. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$107,054.63
Optional Contingency		16,058.19
	TOTAL:	**$123,112.82**

Basis for Award: Straight Low Bid
Purchase Requisition #: 45059

Fiscal Impact

Total Project/Account:	$661,000
Expended/Encumbered to Date:	18,889
Balance:	$642,111
This Item:	123,113
Proposed Balance:	$518,998
Account #:	215-3599-3145301-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	CIP - Page 284

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/24/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/20/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: April 1, 2021
REQ. NO. PR 45059
BID NO. 0607-21
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	KBS Electrical Distributors, Inc. UNIT PRICE	KBS Electrical Distributors, Inc. TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Naaman-Apollo 138kV		$107,054.63		$107,893.57				
			Transmission Structure								
			Replacements - Tubular Steel								
			Structures and Materials								
			TOTAL GROSS PRICE		$107,054.63		$107,893.57				
			CASH DISCOUNT								
			TOTAL NET PRICE		$107,054.63		$107,893.57				
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY								

NEXT LOW: $107,893.57
LOW: $107,054.63
SAVINGS: **$838.94**

254 # IonWave Notifications
29 # IonWave HUBS
5 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. e.**

Meeting Date: 06/08/2021

Item Title: GP&L Elm Grove Substation Extension Reconstruction Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0886-21

Purchase Justification:

This request is to obtain electrical, civil, structural, geotechnical and design engineering services to support the extension of the GP&L Elm Grove Substation. This extension will accommodate two (2) 138kV bus interconnects to the Rayburn Electric Cooperative/Farmers Electric Cooperative (REC/FEC) facilities proposed on an adjacent property. Services will also include surveying, zoning, permitting and review coordination; material procurement and bidding assistance; and construction phase engineering support. This is part of the approved Elm Grove Substation Extension CIP project.

Evaluation:

R-Delta Engineers was selected as the Most Qualified firm for this project from RFQ 0753-19. In addition to extensive engineering experience, R-Delta Engineers possesses knowledge and experience with the City of Garland processes in the areas of substation re-platting and zoning Specific Use Permit revisions.

Award Recommendation:

Vendor	***Item***	***Amount***
R-Delta Engineers	All	$500,000.00
	TOTAL:	**$500,000.00**

Basis for Award: Most Qualified

Purchase Requisition #: 45402

Fiscal Impact

Total Project/Account: $5,380,000

Expended/Encumbered to Date: 1,377

Balance:	$5,378,623
This Item:	500,000
Proposed Balance:	$4,878,623
Account #:	210-3799-3179701-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades CIP Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 290

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/24/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/20/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45402
BID NO. 0886-21
PAGE: 1 of 1
BUYER: D. Gamero

				R-Delta Engineers							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	GP&L Elm Grove Substation	$500,000.00	$500,000.00						
			Extension Reconstruction								
			Engineering Services Agreement								
			TOTAL GROSS PRICE		$500,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$500,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. f.**

Meeting Date: 06/08/2021
Item Title: Windsurf Bay Ticket Booth with Restroom
Submitted By: Matthew Grubisich, Parks Director
Bid Number: 0912-21

Purchase Justification:

This request is to provide a stand-alone ticket booth with restroom for Windsurf Bay Park to help with traffic control on weekends.

Evaluation:

The equipment and installation is being provided by Public Restroom Company through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Public Restroom Company	All	$195,213.00
	TOTAL:	**$195,213.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45414

Fiscal Impact

Total Project/Account:	$2,318,945 *
Expended/Encumbered to Date:	1,159,080
Balance:	$1,159,865
This Item:	195,213
Proposed Balance:	$964,652
Account #:	100-2421-711113

Fund/Dept/Project – Description and Comments:

General Fund / Parks, Recreation & Cultural Arts Department / Operations

* Funding for the reopening of Windsurf Bay Park will be addressed in the FY 2020-21 Revised Budget.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Page 131

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/27/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/25/2021

CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO. PR 45414 BID NO. 0912-21 PAGE: 1 of 1 BUYER: D. Gamero	Public Restroom Company							

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Windsurf Bay Ticket Booth with	$195,213.00	$195,213.00						
			Restroom								

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. g.**

Meeting Date: 06/08/2021
Item Title: TMPA Ben Davis Flood Mitigation Engineering Services
Submitted By: Steve Martin, Transmission Director
Bid Number: 0900-21

Purchase Justification:

This request is to obtain engineering services to support flood mitigation efforts at the TMPA Ben Davis Substation. Black & Veatch will provide design engineering services to facilitate the raising of the 138kV breakers and replacement of the 345kV breakers at the substation. They will also provide equipment procurement support and construction management support. This is part of the approved TMPA 345kV Breaker Replacement CIP project.

Evaluation:

Black & Veatch was selected as the Most Qualified firm for this project from RFQ 0753-19. Black & Veatch was the original engineering firm for the TMPA Ben Davis Substation. They designed the Protection and Control schemes, giving them the expertise needed for the upgrades to the substation.

Award Recommendation:

Vendor	***Item***	***Amount***
Black & Veatch	All	$305,500.00
	TOTAL:	**$305,500.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45393

Fiscal Impact

Total Project/Account: $4,290,000
Expended/Encumbered to Date: 100,967
Balance: $4,189,033

This Item:	305,500
Proposed Balance:	$3,883,533
Account #:	215-3542-3127301-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 284

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/26/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/25/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45393
BID NO. 0900-21
PAGE: 1 of 1
BUYER: D. Gamero

				Black & Veatch					
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	TMPA Ben Davis Flood Mitigation	$305,500.00	$305,500.00						
			Engineering Services								
			TOTAL GROSS PRICE		$305,500.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$305,500.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. h.**

Meeting Date: 06/08/2021
Item Title: GP&L King Mountain Switch Station - Queen BESS Terminal Steel Structures
Submitted By: Steve Martin, Transmission Director
Bid Number: 0730-21

Purchase Justification:

This request is for the purchase of steel structures needed for the construction of the Queen BESS Terminal located at the King Mountain Switch Station. This is part of the approved King Mountain Switch Station - Queen BESS Terminal CIP project. An Optional Contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with purchasing procedures. Six (6) bids were received and evaluated with Texas Electric Cooperatives, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Texas Electric Cooperatives, Inc.	All	$258,015.00
Optional Contingency		25,801.50
	TOTAL:	**$283,816.50**

Basis for Award: Straight Low Bid
Purchase Requisition #: 45194

Fiscal Impact

Total Project/Account:	$5,568,000
Expended/Encumbered to Date:	740,011
Balance:	$4,827,989
This Item:	283,817
Proposed Balance:	$4,544,172
Account #:	210-3799-3179201-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 290

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 05/26/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/25/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/27/21
REQ. NO 45194
BID NO. 0730-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Texas Electric Cooperatives, Inc.		Techline, Inc.		KBS Electrical Distributors, Inc.		DIS-TRAN Steel, LL		Klute Inc. Steel Fabricators		SAE Towers Ltd.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Steel Structures	$253,215.00	$253,215.00	$266,902.00	$266,902.00	$273,033.00	$273,033.00	$293,026.00	$293,026.00	$293,950.33	$293,950.33	$323,118.60	$323,118.60
			TOTAL GROSS PRICE		$253,215.00		$266,902.00		$273,033.00		$293,026.00		$293,950.33		$323,118.60
			CASH DISCOUNT												
			TOTAL NET PRICE		$253,215.00		$266,902.00		$273,033.00		$293,026.00		$293,950.33		$323,118.60
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY												

NEXT LOW: **$266,902.00**
LOW: **$253,215.00**
SAVINGS: **$13,687.00**

253 # IonWave Notifications
29 # IonWave HUBS
4 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. i.**

Meeting Date: 06/08/2021

Item Title: Concession and Restroom Buildings at Various Park Sites

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0913-21

Purchase Justification:

This request is to fabricate and install restroom and concession buildings at various park sites around the city. At Bradfield, Central, and Holford Parks, the proposed buildings are replacing aging restroom and concession buildings. At Audubon Park, the building will be placed in new location.

At Audubon Park, the proposed new building contains separate single-user facilities for males and females and water fountains with a bottle filler. At Bradfield Park, the proposed building contains separate multi-stall restrooms for males and females, along with 2 separate family restrooms, drinking fountains with a bottle filler, a large separate storage room and two separate concession areas within the building footprint. At Central Park, two new buildings are proposed. The first contains separate multi-stall restrooms for males and females, a separate family restroom, drinking fountains with a bottle filler, a large separate storage room, and a separate concession area within the building footprint. The second building at Central Park contains a large storage area and a separate concession area within the building footprint. At Holford Park, the proposed building contains separate multi-stall restrooms for males and females, drinking fountains with a bottle filler, a large separate storage room, and a separate concession area within the building footprint.

This Scope of Work will occur in conjunction with a separate contract to prepare the sites for the new buildings. The additional scope will include demolition of the existing buildings and foundations at the parks as well as reestablishing utility connections for the new facilities.

This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

The installation and fabrication services will be provided by the Public Restroom Company through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Public Restroom Company	All	$2,908,583.00
	TOTAL:	**$2,908,583.00**

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45439

Fiscal Impact

Total Project/Account:	$4,900,000
Expended/Encumbered to Date:	1,278,109
Balance:	$3,621,891
This Item:	2,908,583
Proposed Balance:	$713,308
Account #:	Various
Fund/Dept/Project – Description and Comments:	

Park CIP - Sports Field/Park Renovation Program:

Audubon Park	654-1429-1843119-9002	$ 161,472
Bradfield Park	654-1429-1843219-9002	934,367
Central Park (2 Buildings)	654-1429-1843819-9002	1,079,083
Holford Park	654-1429-1843419-9002	733,661
	Total	**$2,908,583**

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 85

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/26/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/25/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45439
BID NO. 0913-21
PAGE: 1 of 1
BUYER: D. Gamero

				Public Restroom Company							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Concession and Restroom	$2,908,583.00	$2,908,583.00						
			Buildings at Various Park Sites								
			TOTAL GROSS PRICE		$2,908,583.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$2,908,583.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. j.**

Meeting Date: 06/08/2021
Item Title: Playground Program Equipment (Kompan)
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 0914-21

Purchase Justification:

This request is for the purchase of playground equipment at Winters Park Softball Complex and Meadowcreek Branch Park, in support of the Playground Replacement Program. Additional equipment needs will be brought to Council for consideration at future meetings. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

The equipment is being provided by Kompan, Inc., through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Kompan, Inc.	All	$183,228.99
	TOTAL:	**$183,228.99**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45440

Fiscal Impact

Total Project/Account:	$4,795,000
Expended/Encumbered to Date:	3,291,838
Balance:	$1,503,162
This Item:	183,229
Proposed Balance:	$1,319,933
Account #:	654-1429-1840319-9002, 654-1429-1840119-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Playground Replacement Program:

Winters Park Softball Complex	654-1429-1840319-9002	$ 74,364.33
Meadowcreek Branch Park	654-1429-1840119-9002	108,864.66

	Total	**$183,228.99**

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 84

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/26/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/25/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45440
BID NO. 0914-21
PAGE: 1 of 1
BUYER: D. Gamero

				Kompan							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Playground Program Equipment	$183,228.99	$183,228.99						
			TOTAL GROSS PRICE		$183,228.99						
			CASH DISCOUNT								
			TOTAL NET PRICE		$183,228.99						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. k.**

Meeting Date: 06/08/2021
Item Title: Playground Program Equipment (Lea Park & Play)
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 0916-21

Purchase Justification:

This request is for the purchase of playground equipment at Independence Park in support of the Playground Replacement Program. Additional equipment needs will be brought to City Council for consideration at future meetings. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

This equipment is being provided by Lea Park & Play, Inc., through the BuyBoard Cooperative Purchasing Contract 592-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Lea Park & Play, Inc.	All	$102,836.23
	TOTAL:	**$102,836.23**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45442

Fiscal Impact

Total Project/Account:	$4,795,000
Expended/Encumbered to Date:	3,189,002
Balance:	$1,605,998
This Item:	102,836
Proposed Balance:	$1,503,162
Account #:	654-1429-1838919-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Playground Replacement Program / Independence Park - $102,836

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2021		
Document Location:	Page 84		
Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/27/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/26/2021

CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO. PR 45442 BID NO. 0916-21 PAGE: 1 of 1 BUYER: D. Gamero	Lea Park & Play, Inc.							

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Playground Program Equipment	$102,836.23	$102,836.23						

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. I.**

Meeting Date: 06/08/2021
Item Title: Luminaires and Street Light Poles for Warehouse Inventory
Submitted By: Gary Holcomb, Purchasing Director
Bid Number: 0732-21

Purchase Justification:

This request is to purchase luminaires and street light poles to support GP&L's lighting installation, maintenance and repair operations. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Texas Electric Cooperatives, Inc., was apparent low bidder on Item 5 but withdrew their bid on that item due to incorrect pricing. Techline, Inc., and Trastar, Inc., are the Lowest Responsible Bidders.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	1, 4, 5, 6	$220,995.00
Trastar, Inc.	2, 3, 7, 8, 9, 10	185,535.00
	TOTAL:	**$406,530.00**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 45123 and 45124

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A

This Item:	$406,530
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

These are Warehouse inventory items that will be expensed to the appropriate GP&L operating and/or CIP accounts when issued from inventory.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2020-21
Document Location:	Op. Page 233 and CIP Page 285

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/27/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/26/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/27/21
REQ. NO. 45123, 45124
BID NO. 0732-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	Trastar, Inc. UNIT PRICE	Trastar, Inc. TOTAL	Texas Electric Cooperatives, Inc. UNIT PRICE	Texas Electric Cooperatives, Inc. TOTAL	UNIT PRICE	TOTAL
1	300	EA	Arm Tenon Mount Black	$98.95	$29,685.00	No Bid	$0.00	$118.00	$35,400.00		
			Shakespeare OPAR-3T-1.5-BK								
2	100	EA	Luminaire LED 400 Watt	$467.00	$46,700.00	$258.00	$25,800.00	$506.00	$50,600.00		
			Equivalent Black W/Arm								
3	40	EA	Luminaire LED 400 Watt	$430.00	$17,200.00	$258.00	$10,320.00	$506.00	$20,240.00		
			Equivalent Gray								
4	300	EA	Luminaire LED 100 Watt HPS	$115.70	$34,710.00	No Bid	$0.00	$143.00	$42,900.00		
			Equivalent Gray Nema Head								
5	350	EA	Pole Street Light 24' Fiberglass	$416.00	$145,600.00	No Bid	$0.00	Withdrawn	$0.00		
			Decorative Black								
6	10	EA	Pole Street Light 24' Fiberglass	$1,100.00	$11,000.00	No Bid	$0.00	$1,182.00	$11,820.00		
			Breakover BOH2401S1BE43								
7	300	EA	Luminaire LED 100 Watt	$190.00	$57,000.00	$119.85	$35,955.00	$223.00	$66,900.00		
			Equivalent Black JXM-ST65CH								
8	300	EA	Luminaire LED 250 Watt	$303.16	$90,948.00	$208.00	$62,400.00	$357.00	$107,100.00		
			Equivalent Gray JXM-ST140-4								
9	400	EA	Luminaire LED 100 Watt HPS	$200.43	$80,172.00	$119.85	$47,940.00	$236.00	$94,400.00		
			Equivalent Gray JXM-ST65								
10	15	EA	Luminaire LED 250 Watt	No Bid	$0.00	$208.00	$3,120.00	No Bid	$0.00		
			Equivalent 480V Gray TXDOT								
			TOTAL GROSS PRICE		$513,015.00		$185,535.00		$429,360.00		
			CASH DISCOUNT								
			TOTAL NET PRICE		$513,015.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

253 # IonWave Notifications
29 # IonWave HUBS
4 # Direct Contact HUBS
1 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. m.**

Meeting Date: 06/08/2021
Item Title: Property Insurance Coverage
Submitted By: Twane Duckworth, Risk Management Director
Bid Number: 0789-21

Purchase Justification:

The City of Garland encompasses approximately 57 square miles and includes operations of three power generating plants and one hydro generating plant, two wastewater treatment plants, an Environmental Waste Services Department to include a Landfill, as well as our own Police and Fire Departments. These operations, as well as those normal to municipal entities, provide the City with almost $1B in insurable assets.

Accordingly, the City is seeking an insurance broker to place property, terrorism, inland marine and boiler and machinery insurance coverage (collectively, "Property Insurance") for our various City property. City property includes, but is not limited to, City buildings, administrative offices, maintenance buildings, theaters, power plants and associated equipment, recreational facilities and other properties located throughout the Dallas area. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A Request for Proposals was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Brown & Brown, Inc., received the highest evaluated score, offering the Best Value for the City. They have submitted a maximum commission of 12% on the placement property insurance coverage for these services.

Award Recommendation:

Vendor	***Item***	***Amount***
Brown & Brown, Inc.	All	$3,823,000.00
	TOTAL:	**$3,823,000.00**

Basis for Award: Best Value

Purchase Requisition #: 45457

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$3,823,000
Proposed Balance:	N/A
Account #:	405-1192-7404

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Self Insurance Fund's FY 2021-22 Property Insurance Premiums account as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2021
Document Location:	N/A - FY 2021-22 Operating Budget

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 05/28/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 05/27/2021

CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO PR 45457 BID NO 0789-21 PAGE: 1 of 1 BUYER: D. Gamero				Brown & Brown, Inc.		Willis Tower Watson		McGriff Insurance Service, Inc.		Marsh USA Inc	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		$3,823,000.00						
			Evaluation Criteria:								
			Price	Maximum = 30	12.50		30.00		16.67		16.67
			Adherence to RFP Specs	Maximum = 35	34.00		20.00		15.00		5.00
			Experience	Maximum = 35	33.00		25.00		20.00		10.00
			Total Score:	Maximum = 100	79.50		75.00		51.67		31.67
			TOTAL GROSS PRICE		$3,823,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$3,823,000.00						
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY								

NEXT LOW:

LOW:

SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. n.**

Meeting Date: 06/08/2021
Item Title: Major Medians and Thoroughfare Maintenance
Submitted By: Matthew Grubisich, Parks Director
Bid Number: 0682-20

Purchase Justification:

This request is to approve a Change Order to increase the contract capacity for grounds maintenance of
126.21 acres of medians along major thoroughfares throughout the city. The additional contract capacity covers from April 1st to June 30th, 2021 while the contract is re-bid.

Evaluation:

Carruthers Landscape Management, Inc. was awarded the original BL 8094 in the amount of $158,400.00 at the June 16th, 2020 City Council Meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
Carruthers Landscape Management, Inc	All	$44,000.00
	TOTAL:	**$44,000.00**

Basis for Award: Change Order
Purchase Requisition #: 45226

Fiscal Impact

Total Project/Account:	$2,318,945
Expended/Encumbered to Date:	1,363,442
Balance:	$955,503
This Item:	44,000
Proposed Balance:	$911,503
Account #:	100-2431-711111

Fund/Dept/Project – Description and Comments:

General Fund / Parks, Recreation & Cultural Arts Department / Operations

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Page 131

Budget Director Approval:		Approval Date:	
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/02/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 6/2/2021
REQ. NO. PR 45226
BID NO. 0682-20
PAGE: 1 of 1
BUYER: A. Arellano

				Carruthers Landscape Management, Inc.							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	EA	1	Major Medians and Thoroughfare	$44,000.00	$44,000.00						
			Maintenance Change Order								

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.**

Meeting Date: 06/08/2021

Item Title: Garland Cultural Arts Master Plan

Submitted By: Patty Granville, Cultural Arts Director

Summary of Request/Problem

Civic Arts was contracted in March 2020 to create a Cultural Arts Master Plan for the City of Garland. Dr. Lynn Osgood and Ben Martin, both of Civic Arts, presented a draft version of the Cultural Arts Master Plan to Council for review on May 17th, 2021.

Recommendation/Action Requested and Justification

PRCAD recommends City Council approve the Cultural Arts Master Plan for the City of Garland. This plan was previously presented during the May 17th, 2021 Work Session.

Attachments

Plan Changes Memo

Garland Cultural Arts Plan 2021

PLAN CHANGES MEMO

Date: May 26, 2021
To: Andy Hesser, Managing Director of Parks, Recreation and Cultural Arts
From: Dr. Lynn Osgood and Ben Martin, Civic Arts

We are pleased to deliver to you the final version of the City of Garland Cultural Arts Plan. The following items have been changed since the Draft Plan presentation to Garland City Council on May 17, 2021.

Written Elements:

- Added Executive Summary
- Added introductory text to
    - Strategies and Tactics chapter
    - Top Ten section
- Added Downtown Development Office activities to Public Art Approach chapter
- Added Toolbox references with icons to appropriate places in the body of the Plan
- Added "Project Credits" pages
- Footers updated for accuracy

Graphic Elements:

- Adjusted pages for "double page spread". Matching left/right page structure design added so that printing the plan is possible.
- Removed hyphenations in all sections.
- Added back cover
- Added blank pages where needed
- Appendices
    - Updated Situational Analysis appendix
    - Page numbers added
    - Added public art process "swim chart"
    - Updated survey appendix with final totals
    - Improved design on Appendices index page
    - Added title page for Action Item Matrix appendix
    - Updated Appendix Toolbox page format
    - Increased the size of the Action Item Matrix Appendix pages
- Photos
    - Added photo captions
    - Changed photos at the beginning of the Goals section and the Strategies and Tactics section
    - Removed a duplicate photo from the Public Art Section

CITY OF GARLAND

Cultural Arts Plan 2021

GARLAND
TEXAS MADE. HERE.

GARLAND Cultural Arts PLAN

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Contents

04 Executive Summary

1 Planning Context

10 Why we plan for cultural arts

12 Why the plan is happening now

2 Research & Discovery

16 Garland's unique cultural landscape

19 National Trends & Best Practices

3 Planning Process

24 How we planned

34 What we heard

4 A Vision for Cultural Arts

38 Vision

41 Goals

5 Taking Action: Strategies & Tactics

51 Neighborhoods & Downtown

56 Youth

59 Diversity & Heritage

64 Artists & Creatives

68 Partnerships & Collaboration

72 Municipal Operations

6 Specific Strategies

80 Public Art Approach

92 Performing Arts Facilities Approach

7 Implementation Strategy

100 Funding Strategies

106 Top 10 Priorities

108 Kick Off Project

110 Project Credits

Executive Summary

Planning for Cultural Arts

The Garland Cultural Arts Plan sets a VISION for cultural arts in the City of Garland. The Plan provides a roadmap for the coordination of city government support for cultural arts. It also lays out RECOMMENDATIONS and RESOURCES for funding, programs, partnerships, and processes. This will help the city leverage the strengths of cultural arts sector in order to help make Garland a vibrant community for all, and to improve quality of life for all residents and visitors alike.

Garland's Unique Culture

The cultural arts in Garland have grown from strong foundations, including

- The city's performing arts facilities and core creative nonprofits
- A local identity centered on making and creating
- Strong civic involvement among artists and creatives
- The cultural diversity of Garland's residents
- An orientation toward family and youth

ABOVE: *Where the Heart Is Build Day. Photo Courtesy of the Office of Neighborhood Vitality.*

New Opportunities

New opportunities for cultural arts are now emerging in Garland. These include public and private partnerships, expansions of public art activity by many city departments, and opportunities for community members to get involved directly in revitalizing their neighborhoods through art.

Current trends

Current national trends in municipal support for cultural arts show us that the arts are a complex "ecosystem," going far beyond one program, building, or activity. From the arts economy, to cultural celebrations, to the impact of the arts on the built environment, these different components contribute to a dynamic and multifaceted system, which can support broader civic goals. Many are finding success working through partnerships to achieve these goals. These collaborations often include partners such as the city, cross-sector nonprofits, artists, local businesses, community members, and more.

How we planned

The Cultural Arts Plan was conducted in three phases, intended to center community members and key stakeholder voices in the planning process.

Discover: In the Discover phase, the planning team reviewed many different types of background data and materials, such as historical, demographic, economic, and policy information. This helped to grow a basic shared understanding about Garland and how the arts are situated within the city.

Envision: In the Envision phase, sector stakeholders and community members were brought into the planning conversation. A community advisory committee was formed to meet frequently to discuss aspects of the project. Other stakeholders and community members were brought into the conversation through focus groups, individual interviews, and community meetings. Local artists were included as partners in the community meetings, and presented about their experiences of creating artworks in Garland. A survey about cultural arts needs, experiences, and attitudes was distributed throughout the city for all community members.

Develop: Finally, in the Develop phase, the planning team brought together all of the information that emerged from community conversation and research, and then used this information to develop the cultural arts plan vision, goals, and recommendations.

What we heard

Community members spoke to the strengths of cultural arts in Garland, such as youth, diversity, and civic-mindedness.

Challenges centered on the theme of connectivity, and room for growth in ensuring that all residents are connected to opportunities to participate in activities that speak to them.

Engagement activities identified opportunities to GROW STRUCTURES within city administration to support the arts, and to ACTIVATE THE COMMUNITY through place activation and opportunities for youth.

Vision

The values, priorities, and hopes that we heard from residents and stakeholders during the planning process were combined to create a Vision for Cultural Arts for the City of Garland:

> *Garland's cultural arts sector grows from strong community foundations and provides residents and visitors access to creative experiences and expression.*
>
> *The City of Garland strives to build a reputation as a regional cultural destination, to be a training ground for all forms of creative expression, and to nurture collaborative partnerships grounded in diversity, family and youth.*

Goals

The Vision for Cultural Arts for the City of Garland is supported by six major Goals. These Goals are meant to guide cultural arts activities and investments.

Neighborhoods and Downtown: Provide opportunities to experience and participate in cultural offerings in all neighborhoods and downtown for residents and visitors.

Youth: Grow opportunities for youth.

Diversity and Heritage: Celebrate and support diversity and heritage.

Artists and Creatives: Support and attract artists and creatives.

Partnerships and Collaboration: Foster collaborations and partnerships.

Municipal Operations: Optimize municipal operations.

Top Ten Action Items

Each goal is supported by targeted Strategies and specific Action Item Recommendations. The Strategies and Action Items tie the goals to specific, actionable activities that will bring the Plan and Vision for cultural arts in Garland to life.

Envisioned outcomes

Some of the highlights of the envisioned outcomes of the Cultural Arts Plan include:

- Enhanced staff coordination
- Comprehensive Public Art Policy
- Pilot projects
- New and expanded partnerships
- Enhanced GCAC communication about priorities
- Project and program alignment with Plan goals

GARLAND
Cultural
Arts PLAN

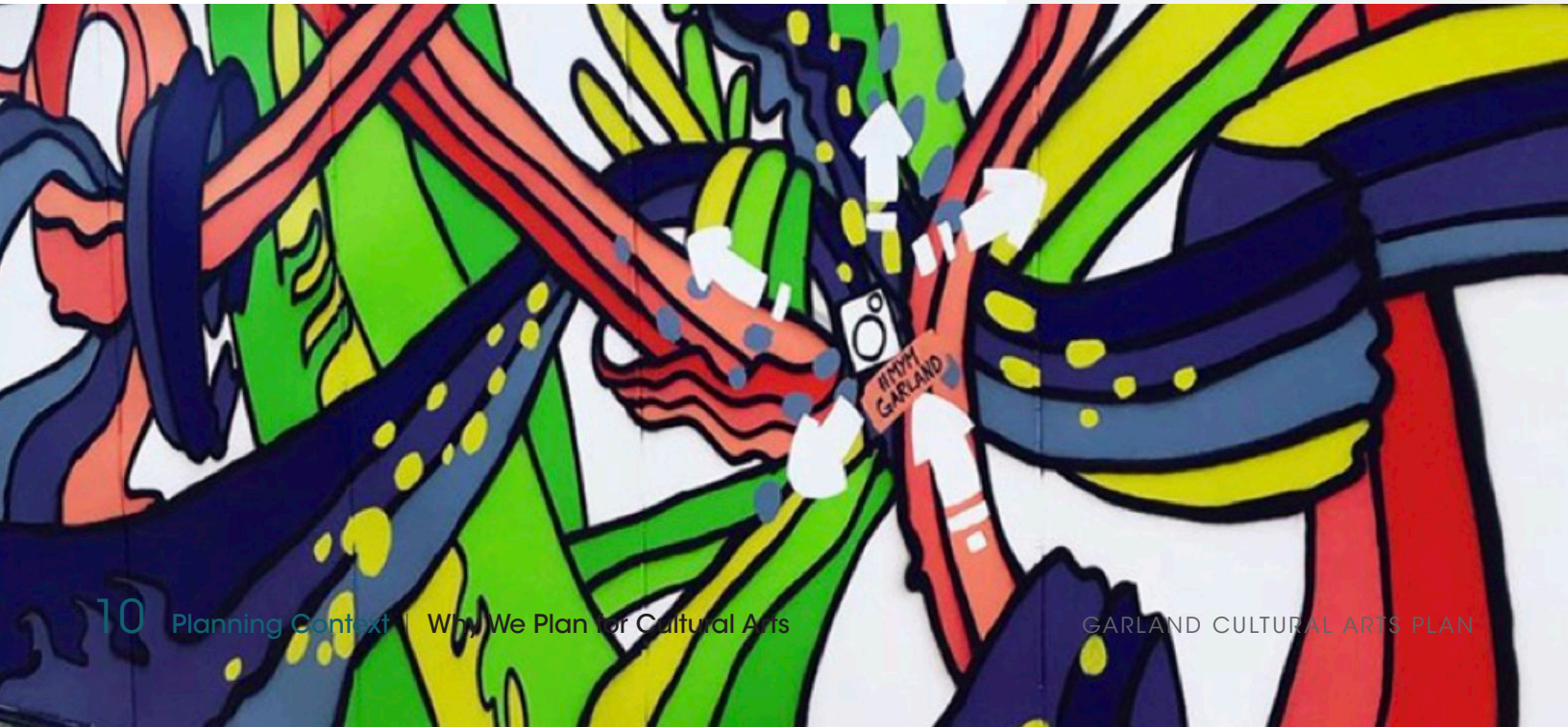
Why We Plan for Cultural Arts

All of us are creative in our own lives in one way or another. Some paint or sculpt. Others sing or play an instrument. Others dance, or craft, or cook. We experience cultural expression through our youth in schools, in our faith communities, and through our unique cultural traditions. Even those of us who claim that they "don't have a creative bone in their body" have a favorite song, movie, book, or meal.

But what does it mean to support creativity as a community or as a city? Cities across the country and the world have identified many reasons to support arts, creativity, and cultural expression. From economic development and downtown revitalization to public health, education, and even local identity itself, cultural arts can be a key contributor.

Traditionally, it is well understood that the arts can play a central part in tourism, and cities across Texas have recognized and celebrated local "cultural districts," which draws visitors from across the region, state, country, and world. Cultural arts attractions and activities have been proven to drive trips and hotel stays, which brings more money into the community in a variety of ways. Infrastructure and activities such as public art, performing arts, heritage attractions, and more can contribute to a city's tourism draw.

BELOW: *Participatory mural at 506 Art. Photo courtesy of the artist, Cullin Lassiter*



The arts and cultural expression also improve quality of life for residents. Access to cultural and creative expression helps to build better civic relationships and networks, reduce isolation, and increase pride in neighborhoods and communities. For diverse communities, cultural expression can be an opportunity for different community members to see and celebrate each other, building social cohesion.

These outcomes are positive and desirable in their own right. Additionally, from a city growth perspective, the pride and enthusiasm that creativity and cultural expression engender can help make communities more attractive to newcomers, which can increase wealth, property values, and opportunities for longtime residents and newcomers alike.

ABOVE: *Family artmaking at 506 Art, photo courtesy of the Granville Arts Center.*

Why the Plan is Happening Now

Cultural arts in Garland has a long and storied history. Garland's core performing arts facilities and organizations have anchored cultural arts activities in the city for decades. Recently, new opportunities and activities have built from these historic successes and helped deliver creative experiences to more residents in more parts of Garland.

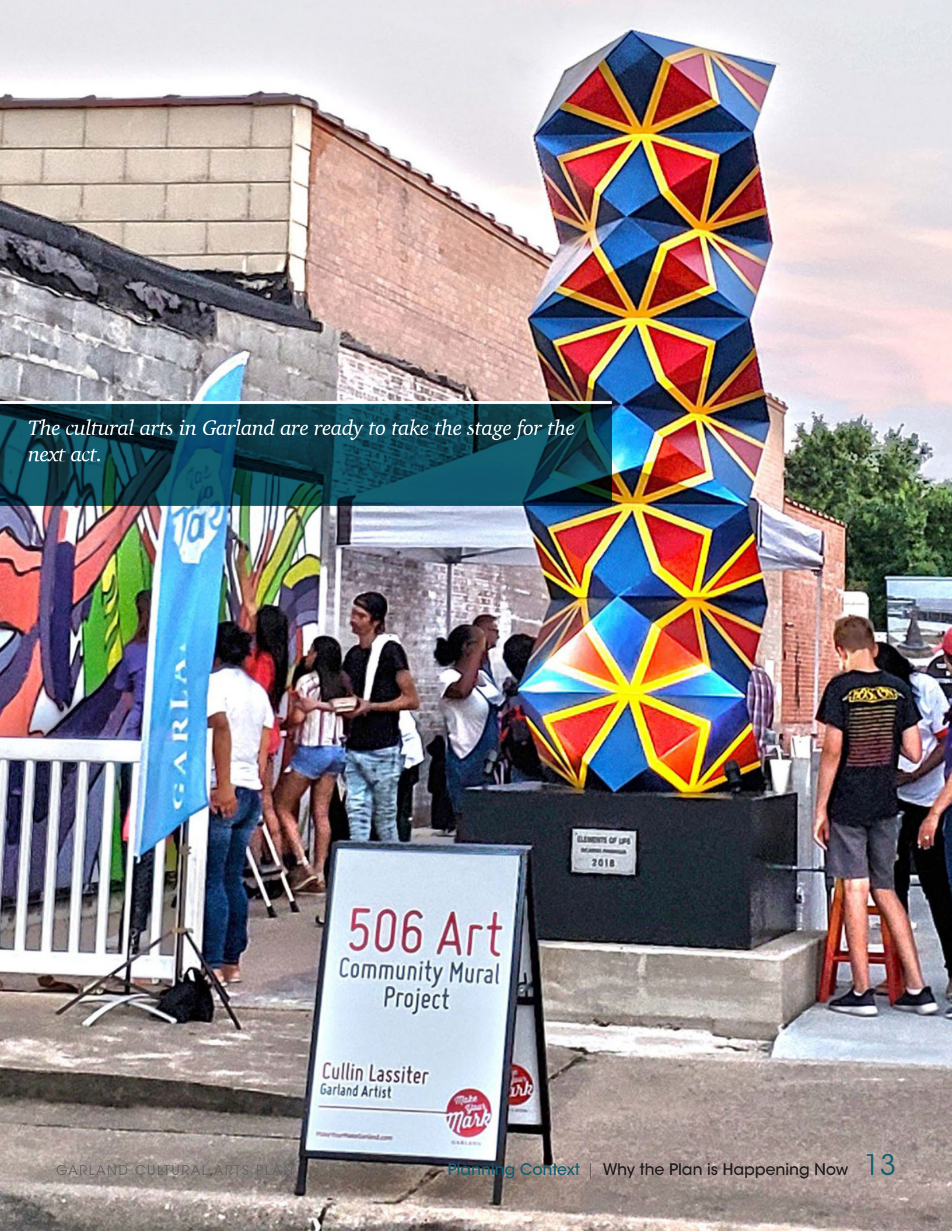
- The Garland Cultural Arts Commission launched a public art program with the "Vision of the Arts" sculpture by the artist Barvo outside of the Granville Arts Center.
- The City's Office of Neighborhood Vitality has made community-driven public art a key aspect of the work they do to support thriving neighborhoods throughout the city.
- With community and youth-focused cultural celebrations such as the Dia de los Muertos celebration and Big Art Day, the City has partnered with other civic and cultural organizations to deliver events and activities to Garland residents and visitors.
- Private arts programs, such as the 506 Art outdoor gallery in downtown Garland, have enriched the cultural texture of the community.

These are just a few examples of the emerging energy around the cultural arts in Garland. Community partners and City staff are showing strong leadership in making a home for the arts in Garland and ensuring access to the arts for all community members, and there is great opportunity to build on these efforts.

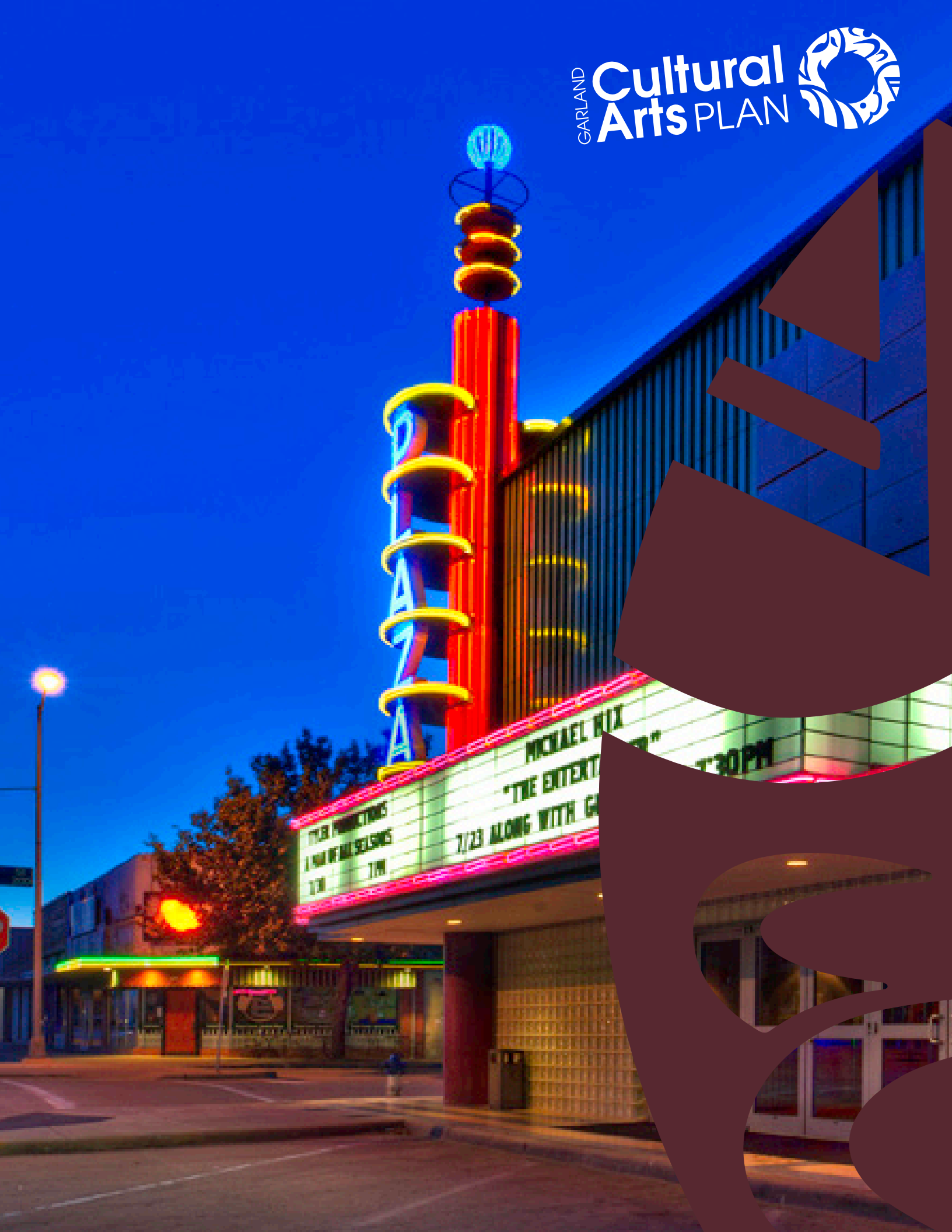
All of this exciting new activity means that now is an important time for the City and community members to take stock of where we've come from, and to collaboratively envision the future of the arts in Garland. This plan sets a vision for cultural arts in the city, and lays out a roadmap for how to get there together.

The arts in Garland are incredibly diverse. Arts offerings and activities have moved beyond the four walls of any one building, the programs of one organization, or the activities of one department. This growth, if built on the wisdom and lessons learned of long-time stakeholders, will help creative and cultural experiences to flourish for more residents and visitors in more parts of the community than ever.

The cultural arts in Garland are ready to take the stage for the next act.



The cultural arts in Garland are ready to take the stage for the next act.


GARLAND
Cultural
Arts PLAN
PLAZA

2

Research & Discovery

Promoting, supporting and advocating, with a unified voice, the benefits of a vibrant and diverse arts and cultural sector.

Garland's Unique Cultural Landscape

The City of Garland has a rich cultural history dating back to its origins in the late 1800s. Since the 1980s, the Granville Arts Center and Plaza Theatre in Garland's historic downtown have anchored and expanded arts offerings in the city. These performance centers have played a central role in Garland's downtown revitalization efforts, attracting local and regional audiences and providing a home for a strong core group of cultural performance organizations. In recent years, the Garland Cultural Arts Commission has built from these successes by launching a public art program. This is just one example of the emerging energy around the cultural arts in Garland. Key stakeholders such as the Garland Cultural Arts Commission and Garland ISD are showing strong leadership in making a home for the arts in Garland and ensuring access to the arts for

BELOW: *A historic image of Garland musicians, photo courtesy of Heritage Crossing.*

all community members, and there is opportunity and interest in building upon these efforts.

Texas Made (and Created) Here

Garland is a city of creators. Beyond the cultural sector, Garland is known for its manufacturing and creation. Garland's slogan "Texas Made Here" speaks to the strength of Garland's manufacturing industry, a central aspect of Garland's economy and way of life. It also speaks to the value of making that is a core part of Garland's civic spirit. Creative spirit contributed to the growth of manufacturing in Garland since the beginning of the industry's roots in the area in the 1940s, and it is a value that is present in many Garland residents today.

Garland's Diverse and Family-Oriented Communities

Garland is a growing and diverse community, with residents and community members from many different cultural, racial, ethnic, and economic backgrounds. Over 160 languages are spoken in Garland. The city annually celebrates its large Hispanic community at the Dia de los Muertos festival, and its large Vietnamese community with the Lunar New Year Festival. Residents, leaders, and visitors alike recognize Garland's diversity as its strength. Garland is also a family-oriented community. Events like Big Art Day bring out families to celebrate and create together. The impressive cultural arts offerings in the Garland Independent School District have fostered an up-and-coming generation of immensely creative and talented young people in the city.

An Active and Involved Creative Sector

Garland's cultural arts leaders are grounded in the community's creative history and celebrated performance and cultural offerings.

Now, these leaders are asking: How can the City of Garland

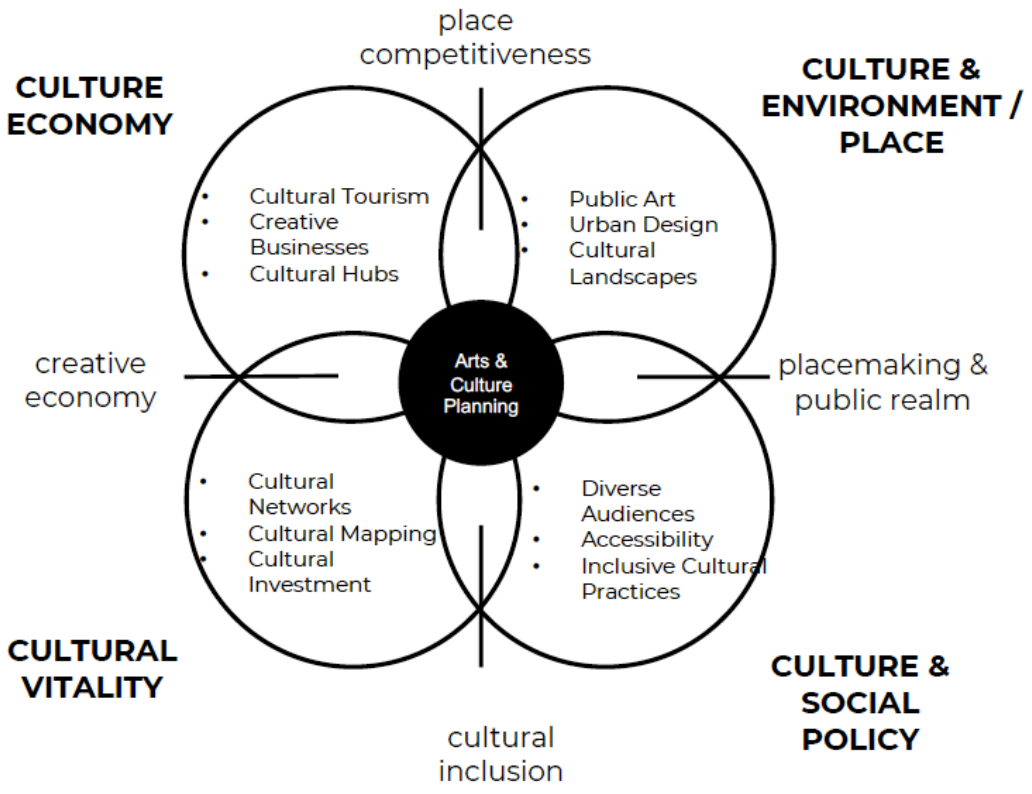
- grow creative offerings geographically and culturally?
- leverage organizational partnerships to create professional and creative networks for youth and working artists?
- highlight the contribution of the arts to the community's high quality of life?

National Trends and Best Practices

Celebrating and leveraging the breadth of the cultural arts ecosystem

Cultural arts activity in a city goes far beyond any one facility, program, or public art initiative. It is helpful to think of the arts sector as an ecosystem. Much like a natural ecology, the cultural arts ecosystem is made up of different physical, programmatic, organizational, and individual elements that all take on different roles, and support the larger system in different ways. From the arts economy to cultural celebrations to the impact of the arts on the built environment, these parts contribute to a dynamic and multifaceted system. This system can address and support a municipality's broader goals, such as regional visitor attraction and tourism, or high quality of life and civic participation for all residents in all parts of the community.

The diagram below illustrates the complexity of the arts and culture ecosystem. Each individual aspect comes together as part of the whole and can be considered an area of opportunity for the Garland Cultural Arts Plan.



Creative Placemaking: Arts-based community development strategies

One of the key ways that the City of Garland distinguishes itself from other municipalities is the way in which it embraces the arts as a tool for helping to support other community goals, such as supporting communications, building community cohesion, and fostering local identity. Arts-based community development practices have come to the forefront nationally over the last ten years under the umbrella term "creative placemaking." This idea of bringing the arts into the center of how we develop our towns and cities is not new – from Greek theater, to turn of the century municipal arts movements, to contemporary social arts practices, people have always sought ways to infuse deeper layers of community building and meaning making into the ways they form their cities and communities. Today we see cross-sector teams in the municipal and community development sectors working with artists and arts organizations to find out how they can partner on project that can bring in community members in meaningful ways.

At their core, creative placemaking projects are about place – a place's history, its people, and its stories. The best projects are rooted in local communities, with specific concerns, histories, economies, visions, and aspirations. Another essential element of creative placemaking projects is that they leverage the power of arts and culture strategies to help achieve the changes they're looking to create - the arts are not an afterthought, but are rather a core aspect of achieving the change. Bringing artists, arts organization, and culture bearers to partner on issues where they may not have traditionally had a seat at the table allows new perspectives, new ideas, and new networks to emerge.

Today we are seeing an explosion of projects happening across all fifty states and a wide range of community issues and sectors. In each of these projects, partnerships between municipalities and artists and arts organizations are collaboratively creating place-based change. The critical component of each project is that the "creative" in creative placemaking

ABOVE: *An example of a tactical creative crosswalk project, courtesy of the Office of Neighborhood Vitality.*

Find out more about these strategies in the Working With Partners Toolbox in the appendix.

is an adverb describing the making (or 'keeping'!), not an adjective describing the place. In other words, arts and culture strategies become the way community goals are met, and the power that the arts bring to community equations can be seen in housing, transportation projects, public safety initiatives, and community health. Artists are becoming partners with local governments in furthering community goals.

One of the key ways to understand creative placemaking within the local government sector is to understand the difference between doing projects ABOUT arts and culture and doing projects WITH arts and culture. Great creative placemaking work involves doing projects WITH arts and culture partners to help support OTHER city goals. These projects could look like artists being embedded within city departments to tackle old problems in new ways, engaging mural artists to help support local public health strategies by creating positive messages about a neighborhood, or any other number of possibilities.

The City of Garland is already taking actions to bring cultural arts into the conversation about larger city goals, from neighborhood revitalization to visitor attraction to youth skill-building. Indeed, as the planning process revealed, Garland artists and creatives are impressively civic minded and ready to partner on projects to support and improve the communities they live in. New avenues for funding, training, and other technical assistance to support this work are emerging as part of the growing national practice of creative placemaking.

GARLAND Cultural Arts PLAN

3

Planning Process

Promoting, supporting and advocating, with a unified voice, the benefits of a vibrant and diverse arts and cultural sector.

How We Planned

Objectives of the Planning Process

The planning process was conducted with four main objectives in mind:

1. Develop common goals, strategies, and action steps to grow the ways that cultural arts can contribute to a **healthy and vibrant community and the social, cultural, and economic wellbeing of all community members.**
2. **Develop the plan collaboratively** with diverse residents, creative sector stakeholders, and staff.
3. **Clarify opportunities for collaborations and relationships.**
4. **Integrate these goals** with the broader context of City of Garland goals for resident quality of life and visitor experience.

BELOW: *Visual artist Leslie Montena stands with her work. Ms. Montena produced an original artwork and presented about her experience creating in Garland for a virtual community. Photo courtesy of Leslie Montena.*

Discover, Envision, Develop: A three-part approach

The process that led to the Garland Cultural Arts Plan involved three main phases: Discover, Envision, and Develop. The planning process launched in 2020 during the uncertainty of the early days of the COVID-19 crisis. Thankfully, the core project team was able to creatively adapt to the logistical challenges caused by COVID, and maintain the core activities of the planning process.

Discover: In the Discover phase, the planning team reviewed many different types of background data and materials, such as historical, demographic, economic, and policy information. This helped to grow a basic shared understanding about Garland and how the arts are situated within the city. This survey was summarized as a "Situational Analysis."

Envision: In the Envision phase, sector stakeholders and community members were brought into the planning conversation. A community advisory committee was formed to meet frequently to discuss aspects of the project. Other stakeholders and community members were brought into the conversation through focus groups, individual interviews, and community meetings. Local artists were included as partners in the community meetings, presenting about their experiences creating in Garland. In order to reach the community at-large, a survey about cultural arts needs, experiences, and attitudes was distributed throughout the city for all community members.

Develop: Finally, in the Develop phase, the planning team brought together all of the information that emerged from community conversation and research and assessed it in tandem with national best practices. These three sources –local engagement, local research, and national best practices – were woven together to form the foundation of the cultural arts plan vision, goals, and recommendations.

Meeting the challenges of COVID-19

The best way to engage with Garland's busy residents is to go and meet them where they are - in schools, congregations, and parks. Unfortunately, these opportunities were not possible during the making of this plan, due to the COVID-19 pandemic and public health recommendations against large gatherings. To meet the challenges and constraints of the moment, the team engaged residents using a combination of established community networks and digital tools, including the formation of both Community and Technical Advisory Groups, and digital community meetings where local artists showcased their work

Community and Technical Advisors

At the start of the project, the core team established a Community Advisory Committee and Technical Advisory Committee to act as advisors during the planning process. The Community Advisor group, made up of 13 community and sector leaders, provided feedback from diverse community and creative sector perspectives. The Technical group, made up of City of Garland staff from various departments, provided feedback from tactical, administrative, and collaborative perspectives.

Both groups of advisors provided critical expertise, guidance, and grounded insights throughout the development of the Plan. Their important role in the planning process was to:

- Meet monthly with the core project team
- Share expertise, insight, and guidance
- Work closely with project team to shepherd the planning efforts
- Be stewards and champions of the plan in the future as it moves towards implementation

Both advisory groups met five times over the course of the project. Discussion and decision topics included:

ABOVE: *Garland native and hip-hop performer Moses Uvere ignites the crowd. Mr. Uvere produced a music video and discussed his hopes for creativity in Garland at a virtual community meeting in support of the Plan. Photo courtesy of Moses Uvere.*

- Reviewing the Situational Analysis
- Helping to identify the goals of the Plan
- Helping to craft the plan Vision
- Providing feedback on interview and focus group takeaways
- Advising and assisting on the community engagement strategy

Situational Analysis

During the "Discovery" project phase, Civic Arts produced a Situational Analysis, a research-based report that frames the history, present moment, and opportunities in the cultural arts in Garland. This descriptive analysis frames cultural arts in Garland through a series of analytic lenses: economic, historical, demographic, and review of existing policies, plans, and supportive structures. This document was reviewed and refined by the core project team and project advisors. The Situational Analysis provided essential framing for the development of the plan and the public engagement process to follow.

Key themes from the Situational Analysis include:

- The importance of building from the city's historic **creative anchors**: downtown's core venues and nonprofits and work done by the Garland Cultural Arts Commission
- The **demographic changes** the city has experienced over the last two decades, and the opportunity to grow relevant cultural programming for emergent demographic groups, such as Hispanic community members and youth
- Revenues and funding for Garland's **cultural nonprofits** are healthy and comparable to those in most peer communities.
- There is opportunity to foster and grow more **creative economic activity** throughout Garland's broader economy.
- Opportunities to continue to support and develop departmental

and organizational **partnerships and collaborations** to support cultural arts in Garland, including with and between Parks, Recreation, and Arts, the Office of Neighborhood Vitality, Economic Development, Garland ISD, downtown partners, the Community Multicultural Commission, and many more.

Aligning with other planning efforts

The Cultural Arts Plan overlapped with two other planning processes in Garland: The Tourism Strategic Action Plan and the Downtown Branding and Capital Improvement Marketing Plan. Consultants from all three planning teams met and coordinated throughout the planning process. Through this open communication, the teams were able to share information and feedback, and to coordinate language and goals so that the plans would form a mutually supportive roadmap for the City.

Interviews

The project team conducted 14 one hour-long interviews in July and August 2020 with stakeholders representing diverse perspectives on cultural arts in Garland, including leadership from different racial and ethnic groups, the school district, the business community, and historic preservation. The interviews were analyzed through a formal coding process to identify key themes and takeaways. The team is developing themes based on the identification of 43 "codes."

Top level themes that emerged from the coding process included:

- Garland's deep history and **cultural value of "making,"** which applies equally to industry and creative activity
- **Garland's multicultural identity**, and the opportunity to continue to develop ways to celebrate and build pride around the city's diverse communities

- Garland as a **training ground for students and emerging artists** to develop and hone their skills and craft in creative occupations and activities
- The importance and value of **festivals** for Garland residents and visitors
- The opportunity to strengthen **relationships and partnerships** to provide arts and cultural experiences throughout all areas of the city, and for all types of residents
- The opportunity to build from past successes and further develop the **role of the arts in Garland's downtown revitalization**

Interview coding produced 382 unique ideas and quotes, which were used to identify needs and to shape the Plan's vision and goals.

Focus Groups

Civic Arts facilitated three hour-and-a-half long focus groups in September and October of 2020. The focus group themes were developed as opportunities to explore various ideas and points of view that came up in interviews and research.

Core Cultural Organizations

The Core Cultural Organizations focus group invited leaders from Garland's core arts organizations and the Garland Cultural Arts Commission to share about the history, activities, direction, and needs of Garland's anchor creative institutions. Participants spoke about the strengths, successes, and challenges of existing cultural arts organizations and activities.

Themes that emerged during this focus group include:

- Improving **communications** and raising awareness about existing programs and opportunities
- The importance of providing **participation opportunities** for all residents who wish to be involved in these organizations

- The important role of the arts and creative organizations in creating a strong **visitor experience** in downtown Garland
- "1+1=3": Organizations thrive when they are **working together** for cross-organizational and civic goals.

Artists and Creatives

The Artists and Creatives focus group brought the voices of artists and creatives who work, live, and create in Garland into the planning discussion in order to identify opportunities for support. The focus group conversation explored their experiences and perspectives, their ideas for the future, and ways to enhance Garland as a place where artists can thrive.

Themes that emerged during this focus group include:

- The importance of telling the **arts heritage** story of Garland, including mediums and traditions that are sometimes excluded or siloed
- How important it is for local artists to be **civic-minded and collaborative**, contributing to a larger vision for creativity in the community
- The possibility of developing new venues, for instance, a non-seated music venue downtown. Participants also suggested the experimental potential for tactical or **temporary performance venues** and opportunities.

Youth

The Youth focus group invited high school and college-aged participants to talk about their experiences creating and performing in Garland and their ideas for the future. The team reached out to educators in the Garland Independent School District to identify a group of student leaders from six area high schools to participate. College-aged creatives who had volunteered with Garland Summer Musicals also participated. Participants represented a diversity of locations, backgrounds, and creative disciplines.

ABOVE: *Garland visual artist Cullin Lassiter. Mr. Lassiter has collaborated with the City of Garland on many projects that invite community participation. Mr. Lassiter presented at a community meeting about his experiences collaborating with the City. Photo courtesy of Cullin Lassiter.*

The planning team was happy to extend an opportunity for two students (one high school and one college-aged) to act as peer facilitators for this focus group. This paid experience helped the youth facilitators to grow professional experience in leading small group discussion, and also allowed participants to feel comfortable expressing their perspective in a discussion led by someone near to their own age and life experience.

Themes that emerged during this focus group include:

- An understanding from participants that their creative practice builds important **professional skills**, such as teamwork, leadership, and technical ability, that will be useful in both creative and non-creative occupations and professions
- Recognition of the benefits of in-school and out-of-school **creative networks** (for instance, local extracurricular arts organizations) and a desire for strengthening these networks and opportunities

Developing the Plan Vision and Goals

Developing the Plan Vision and Goals

Interview and Focus Group takeaways were assessed and developed into a draft Vision and Goals for the Plan. The Vision and Goals were then taken to the Community and Technical Advisor groups for refinement and suggestions. The Vision and Goals were then ground-truthed and confirmed through a community-wide survey and community meetings.

Survey

The project team distributed a 16-question community-wide digital survey. 263 respondents gave feedback on attitudes toward the arts in Garland, patterns of engagement in the arts before and after COVID, knowledge of offerings, and activity location preferences. Residents from all Garland ZIP codes participated in the survey. Survey respondents also included diverse representation in race, ethnicity and age. Overall, this survey presented a snapshot of the how respondents view cultural arts

in Garland and what they would like to see in the future. The results of this survey were used to shape and confirm the Plan's vision, goals, and recommendations.

The survey showed that respondents are generally pleased with the levels of art and culture in Garland. Respondents did suggest that there are opportunities to expand the arts and culture activities in different neighborhoods throughout the city and in downtown. The majority of respondents strongly agreed that there are opportunities for young people to participate in the arts, though to the extent that there are enough opportunities was mixed. Conversely, over 40% of respondents reported that there are not enough opportunities for adults to participate in the arts. The majority of respondents indicated they would like to participate in more cultural arts activities. Respondents agreed that celebrating and supporting cultural diversity in Garland is important. Respondents, however, were mixed about whether there are enough opportunities to celebrate and support cultural diversity in the city, with 57% feeling either neutral or disagreeing that there are enough of these opportunities.

Finally, most respondents felt aware of arts, cultural, and creative activities in Garland. They indicated that there was still room for improvement, particularly in marketing activities and events. In open response questions, respondents indicated that the best methods of sharing information about Garland's arts, culture, and creative events is through email announcements and social media. Following the pandemic, respondents indicate a demand for more art classes, particularly for adults, and outdoor events like concerts and festivals centered on food and art. Respondents also indicated that there could be more collaboration and support for Garland ISD arts activities, use of the Downtown Square, and generally indicated an interest in more representation of the diversity of arts, music, and cultural practices represented within the community.

Virtual community meetings

The project team facilitated three virtual community meetings in late winter 2020 to share about the Cultural Arts Plan and receive feedback from community members about the Plan's vision, goals, and action steps. Spanish and Vietnamese interpretation were each offered at one of the meetings.

The meetings also featured performances and presentations by seven local and regional artists and performers, who shared about their work and their experiences living, working, and creating in Garland. Artists were commissioned for this opportunity in order to share cultural experiences with meeting participants and to celebrate local creatives as part of the planning process. Activities included the presentation of new visual works, a music video premiere, and a guided tour to what it's like to work with the City on public art projects.

High level takeaways from the community meetings include:

- Celebrating the "**unsung heroes**" of the creative community and diversifying what we mean by cultural arts by centering diverse creatives in all genres and styles of visual art, music, performance, and other forms
- Desire to increase opportunities for **participatory cultural arts activities**
- The importance of considering **faith communities** as key partners in expanding cultural arts activities
- Increasing opportunities for **Hispanic youth** to participate in cultural arts activities
- The importance of **building relationships and trust** with new audiences, creatives, and communities by starting small and being consistent
- Incorporating the arts into **civic celebrations and activities**, even if they aren't arts-focused

What We Heard

Through the community and stakeholder engagement and research activities outlined above, the team was able to identify the strengths are areas of growth and opportunity for Garland's creative sector and activities.

STRENGTHS	WEAKNESSES
• A history of strong cultural arts leadership, which has led to a celebrated legacy creative activity in the city • A long history of success with core performing arts venues and nonprofits • The creative talent of Garland youth, as a core engine of local creativity • Pride in a diverse range of cultures and modes of cultural expression • Many civic-minded artists with a strong desire for connectivity who want to be a part of the larger civic picture of the city • Festivals and events that are cherished by residents and seeing higher attendance	• Not all community members feel that current creative activities are for them. • Not all youth are tapped into information about extracurricular creative opportunities. • Creatives in Garland can sometimes be siloed or in pockets. It can sometimes be difficult to tell who is out there in the city doing creative work. • Downtown is not a frequent destination for some residents and visitors.
OPPORTUNITIES	**THREATS**
• Expanding public art in neighborhoods as a means of fostering community pride and identi-ty • Updating the public art policy to support new and expanding activities and interest across different departments • Strengthening staff networks in order to in-crease inter-departmental communication that can support the increase of creative activities throughout the city • Providing expanded opportunities for show-casing youth creativity and talent to even wider audiences • Supporting enhanced programming within recreation centers, parks, libraries, and schools in order to reach out with a broader geograph-ical footprint • Collaborating with other existing career de-velopment programs in order to engage youth in the arts in more diverse ways • Facilitating singular and combined cultural offerings that pull from, and pull in, a diverse range of local residents	• A need to identify emerging young creative leaders and provided the support to help them grow and flourish • Overcrowding and parking issues with downtown events • Lack of entrepreneurial leaders living (and giving) in Garland, which reduces impact of philanthropic fundraising • Need for improving recognition of Garland's creative brand in the region • Confusion by some groups about rental and program-ming policies for city-owned performance venues and how that impacts programming • Difficulties in communicating with some racial and ethnic communities in Garland that are civically isolat-ed and difficult to reach • Some emerging talent moving to Dallas or elsewhere for opportunity

GARLAND
Cultural
Arts PLAN

4

A Vision for Cultural Arts

Promoting, supporting and advocating, with a unified voice, the benefits of a vibrant and diverse arts and cultural sector.

VISION

Garland's cultural arts sector grows from strong community foundations and provides residents and visitors access to creative experiences and expression.

The City of Garland strives to build a reputation as a regional cultural destination, to be a training ground for all forms of creative expression, and to nurture collaborative partnerships grounded in diversity, family and youth.

ABOVE: *Garland musician Bobby Orozco annotates a composition. Photo courtesy of Bobby Orozco.*

Vision

The vision statement for the cultural arts points the direction and intention for a flourishing creative community, with opportunities for both residents and visitors throughout different areas of the community.

In the planning process, it was recognized that it was important to build on the City's overarching vision statement. The Envision Garland Comprehensive Plan, adopted in 2012, envisions that in 2030,

> *Garland is a community that blends old and new into a distinctive destination for people and businesses. We successfully adapt to changing needs and benefit from new opportunities, strengthening our identity as a sustainable community with a hometown feel. We are a community known for our appealing neighborhoods, globally-connected business hub, and beautiful parks, active lakefront, and natural areas.*

Working from this base, the vision statement for cultural arts in the City of Garland developed in response to what we heard in many conversations with creative sector stakeholders, community advisors, cross-sector partners, community members, and staff. The statement was workshopped with community advisors and staff in order to ensure that the vision for the arts for Garland is rooted in place and representative of the character,

assets, and opportunities of the community itself.

Garland's cultural arts sector grows from strong community foundations and provides residents and visitors access to creative experiences and expression.

The City of Garland strives to build a reputation as a regional cultural destination, to be a training ground for all forms of creative expression, and to nurture collaborative partnerships grounded in diversity, family and youth.

Goals

The Cultural Arts Plan vision statement is supported by six central policy goals. These goals represent key areas of opportunity and focus for the City, nonprofits, individual artists, community members, and other partners. Each of these policy goal categories were developed by observing and distilling feedback that we received in conversation with community advisors, interviewees, focus group participants, and community members.

BELOW: *Mexico 2000 Ballet Folklorico. Photo from Ballet Folklorico.*

Goal 1: Neighborhoods and Downtown

Provide opportunities to experience and participate in cultural offerings in all neighborhoods and downtown for residents and visitors.

Garland stretches out across almost 60 square miles and features many distinct neighborhoods and areas. In recent years the City has prioritized the need to provide services to residents where they live, in their own neighborhoods throughout the community. Providing access to creative experiences in neighborhoods is a central component of the Cultural Art Plan. The City will use assets and strategies such as parks, recreation centers, libraries, public art, and other institutional partnerships to provide creative services to residents in all parts of the city.

As one of the city's neighborhoods, Garland's downtown has a long history of artistic and cultural attraction, anchored by the celebrated Granville Arts Center and Plaza Theatre, two of the City of Garland's performance facilities. Recent years have seen increased energy and excitement around the arts downtown, from new public art in partnership with local business leaders and community members to the redevelopment of the downtown square. The City of Garland and its partners now look to expand on downtown's cultural offerings, ensuring a diversity of programming and activity that will attract and appeal to local and regional audiences that are diverse in terms of age, cultural background, and interest.

The City of Garland will use a diverse toolkit of strategies and activities to provide access to cultural arts in all neighborhoods and downtown for residents and visitors. One important strategy is to use temporary activations and pilots in order to test out new ideas.

ABOVE: *2016 Neighborhood Summit breakout session. Photo courtesy of the Office of Neighborhood Vitality.*

ABOVE: *2019 Student Art Show winners. Photo courtesy of the Granville Arts Center.*

Goal 2: **Youth**

Grow opportunities for youth.

Being a great place for families and young people is core to Garland's identity as a city. The Cultural Arts plan is a chance to expand on the existing relationships and activities for youth that have been provided by the City and many key partners for years, in order to provide young people opportunities to grow, learn, and develop creative skills and experiences in and out of school.

The Garland Independent School District (GISD) has provided young people in Garland with creative experiences and skill-building through their visual arts, performance, and music departments. The District has been and will continue to be an essential partner for the City. Through events like Big Art Day and the ongoing growth of collaborative opportunities and relationships, the City of Garland and GISD will continue to prioritize opportunities for Garland's young people to develop through creative communities and learn new professional skills through the arts.

It is also important that young people in Garland are connected to extracurricular creative opportunities. Garland is blessed with a core group of successful performance-based non-profits. The City will continue to help connect youth to opportunities with groups like these, and to ensure that extracurricular creative opportunities are accessible for young people in Garland from all backgrounds in all parts of the city, and that they have good information about how to participate.

Goal 3: **Diversity and Heritage**

Celebrate and support diversity and heritage.

Garland's diversity is its strength. Over 160 languages are spoken in the city. People with origins from all over the world call Garland home, including large Hispanic and Vietnamese communities among many others. Celebrations such as the Lunar New Year festival and Dia de los Muertos bring Garland's cultural diversity to center stage. The City will continue to support unique and diverse events and activities that celebrate individual cultures of Garland's residents and also multicultural sharing. Through creative activity, Garland can bring even more residents and communities into civic conversations.

Garland can be proud of its rich cultural and creative history and heritage. The City will explore new and expanded opportunities to bring the story of Garland's unique heritage to life for residents and visitors.

ABOVE: *Garland's Lunar New Year festival. Photo courtesy of Visit Garland.*

ABOVE: *Garland resident Chris Collins in a woodcarving class from local artist and sculptor Robertus van der Wege. Photo courtesy of Robertus van der Wege.*

Goal 4: **Artists and Creatives**

Support and attract artists and creatives.

Garland is a great place for artists, performers, and creatives to live, work, and create. The City can continue to support artists and creatives, both those currently living and working in the City and those who soon may. The role of the City in supporting artists and creatives is to help individuals and organizations to get connected with resources and opportunities. For example, the City of Garland can connect individual creatives with businesses who would be interested in featuring their work. Or, the City can help creative nonprofits to work together to expand their marketing and volunteer reach.

All of this creative activity can come together to grow Garland's reputation as a vibrant, exciting place to visit. By working together, the City, artists, creative organizations, and other partners will support a "critical mass" of creative activity in the city that will be a regional draw in the Dallas-Ft. Worth Metroplex.

Goal 5: **Partnerships and Collaboration**

Foster collaborations and partnerships.

Local experience and national trends show that working through partnerships and collaborations is essential for using the cultural arts to provide experiences and opportunity for residents and visitors and to support strong community and quality of life. The City has a role to play in establishing and amplifying relationships between creatives and the business sector.

Collaboration between local creatives and businesses can be mutually beneficial in a variety of ways. Creative displays and performances can activate and enliven public facing retail and commercial service spaces. Artists can be key partners in promotional activities. Creative activity can be a regional draw, bringing in new retail foot traffic. Even more fundamentally, many artists and creatives possess creative problem-solving expertise, design skills, and a different way of thinking that can make important contributions in many types of business environments. The role of the City is to help develop and communicate about these opportunities, and to help grow these relationships for the benefit of the business community and local creatives.

Nonprofit partners, both those that focus on cultural arts and those that don't, are important partners for cultural arts activity. Creative nonprofits have been a primary source of providing creative activity in Garland for decades. These activities should continue to be supported, with a renewed emphasis on serving the overarching civic goals of the Plan and the City. Likewise, there are promising opportunities to explore bringing the arts and creativity into the work of non-arts nonprofits, in order to serve broader civic goals around issues like public health, economic development, equity and diversity, and more.

There are nearly endless possibilities for supporting the arts through innovative partnerships. Alternative networks and opportunities for partnerships, such as with faith communities and neighborhood groups, should continue to be explored.

ABOVE: *Ablon Park Paint Day. Photo courtesy of the Office of Neighborhood Vitality.*

Find out more about these strategies in the Working With Partners Toolbox in the appendix.

ABOVE: *Modelling local artist-designed branding concepts for Visit Garland promotional materials. Photo courtesy of Visit Garland.*

Goal 6: **Municipal Operations**

Optimize municipal operations.

In order to make all of the activity described on the previous pages come to life, it is critical that the City of Garland processes that support these activities are operating efficiently "under the hood." The amount and types of cultural arts activity that the City supports is growing rapidly. It is an important moment to review and refresh municipal operations in support of these new activities.

In that spirit, adopting a new public art policy that will encapsulate and clarify public art activities for all City and community partners is at the top of the list. Recent years have seen increased interest in using public art to increase the vibrancy of Garland's neighborhoods, parks, and other public spaces. New public art projects have been spearheaded by traditional players, such as the Garland Cultural Arts Commission, and also new departments and partners, such as the Office of Neighborhood Vitality and local business leaders. An updated public art policy will provide clear goals and processes that each of these partners can follow to improve quality of life in Garland by increasing public art throughout the city.

More broadly, this section of the Plan provides action steps that will help the City to support a "big tent" of many types of cultural arts activity by many departments and non-City partners. These diverse activities require coordination, so it is important to develop systems that will make relationships, roles, and goals clear to staff, stakeholders, and community members. The City should strive to not only grow these clear systems but also to make communication about these opportunities clear and accessible to the public.

5

Taking Action: Strategies & Tactics

Promoting, supporting and advocating, with a unified voice, the benefits of a vibrant and diverse arts and cultural sector.

ABOVE: The *Garland Symphony Orchestra. Photo courtesy of the Granville Arts Center.*

Strategies & Tactics

The planning process led to the development of specific strategies to support the Vision and Goals that were discussed in the previous section. These strategies break down the Goals into smaller, more digestible pieces that the City and partners in the community can use to focus their activities.

In this section we explore each **Strategy** in detail and provide **Action Item Recommendations** for each Strategy. These Recommendations are specific, targeted, and actionable activities that the City of Garland, and its many partners, can undertake in order to bring the Vision for cultural arts in Garland to life.

More details about these Action Items can be found in the "Action Item Matrix" in the Appendices.

Goal 1: Neighborhoods & Downtown

STRATEGY 1.1: Support Creativity in Neighborhoods

Ensure that residents (and visitors) have access to arts and cultural offerings and activities in all of Garland's neighborhoods and districts. Work with institutional and community partners to serve residents where they live, work, and play.

ACTION ITEM	LEAD AND PARTNERS
Art in Libraries: Provide access to cultural arts activities in different geographic areas of Garland by promoting cultural arts activities for youth and adults in library branches and enhancing library cultural arts programming opportunities through collaboration with other City departments. Support community arts activities through Library space activations (e.g., through performance activation or as a maker space). Identify overlapping goals and values between cultural arts and Libraries and explore them as opportunities for collaboration and partnership. If appropriate, convene working group between Library Board and Cultural Arts Commission to explore opportunities for collaboration and potential joint funding through grants.	Libraries, GCAC, PRCAD
Recreation Division: Use Recreation Centers and other areas of the Recreation Division to provide access to cultural arts activities in different areas of Garland for youth and adults, framed within the goals and priorities of the Cultural Arts Plan. Schedule annual report by the Recreation Division to the GCAC on current and future programs and other opportunities.	Recreation Division, GCAC
Participatory Murals: Continue and expand the practice by Office of Neighborhood Vitality and the Downtown Development Office of facilitating community participation in murals and other artmaking. Explore ways to include residents of different ages and cultural backgrounds in these activities.	Office of Neighborhood Vitality, PRCAD, community groups and residents
Spring Creek Amphitheater: Assess the feasibility of temporary or permanent programming at the Spring Creek Amphitheater in Winters Park. If feasible, identify potential partners to coordinate programming and operations.	GCAC, PRCAD

ACTION ITEMS	LEAD AND PARTNERS
Cultural Events Along the Water: Explore opportunities to activate Windsurf Bay Park and other areas along Lake Ray Hubbard with cultural arts events and activities.	PRCAD, GCAC
Neighborhood-Based Artworks: Broadly encourage the development of neighborhood-based artworks in neighborhoods throughout the city, through the work of multiple departments. See Section 6.1, "Public Art," for policy considerations.	Neighborhood Vitality, PRCAD, GCAC
Maker Space: Explore outside-the-box opportunities for developing a maker space for artists, youth, and community members. Coordinate with private, nonprofit, and community partners on establishing the feasibility and considerations for such an endeavor.	GCAC, private and nonprofit partners, community groups
Alternative Venue Rental Program: Have the GCAC explore the creation of a city-sponsored alternative venue rental program that can provide additional options in terms of scale and location. For example, faith community spaces. Develop and provide sample contracts for partners and artists.	GCAC, PRCAD, faith communities and other community partners
Mobile Cultural Arts Activations: Explore the development of a mobile cultural arts program or service, such as an "art bus" or a mobile performance stage, that can strategically target temporary activations and activities in areas that are not otherwise served.	PRCAD, potential partners may include Libraries, GISD, or others

STRATEGY 1.2: Amplify Downtown Attraction

Use cultural arts as a key strategy to activate Garland's downtown and increase downtown attraction as a visitor destination and for residents. Provide and expand offerings at cultural facilities and on the Downtown Square that appeal to a wide variety and diversity of audiences.

ACTION ITEM	LEAD AND PARTNERS
Downtown Square Programming: Coordinate and facilitate programming in the redeveloped downtown square. Convene public, private, and nonprofit stakeholders who wish to partner in programming activities on the downtown square. Establish and clearly communicate policies, guidelines, and procedures for how the space is programmed. Prioritize programming that is diverse in terms of creative discipline, cultural representation, age, and local and visitor attraction and interest.	Downtown Development Office, Visit Garland, GAC/Plaza staff, GCAC, business and community partners
Performing Arts Facilities Non-rental Programming: Collaborate with Visit Garland, Downtown Development, Libraries, Recreation Division, Heritage Crossing, and community, nonprofit, and private partners to develop ideas for enhanced and collaborative programming opportunities at city-owned performing arts facilities. Experiment with pilot activities in collaboration with partners. Suggested opportunities include: midnight movies, wine tastings, concerts, poetry readings, book discussions, activities with specific youth appeal or appeal to various cultural communities. This pertains to downtown facilities and also other City performing arts facilities.	GAC/Plaza, Visit Garland, Downtown Development, Libraries, Recreation Division, Heritage Crossing, community, nonprofit, and private partners
Attract Diverse Rental Programming for City Facilities: Explore venue rental outreach or subsidies for programming that prioritizes communities that are underrepresented in traditional municipal venue rental programming and that can help with promotion of events to diverse regional audiences.	GCAC

ACTION ITEM	LEAD AND PARTNERS
Banner Program: ID ways to support and enhance arts-based banner program to assist in downtown and corridor wayfinding and celebrating historical and cultural significance. For example, an annual banner festival/ celebration, collaborating with Marketing for City merch, etc.	Downtown Development Office, Visit Garland, Heritage Crossing
Crowd Management Plan: Assess and plan for improvements to Arts District parking. For parking assessment, assume parking at full capacity for all three downtown performing arts venues.	PRCAD
Downtown Safety: Use cultural arts programming and wayfinding to contribute to a sense of safety on the Downtown Square through frequent activation and activity.	Downtown Development Office, Special Events, other relevant departments

STRATEGY 1.3: Experiment through Temporary Activations

Use the temporary activation of spaces as a key tool in the toolkit to bring cultural arts activities and offerings to residents and visitors in all parts of the city, to support local and regional creatives, and to pilot new ideas.

ACTION ITEM	LEAD AND PARTNERS
ID Constraints to Non-traditional Galleries and Event Spaces: Form a working group of the Cultural Arts Commission to work with city staff to identify opportunities and constraints for setting up non-traditional galleries and event spaces, both in downtown and in other parts of the city. Include new technology opportunities in this exploration, such as online, streaming, and video-on-demand.	GCAC, PRCAD staff
Pop-up Galleries and Activities: Form a working group of the GCAC to work with city staff to identify opportunities and constraints for local artists and non-City partners to set up pop-up temporary galleries and activities, both in downtown and in other parts of the city. Identify potential structural solutions such as identifying a staff liaison to help with event permitting, code, etc.	GCAC, PRCAD staff
Activating Vacant Storefronts: Use temporary artworks to activate vacant storefronts in downtown and elsewhere to help increase a sense of local vibrancy.	GCAC, PRCAD, Downtown Development
Explore Creative Space Viability Through Pop-ups: Use temporary activations as a tool to assess viability for new types of creative and cultural development. For example, a standing music venue. When exploring temporary activations, incorporate opportunities for emerging artists and youth expression in pop-ups.	GCAC, PRCAD, community partners, property owners/ developers

Find out more about these strategies in the Tactical and Temporary Projects Toolbox in the appendix.

Goal 2: **Youth**

STRATEGY 2.1: Expand Extracurricular Opportunity and Connections

Increase opportunities, communications, and access for Garland youth of all backgrounds to robust creative activities and programs outside of school.

ACTION ITEM	LEAD AND PARTNERS
Communication About Extracurriculars: Convene GISD, City, and creative nonprofit leaders to identify ways to increase outreach to students and their teachers about extracurricular creative volunteer and participation opportunities, and to identify barriers to participation. Specifically explore ways to expand the use fo social media to reach youth abut cultural arts opportunities.	PRCAD, GISD, arts nonprofits, Garland Youth Council
Reduce Barriers to Youth Participation: Reduce barriers to participation for low-income youth. For example, a youth performing arts scholarship, or a modest funding program for transportation for low-income youth to get to extracurricular programs.	GCAC, GISD, PRCAD
Permission Wall: Identify a location for a permission wall for youth to have a place for sanctioned expression	PRCAD, GISD
Identify Gaps: Create GCAC Education Workgroup to coordinate with local school districts, higher education institutions, private schools, and others to collect available data and identify where there are gaps with extracurricular and summer cultural arts programs for youth and potential partners to fill those gaps. Examine both annual and seasonal opportunities to account for the school calendar.	GCAC, GISD, other education institutions, arts nonprofits
Youth-Centered Programming: Support and expand programming at City owned faciltiies that appeal to the tastes and preferences of Millennial and Gen Z young people, to grow Garland's reputation as a place for young up-and-comers. This could include programming and highlighting new mediums, from LARPing, to comics, to tattoo art.	Performing arts staff, special events, GCAC, other public, nonprofit, and community partners
Center Student Voices: Collaborate with GISD to find ways to center the voices of students themselves in identifying needs and gaps. Include the points of view of both students who do and do not currently participate in cultural arts extracurriculars.	GCAC, GISD, arts nonprofits, Garland Youth Council

STRATEGY 2.2: Maintain and Expand GISD Collaborations

Support and expand the collaborative relationship between the City of Garland, GISD, and other key partners in order to clearly communicate and develop creative opportunities for youth in and out of schools.

ACTION ITEM	LEAD AND PARTNERS
GISD/PRCAD Liaison: Identify a "go-to" role at PRCAD to act as a hub for promoting and coordinating creative activities between the City and GISD and to assist in communication between local creative nonprofits and GISD.	PRCAD, GCAC
GISD Communications: Help creative nonprofits coordinate with GISD to communicate about activities and opportunities through the "Peach Jar" messaging system. Provide more information about extracurricular activities to elementary parents, similar to how they receive information about extracurricular sports.	GCAC, PRCAD, GISD, creative nonprofits
Big Art Day: Incorporate many of the activities in 2.1, 2.2, and 2.3 into the expansion of the annual Big Art Day celebration, as appropriate.	PRCAD, GISD, GCAC, other relevant departments

STRATEGY 2.3: Help Youth Access Career Development and Skill Building

Work in partnership to provide professional skill building offerings and opportunities through and around the arts.

ACTION ITEM	LEAD AND PARTNERS
Youth Arts Leadership Program: Create a project-based Youth Arts Leadership Program to assist in developing civic-oriented creative opportunities for youth. Elements could include mentorship, learning about civic processes, public art projects, and career development. Partners could include the City, GISD, and the Chamber's Youth Leadership Garland program.	PRCAD (various divisions), Neighborhood Vitality, GISD, Chamber of Commerce, arts nonprofits, and more
Careers in the Arts Event: Develop an annual "Careers in the Arts" event to help students connect with arts professionals and learn about creative careers and professional skills.	GISD, PRCAD (various divisions), Chamber of Commerce
Career and Tech Center: Coordinate with GISD Career and Tech Center about potential for classes for career-oriented classes and programs for youth creatives.	GCAC, GISD arts, GISD Career and Tech Center
Mentorship Programs: Increase the pipeline for new artists by supporting a mentorship program between GISD high schools, colleges and universities, and local/regional artists. Emphasize 21st century creative workforce skill such as self-branding and promotion in professional development programs.	GCAC, GISD, other education institutions, arts nonprofits

Goal 3: **Diversity & Heritage**

STRATEGY 3.1: Support Diverse Cultural Communities and Identities

Garland benefits from the diverse cultural communities that have made the city their home. Work to increase civic connections and representation for culturally diverse residents through increased participation in the arts.

ACTION ITEM	LEAD AND PARTNERS
Barriers to Participation: Identify and address barriers to participation, in collaboration with leaders and community members from diverse cultural communities, the disability community, and more. Create recommendations for how to address barriers such as increasing Spanish, Vietnamese, and other language accessibility needs on City website and communications for arts activities.	GAC/Plaza lead
Culturally Specific Offerings: Building from successes like the Dia de los Muertos celebration, collaborate with leaders of racial/ethnic community organizations to identify gaps, needs, and opportunities for culturally-specific creative offerings and celebrations, especially Garland's large Hispanic and Vietnamese communities.	Special Events, CMC, cultural nonprofits
Diverse Program Participation: Within City sponsored cultural programming, continue to cast, curate, program, and reach out to performers, participants, and audiences from diverse backgrounds that represent the current and future population and communities of Garland.	GAC/Plaza lead /PRCAD

ACTION ITEM	LEAD AND PARTNERS
Culturally Targeted Outreach: Target outreach and communications to Hispanic communities and other underserved communities about current and future cultural offerings. Establish targets for audience, participation, and other measurements that ensure that creative activities in Garland reflect the diversity of Garland residents.	GCAC, GAC/ Plaza, other relevant departments and divisions
Multicultural Festival: Explore the creation of a multi-cultural festival that reflects and celebrates the diversity of Garland cultures and residents and that could serve as a regional draw. This could be centralized or dispersed at different cultural hubs around the city.	Special Events, Visit Garland, Downtown Development, GAC/Plaza, CMC, cultural nonprofits, other community groups
Assist Emerging Cultural Leaders: Create a joint working group with the Community Multicultural Commission and other community leaders to investigate potential avenues for technical assistance, development needs, and training for the next generation of emerging young artists and cultural leaders. Cultivate "cultural ambassadors" to underserved communities. Provide existing cultural organizations with assistance in fostering youth relationships and leadership.	GCAC, CMC, cultural nonprofits

STRATEGY 3.2: Celebrate Garland's Cultural Heritage

Celebrate Garland's cultural history as a central part of the City's narrative. Expand opportunities for Garland's heritage to be appreciated by residents and visitors.

ACTION ITEM	LEAD AND PARTNERS
City-Wide Historic Interpretive Signage: Explore the development and promotion of cultural heritage markers.	Visit Garland, Heritage Crossing, Landmark Society
Historic Programming: Help residents and visitors connect with community history with free and innovative programming, such as wayfinding, interactive platforms, and more.	PRCAD, Neighborhood Vitality, Heritage Crossing, Visit Garland, Landmark Society, community groups
Heritage/GISD Collaboration: Strengthen partnership opportunity between Heritage Crossing/Landmarks with GISD - field trips, curriculum, youth-oriented programming	Heritage Crossing, GISD, Landmark Society
Heritage Crossing as Part of Downtown: Work to increase identification and promotion of Heritage Crossing as part of downtown cultural offerings and as city-wide cultural asset.	Heritage Crossing, Downtown Development, Visit Garland, Landmark Society

ACTION ITEM	LEAD AND PARTNERS
Heritage Facilities Needs: Develop plan for heritage facilities - office space, storage space, climate controlled	Heritage Crossing, Landmark Society
Heritage Collections Management System: Develop plan and timeline for updating collections management system to cloud-based, not physical storage - explore opportunity for digital curation and programming as public-facing side of cloud-based digitization	Heritage Crossing, Landmark Society
Succession Plan: Identify opportunities and process for a succession plan for historic assets management.	Heritage Crossing, Landmark Society
Historic Asset Restoration: Search for and apply for grants to maintain and restore historic assets (e.g., Pullman Rail Car, digitization of materials, etc.).	Heritage Crossing, Landmark Society

STRATEGY 3.3: Maintain and Expand Festivals

Garland's cultural festivals are cherished by residents. Continue to provide and expand cultural festival offerings that bring residents and visitors together to connect and celebrate in the city.

ACTION ITEM	LEAD AND PARTNERS
Develop a Signature Festival for Garland: Establish a "signature" festival for the city that can be a regional draw and local point of pride by speaking to the community's identity, diversity, and heritage. For instance, a "Makers Festival" to celebrate Garland's identity as makers in all of its facets.	Special Events, other PRCAD and Office of Strategic Initiatives divisions, institutional and community partners
Maintain/Expand Funding for Cultural Festivals: Cultural festivals are a cornerstone of public cultural arts participation in Garland. Maintain all current cultural festival funding and expand funding where possible. Continue to provide technical assistance and other services to existing community-led cultural festivals in order to help them sustain and grow.	Special Events, other PRCAD divisions
Neighborhood Block Parties: Help community groups host neighborhood block parties in all parts of the city that share and celebrate Garland's many cultures.	Neighborhood Vitality, Special Events
Cultural Festivals at Parks: Use the parks system to bring cultural festivals to different city neighborhoods and explore supporting or offering festivals, events, and activities throughout different areas of the city in order to reach diverse residents where they live, work, and play.	PRCAD, Special Events

Goal 4: **Artists & Creatives**

STRATEGY 4.1: Support Creatives

Artists, performers, and creatives are the engine of Garland's cultural identity. Grow opportunity, access, and information for creatives that live and work in Garland. Provide artists a "seat at the table" in creative activities and decision making.

ACTION ITEM	LEAD AND PARTNERS
Arts Entrepreneurship Program: Explore working with the Chamber of Commerce and/or other partners to develop a creative business and entrepreneurship development program (for instance, developing a business plan, etc.)	GCAC, PRCAD, Chamber of Commerce
Annual Awards: Build from existing arts awards. Give an annual award for outstanding creative in Garland. Involve Council members, sector stakeholders, and other partners in nominating creatives in a variety of disciplines. Hire local artists to make one of a kind awards. Convene local leaders, sector leaders, community leaders, and last year's winner to be a part of the selection committee. Host an award dinner as a fundraiser. Give award for "outstanding arts supporter."	GCAC, GAC/ Plaza, local leaders, City Council
Local Artist on City Merchandise: Create funding stream to support paying artists for creating original graphic artwork for City merchandise. Have an annual rotating local artist feature on City merch or promotional material.	Visit Garland
Artist Studio Tour: Work with community groups to develop an "artist studio tour," where local artists open their studios.	GCAC, creative nonprofits, community groups and residents

ACTION ITEM	LEAD AND PARTNERS
Sharing Local Artist Activities: Support enhanced communications with local artists and creative nonprofits about the opportunities to promote their activities and events on the Visit Garland arts calendar.	Visit Garland, creative nonprofits, local artists
Informal Meetups: Support/help launch informal meetups among artists and creatives. Help artists, performers, and creatives identify opportunities for collaboration with each other. Look for opportunities to combine this recommendation with temporary activations (Action Items 1.3.1 and 1.3.2).	PRCAD, local creatives, GCAC
Social Media Group: Encourage private partners to start a "Creatives of Garland" Facebook group. Once the group is started, drive new participants to the group.	PRCAD, local creatives

STRATEGY 4.2: Support Creative Nonprofits

Continue to support and expand the relationship between the City and established and emerging creative nonprofits, in order to grow their reach and better serve all of Garland's residents and visitors.

ACTION ITEM	LEAD AND PARTNERS
Collective Advertising: Help coordinate creative nonprofits to pool communications for collective advertising about local cultural opportunities.	GCAC, PRCAD, creative nonprofits
Collaboration: Support the creation of a GCAC subcommittee that could support creative nonprofits to identify opportunities for efficient and expanded service through collaboration with each other. Where appropriate, tie these efforts in with the informal meet-up support (Action Item 4.1.6).	GCAC, PRCAD, creative nonprofits
Existing Nonprofit Financial Support: Maintain existing HOT fund grant program for nonprofit arts activities that support City goals for the arts. Review program guidelines to ensure that qualification rubric emphasizes City's goals for cultural arts. Use grant funds to support both establish creative nonprofits and grow opportunities for new partners.	GCAC
Volunteering Communications: Help creative nonprofits communicate about volunteer opportunities, especially to more diverse community members (racial/ethnic outreach, outreach to more diverse youth through schools). Help coordinate outreach among arts organizations in support of the shared value of ensuring that every community member has an opportunity to volunteer for a creative organization if they want to.	GCAC, PRCAD, creative nonprofits

STRATEGY 4.3: Expand regional creative tourism

Leverage cultural arts as a key strategy and factor for attracting visitors to Garland, increasing the city's reputation as a regional arts tourist destination.

ACTION ITEM	LEAD AND PARTNERS
Cultural Designations: Explore applying for Texas cultural designations: Apply for downtown Garland (and/or other Garland cultural hubs) to become a Texas Commission on the Arts-designated Cultural District, which can attract tourists, increase civic pride, and open up potential cultural funding. Explore applying to be a "Film Friendly Community" with the Texas Film Commission and a "Music Friendly Community" with the Texas Music Office.	CVB, Downtown Development
Fine Arts Residency: Explore opportunities to collaborate with other local partners to develop a traditional artist residency, to enhance the arts and as a visitor draw. Make visible and civic activities and projects a part of the residency requirements.	GCAC, nonprofits, PRCAD
Iconic Landmarks: Continue to develop and promote public art and other cultural arts infrastructure and activities that are iconic, "instagrammable," and shareable on social media. Use this strategy in both downtown and other neighborhoods throughout Garland.	PRCAD, Neighborhood Vitality, other relevant departments, private partners
Festivals as Attraction: Explore ways to build from current festival infrastructure and successes to promote Garland festivals as regional visitor attractions.	Visit Garland, Special Events

Find out more about Cultural Designations in the Cultural District Toolbox in the appendix.

Goal 5: **Partnerships & Collaboration**

STRATEGY 5.1: Foster Relationships with the Business Sector

Increase mutually beneficial collaboration between local businesses and creatives by providing information and fostering relationships.

ACTION ITEM	LEAD AND PARTNERS
Chamber Adult Leadership Program and Workplace Giving Day: Collaborate with the Chamber and their Adult Leadership Program to enhance the arts aspects of the program, and to develop and promote an annual workplace giving and corporate philanthropy day for arts and culture.	GCAC, PRCAD, Chamber of Commerce
Promote Artist/Business Partnerships: Create a roster of local visual and fabriating artists that is readily accessible and proactively be promoted to local business leaders who wish to hire local artists. Use the roster to facilitate partnerships and relationships between artists, arts orgs, and the hotel/ convention industry, in order to strengthen the direct relationship between visitor attraction and arts activities.	GCAC, local businesses, Chamber of Commerce, Economic Development
Small Business Collaborations: Inform small businesses about opportunities to partner with or showcase local artists and performers, for the benefit of both businesses and creatives. Develop a "Working with Local Artists" training program to help the local business community increase exposure for visual and performing art by local artists. Provide sample contracts for local businesses looking to work with artists. Create and share directories or rosters of artists and participating businesses. This item is complimented by 6.2.3, Artist Rosters.	GCAC, PRCAD
Event Checklist: Develop a "checklist" for private organizations who wish to put on events that feature performers and artists, such as production and A/V considerations	Special Events, private partners

ACTION ITEM	LEAD AND PARTNERS
Develop a Variance Process for Creative Signage: Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City.	Planning & Community Development, City Council, PRCAD
Hat Manufacturing: Collaborate with Garland's major hat manufacturers and Visit Garland to clarify and grow opportunities to feature hat manufacturing as a draw for visitors and as an important aspect of Garland's cultural heritage.	Visit Garland, Garland hat manufacturers
Firewheel Town Center: Work with leadership at Firewheel Town Center to identify opportunities for artists, performers, and other creatives. For example, temporary displays and artist pop-ups associated with the holidays.	PRCAD, Chamber of Commerce

STRATEGY 5.2: Grow Nonprofit Partnerships

Introduce and support the use of cultural arts strategies in cross-sector nonprofits as a tool for pursuing broad community and civic objectives.

ACTION ITEM	LEAD AND PARTNERS
Nonprofit Artist-in-Residence: Explore a city-funded "artist in residence" program that could bring arts-based collaborations to non-arts nonprofits in pursuit of broader community goals. For instance, to Hope Clinic and other health care organizations in support of their community public health efforts.	GCAC, PRCAD
Nonprofit Parnterships: Create a GCAC Working Group to explore potential city/philanthropic sector project partnerships to that can advance community development goals and encourage the adoption of artists participation and project leadership roles (e.g. creative placemaking initiatives).	GCAC, PRCAD, charitable organizations, local creatives

STRATEGY 5.3: Build Alternative Networks

Tap into other civic and informal networks to support creative activity in Garland.

ACTION ITEM	LEAD AND PARTNERS
Faith Communities: Reach out to local congregations to develop a better understanding of the cultural opportunities that they already offer and to identify opportunities for collaboration or promotion of existing events to broader communities.	GCAC, PRCAD, faith communities
Neighborhood Groups: Team up with Homeowners Associations, Neighborhood Associations, and other neighborhood groups to develop capabilities and opportunities throughout neighborhoods for art. Often HOAs don't know this is something they can be involved in. Explore National Night Out collaborations.	GCAC, PRCAD, Neighborhood Vitality, HOAs

Goal 6: **Municipal Operations**

STRATEGY 6.1: Support Public Art through Policies and Programs

In order to support the increased interest in public art in the City and community, adopt a public art policy that lays out standard systems, processes, parameters, and responsibilities for all public and private partners who wish to contribute to Garland's vibrancy by developing and maintaining public art.

ACTION ITEM	LEAD AND PARTNERS
Percent for Art Program: In keeping with national best practices, adopt "Percent for Art" funding for public art in capital projects. Develop Percent for Art program in line with standard public art processes (discussed in 6.1.2).	GCAC, PRCAD, City Council
Clarify Public Art Policy for City of Garland: Adopt a revised public art policy that addresses staff roles, commissioning, artist and artwork selection, maintenance and decommissioning. Account for art that is publically funded and/or on public property. Develop standards for all City departments that wish to develop public artwork as part of their mission. Ensure that impacted departments are included in the public art process.	GCAC, PRCAD, other relevant departments, City Council
Public Art by Private Partners: Clarify standards, expectations, and authority regarding the City's role in the development and exhibition of public art by private partners. Incentivize public art in private business and residential development projects.	GCAC, PRCAD, other relevant departments, City Council

ACTION ITEM	LEAD AND PARTNERS
Public art in infrastructure: Explore featuring public art in infrastructure and right-of-way throughout the City, through conversations with Transportation, Public Works, and other departments. Look for opportunities to use public art for placemaking along corridors, for thresholds and gateways, and along paths. Look for opportunities to develop programs that support cross-cutting goals. For example, a utility box art program that showcases the work of local youth artists. (See also, 6.1.1, Adopt a Percent for Art Program)	GCAC, PRCAD, Transportation, Public Works, other relevant departments and community partners
Create Opportunity Map for Future Public Art: Identify strategic urban opportunities for visual artwork throughout the city that can be funded apart from Percent for Art efforts ("Percent for Art" refers to predictable funding for public art as part of capital improvement project budgets, and is discussed in Action Item 6.1.1). Coordinate between the Garland Cultural Arts Commission (GCAC), the Parks, Recreation, and Cultural Arts Department (PRCAD), and Neighborhood Vitality to identify potential locations for public art in neighborhoods (e.g., parks) with the goal of increasing accessibility to public art throughout the city.	GCAC, PRCAD, Office of Neighborhood Vitality, misc. other departments and groups
Expand Public Art Tour: Expand public art tour to include other areas of Garland outside of downtown. Develop an online database of public art. Create a unified city-wide public art portfolio.	Visit Garland, PRCAD, Neighborhood Vitality, Libraries, Heritage Crossing

Find out more about these strategies in the Public Art Toolbox in the appendix.

STRATEGY 6.2: Streamline Municipal Arts Processes

Clarify the network, relationships, and roles of all City departments and staff whose work touches cultural arts. Increase the efficiency of municipal arts processes.

ACTION ITEM	LEAD AND PARTNERS
Establish Staff Cultural Arts Team: Establish a City staff team that meets periodically to inform and coordinate on all cultural arts activities that are happening between departments, foster interdepartmental coordination, and share resources. This group should have agency to make decisions, and shall be responsible for maintaining momentum for improving cultural arts services at the City. Have group develop, maintain, and share a roster of artists, performers, musicians, and arts organizations that are ready to work with city staff. Departments should include but not be limited to: Garland Arts/Granville Arts Center, Visit Garland, Downtown Development Office, Special Events, Heritage Crossing, the Office of Neighborhood Vitality, and Libraries.	GAC/Plaza, Visit Garlaand, Downtown Development, Special Events, Heritage Crossing, Neighborhood Vitality, Libraries
GCAC Annual Report to Council: Create an Arts and Culture Annual Report to be delivered to council. Each year identify 3 top priorities the Commission can will focus on.	GCAC
Artist roster: Develop, maintain, and share a roster of artists, performers, musicians, and arts organizations in the city. Utilize this roster to connect local creatives and collaborative partners (for instance, the business community) with opportunities. Collaborate with all City departments who work with artists to build out initial rosters. See Action Item 5.1.3, Small Business Collaborations, for an application of the roster.	PRCAD, all relevant City departments and divisions, local creatives, creative nonprofits
Staff Czars: Assign public-facing staff "czars" of certain activity, i.e., go to people who understand a particular activity or relationship. For instance, the go-to person for public art in Garland (all depts), or GISD (holds knowledge about all relationships and activities)	PRCAD, Neighborhood Vitality, GCAC

ACTION ITEM	LEAD AND PARTNERS
Staff and Commissioner Capacity Building: Support opportunities for education and capacity building for cutlural arts staff and Commissioners, such as trainings and certifications.	PRCAD, GCAC
Arts-based Public Engagement: Leverage cultural arts and artists for engagement and outreach efforts throughout different City projects.	GCAC, PRCAD, Neighborhood Vitality, all relevant departments
City Departments Artist-in-Residence: Develop an artist-in-residence program for artists to embed in City departments, in order to bring fresh perspectives and innovation into addressing civic problems.	GCAC, departmental partnerships

STRATEGY 6.3: Enhance Digital and Analog Resources and Communications

Clearly and accurately communicate information about all of the many cultural arts activities and support that the City of Garland offers in a way that will be received and understood by residents and creative sector stakeholders.

ACTION ITEM	LEAD AND PARTNERS
Website Clarity: Explore ways to update or streamline the way that City websites communicate about all of the different arts activities that the City coordinates. More clearly communication about resources for artists, audiences, etc. and about the wide range of arts activity that the City has a hand in. Indicate clearly "who does what" between departments and groups. Make navigation between different City arts-related pages simpler and more clear. Consider developing an artist resource page.	All relevant departments, GCAC
Community Events Calendar: Have staff examine opportunities to provide or support a calendar that could capture non-city, non-tourism draw cultural activities in the community.	GAC/Plaza, Visit Garland, GCAC
Initial Contact with New Residents: Send out information about arts opportunities in Garland with utility hookups or other initial contact between the City and new residents.	GCAC, City of Garland Utilities
Online Gallery: Host an online gallery featuring works by local artists as a way of promoting local arts to potential visitors. Tie works featured in the online gallery to experiences that visitors and residents could have IRL in Garland.	GAC/Plaza, Visit Garland, GCAC, other relevant departments
Social Media: Continue to enhance digital advertisements for cultural arts activities on platforms such as Google, Facebook, Twitter, Instagram, Snapchat, radio, a Garland arts app, and other means.	All relevant departments, GCAC

ART IN
PROGRESS

6

Specific Strategies

We hope that celebration of local arts will take place on a grander scale as the time goes.

Public Art Approach

Proven National-Level Public Art Practices

Public art has a long and celebrated history of support in U.S. cities. Over the decades many best practices for public art programs have been established at a national level. These practices are proven to work and have been tested many times in municipalities across the country.

Funding public art through a "percent for art" ordinance, which requires a percentage (which ranges from .5% to 2% and is usually 1%) of total project costs in capital improvement projects, is an established national best practice model stretching back to 1959. In fact, percent for art funding is the most common source of funding for public art programs in the country. Some municipalities have even expanded to incentivize private developers to include percent for art projects in new developments.

Resource: A wealth of information about a wide variety of details to help develop a strong municipal public art policy and procedures can be found on the Americans for the Arts Public Art Network website, particularly in the web resource's FAQ.

ABOVE: *Artist Robertus van der Wege standing next to the utility box he painted. Photo courtesy of Robertus van der Wege.*

Public Art Opportunities and Needs in Garland

The City of Garland has seen an exciting increase in activity around the development of new public art in recent years. The Garland Cultural Arts Commission managed the development of the "Vision of the Arts" sculpture by the artist Barvo in front of the Granville Arts Center. The Office of Neighborhood Vitality has included public art in its work with neighborhood groups, such as the mural on the Oates Road retaining wall, which local residents helped to paint. Private partners have even gotten involved through public-private partnerships like the downtown outdoor gallery 506 Art, developed in partnership between local property developer Robert Alan Smith and the Downtown Development Office.

All of this activity makes it an exciting time for public art in Garland. It also means that now is the right time to build new policy, funding, and administrative systems that can support more public art by many different project partners in order to serve residents and increase the vibrancy of the community.

A Public Art Roadmap for Garland

As City of Garland staff and the Cultural Arts Commission work to update the City's public art policy and procedures, the topics below are critical to address. Supporting materials to help guide staff and the Commission through these decisions can be found in the Public Art section of the Toolbox in the appendix.

Percent for art policy adoption: Section 444.029 of the Texas Government Code allows municipalities to allocate a percentage of total eligible project costs to public art for any public construction project estimated to cost more than $250,000. The public art project must be located at or near the site of the construction project. Municipalities around the state such as Austin, Dallas, El Paso, Fort Worth, Houston, San Antonio, and more have used this mechanism to provide consistent funding to support public art programs and enhance a sense of place and identity in these communities. Please note that the State of Texas enabling legislation for percent for art does not prohibit the use of other funds for public art that a city or partners might negotiate in addition to percent for art funding, should the City wish to fund public art from additional sources.

See the Public Art Toolbox in the appendix for an example of a model percent for art policy that can be used as a starting point.

Elements of a model public art policy: An effective public art policy should address the following topics:

- Clear goals for the public art program that follow the Cultural Arts Plan
- Standard funding mechanism(s)
- Artist selection process(es)
- Clear expectations regarding review and approval of projects by the GCAC and/or City Council
- Artwork implementation standards and responsibilities
- Maintenance standards and responsibilities
- Artwork decommissioning standards
- Allowance of activity for other city departments who have developed approved standards for public artwork that align with the policy
- An artwork donation and loan policy for private artwork displayed on public land

Program management: Program management for a public art program

involves many duties, from identifying opportunities and locations, to managing artist selection, to maintenance. These duties may be performed by an individual or shared and coordinated among many, for instance, between staffers and Cultural Arts Commission members. See the Public Art Toolbox in the appendix for a list of duties and responsibilities that should be planned for in a typical public art program.

Selection processes and roles: Given the subjective nature of aesthetic quality, it is particularly important to include uniform, appropriate standards for artist and artwork selection in the public art policy. The following roles and steps follow established national best practice for artist selection:

City Council: When the Cultural Arts Commission approves an artist or artist team for a particular project, that recommendation goes to City Council for a formal approval.

Cultural Arts Commission: The Cultural Arts Commission selects and convenes an Artist Selection Panel made up of visual art and design professionals to accept artists into a Pre-Selected Artist Pool. The Cultural Arts Commission develops artist calls for individual projects and reviews progress with artists during implementation, and appoints a Community and Department Representative group to select an artist or team from the Pre-Selected Artist Pool. The Commission reviews and approves recommendations for artist selection for individual projects and makes a recommendation to City Council.

Artist Selection Panel: The Artist Selection Panel should typically consist of between three and five panelists made up of design and arts professionals and can include professionals from outside of the Garland area. The Artists Selection Panelists attend usually a half-day meeting to review submissions and to accept artists and artist teams into a Pre-Selected Artist Pool.

Pre-Selected Artist Pool: The Pre-Selected Artist Pool is a "pre-screened" group of artists and artist teams that are considered by the Artist Selection

ABOVE: *The "Spirit of the Arts" public art sculpture by the artist Barvo. Photo courtesy of the Granville Arts Center.*

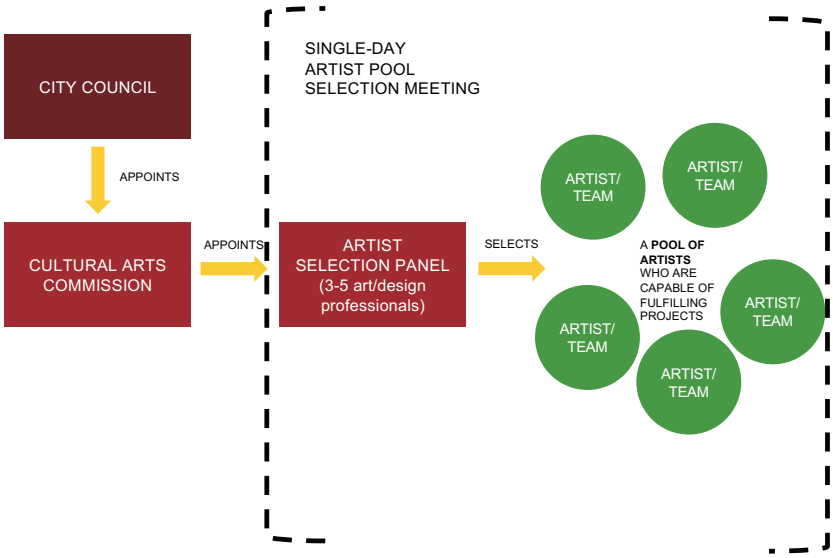
Panel to be able to produce public artworks of high artistic quality and capable of practical implementation in a professional, municipal project. Having a pre-selected pool of artists allows for efficiency during the selection of artists for individual projects, and allows for projects to be implemented by other City departments, which will be discussed below.

Community and Department Representatives: When an individual public art project has been identified, the Arts Commission appoints a group of 3-5 Community and Department Representatives to select an artist from the Pre-Selected Artist Pool to recommend for the project.

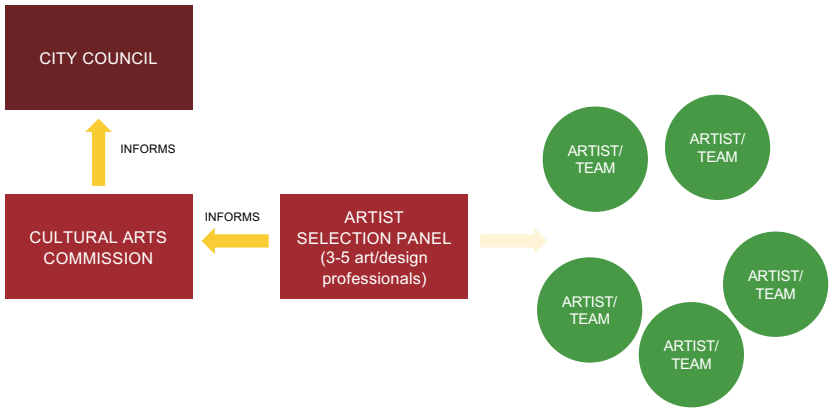
Technical Team: Because this process involves so many different types of expertise, and so many types of project partners (some of whom are involved in the process only temporarily), it will be appropriate to establish a staff "technical team" made up of staff members who are familiar with the entire public art process as it plays out within the City of Garland, and can provide technical assistance and support to the larger project team and the project develops.. The technical team may advise on shaping a particular project, drafting artist calls, and advising on materials and project implementation, among other tasks. Members of the technical team may serve as department representatives who help select artists from the Pre-Selected Artist Pool. The technical team can also invite in, on a per project basis, technical expertise from professionals outside of the city if a particular area of knowledge (e.g. fabrication with a specific material) is needed.

The diagrams on the next page illustrate the flow of activity, roles, and decision points in a typical public art process:

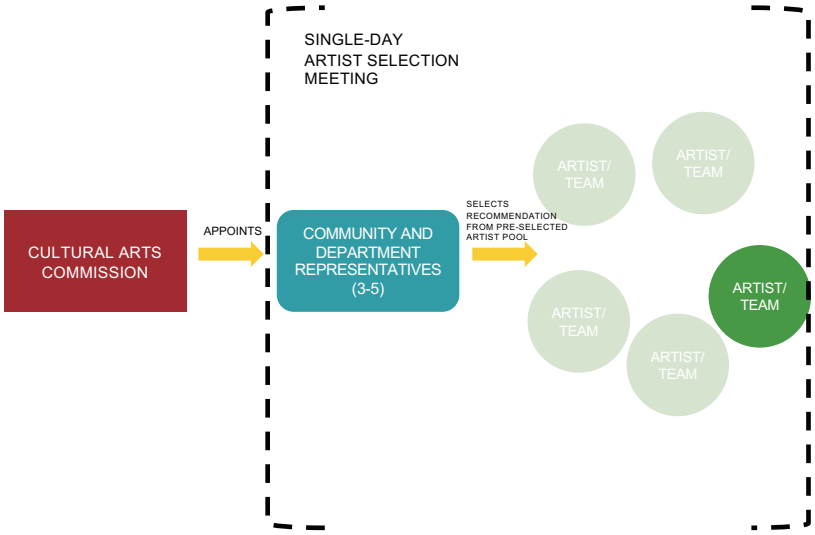
Creating a pre-selected artist pool
Diagram 1 of 2



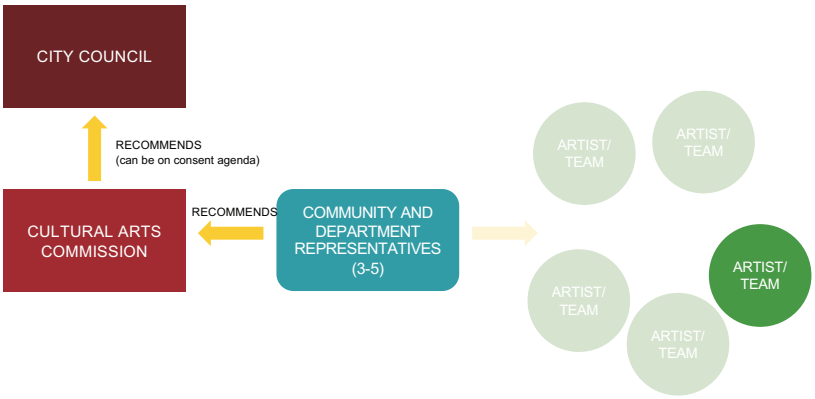
Creating a pre-selected artist pool
Diagram 2 of 2



Using the Pre-Selected Artist Pool
for Individual Project
Diagram 1 of 2



Using the Pre-Selected Artist Pool
for Individual Project
Diagram 2 of 2



Other types of artist selection processes include Direct Selection, Limited Entry Competition, Direct Selection of an Artist, and Direct Purchase of an Existing Artwork. Each of these strategies has benefits and drawbacks.

Scaling the Program: Establishing a Public Art Panel: As Garland grows opportunities for public art, the City will reach a threshold where it is no longer efficient or appropriate for the Cultural Arts Commission to directly oversee public art processes. At this point, it will be appropriate for the Arts Commission to appoint a Public Art Panel made up of local arts and design professionals who can help advise staff on individual projects. A Public Art Panel is a group whose sole function is to create public art calls, select Artist Selection Panelists, and work with artists during the design process. As individual projects opportunities emerge, the Public Art Panel writes the formal artist call and then recommends a panel of reviewers to assess qualifications for the specific project. The Public Art Panel typically meets with the selected artist or artist team for a project a couple of times during the design and implementation of the project for updates and review.

Implementation processes: Public art project implementation involves a series of standardizable activities, including: contracting, considering design criteria, design reviews, approval, fabrication, insurance, and installation. See the appendix for a detailed list of tasks that should be planned for to guide the public art implementation process.

Maintenance and decommissioning: All public art projects should indicate clear responsibilities and expectations for artwork longevity and maintenance. Unless permanent funding and maintenance responsibilities are identified and assigned, a decommissioning plan and timeline should be recorded before the project is installed. This ensures that artwork is not allowed to fall into ill repair while it is in the City's active collection.

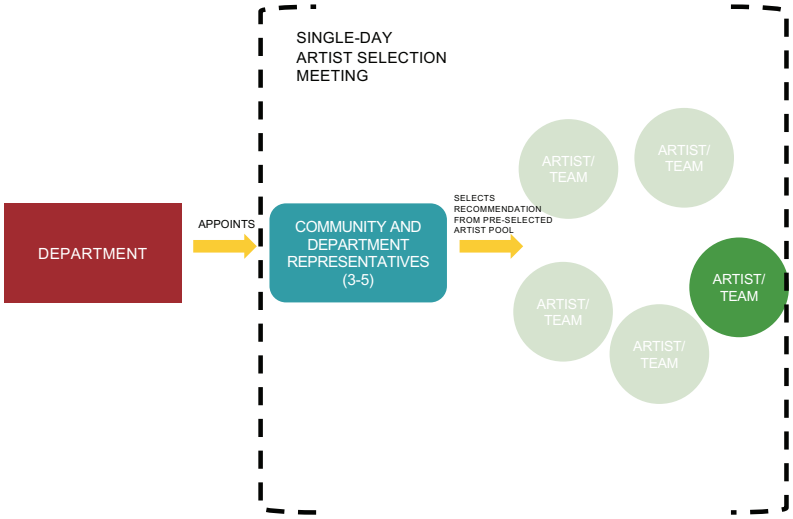
Each of these selection methods are defined and considered in the Public Art Toolbox in the appendix.

Making Space for Other Departments' Involvement in Public Art

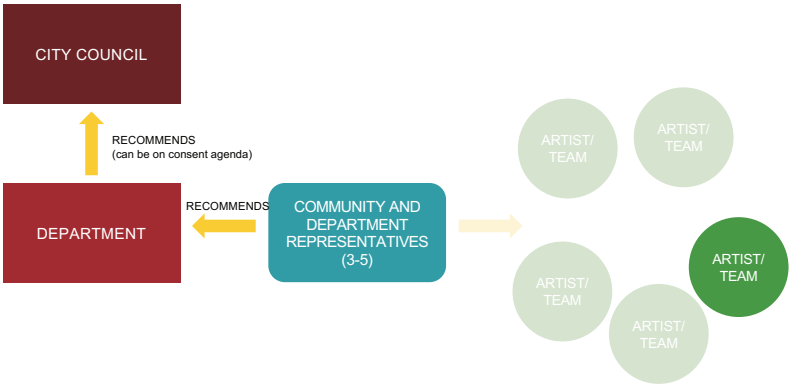
In order to maximize the impact of public art on resident quality of life, visitor experience, and vitality and visual appeal in all parts of the city, it is important that the public art policy allow for other partners to get involved in the development of public art with processes that align with the public art policy. The public art policy should allow for other City departments to develop their own parallel process for the development of visual artworks within the community, and which follows the same standard process described above, but where individual projects are managed by the department in question, and not the Cultural Arts Commission. These alternate processes should look and function exactly the same as the diagrams above, but with the sponsoring department in the place of the Cultural Arts Commission, while still pulling from the established Pre-Selected Artist Pool.

The diagrams on the following page illustrate this alternative workflow for other departments:

Using the Pre-Selected Artist Pool
for Individual Project
Diagram 1 of 2



Using the Pre-Selected Artist Pool
for Individual Project
Diagram 2 of 2



It is critical that other departments managing public art projects follow a standard process that functions similarly and with similar intent to the standard public art process. A good rule of thumb should be that from the perspective of an artist working with the City on public art, the process should feel the same regardless of which department they are working with.

Several departments, such as the Office of Neighborhood Vitality, the Downtown Development Office, and Libraries, have already been imagining and implementing public art projects, such as utility box wraps, banners, and other placemaking activities. When a percent for art policy is adopted, other departments such as Public Works, Transportation, and Planning & Community Development may also grow to be key partners for public art.

Public Art by Private Partners

Art in the public realm is not just an activity for the City, and Garland happily has leaders in the private sector who are interested in enlivening public space through art. Projects with private partners generally take two forms, privately funded works on public land, and works on private land.

- **Privately funded works on public land:** As indicated above in the "Model Public Art Policy" section, adopting an "artwork donation and loan" policy as part of the public art policy will help to set uniform standards and processes for the installation and care of privately funded artwork on City property or right-of-way. The decision about whether artworks will be accepted into the City's collection should be administrated by staff and the Arts Commission. The party donating the work would submit an application for review by staff, who would then forward a recommendation to the Arts Commission. Staff and the Arts Commission would follow standard Review Criteria.
- **Publicly funded works on private land:** Art on private land that uses public funds should still go through the rigorous and transparent selection process described above. Publicly funded works

See an example of a model artwork donation and loan policy in the Public Art Toolbox in the appendix.

on private land should draw from the artist pool, and selection should be determined by a panel of staff and community stakeholders. The private landowner should work with staff to shape the scope of the project and establish any restrictions or specific criteria during the development of the call and prior to the artist selection process. The property owner may serve on the community and staff panel that selects an artist from the pool, however it is important that the property owner is not the only determining vote in selecting the artist.

- **Privately funded works on private land**: Beyond the scale and scope of what the City itself can accomplish, private businesses and landowners who wish to contribute to the visual creative texture of their community are an incredible asset to the city, and should be encouraged. Notably, the City does not have significant authority over content control for public art that is privately funded and on private land, beyond content neutral and uniform regulation such as obscenity laws and sign ordinances. The City, however, can be a good partner for these citizen leaders by communicating about the City's goals for public art and how public art that aligns with these goals benefit businesses, residents, and visitors.

Performing Arts Facilities Approach

ABOVE: *A performance at the Granville Arts Center. Photo courtesy of the Granville Arts Center.*

Strong foundations

City of Garland performing arts facilities have a long and celebrated history and have been a central resource for the city and community. The Granville Arts Center and Plaza Theatre in downtown Garland have anchored creative performance activity in the city for decades. The City has collaborated in long-term successful partnerships with the performing arts organizations Garland Summer Musicals, the Garland Symphony Orchestra, the Civic Theatre, and more to provide performance experiences to the city's residents and visitors. These facilities and organizations will continue to play a central role in attracting local and regional audiences and anchoring and expanding arts offerings in the city.

Looking forward

As the City of Garland looks to the future of cultural arts support, it is important to frame the future vision for the City's performing arts facilities. The City's performing arts facilities can support the larger goals of the Cultural Arts Plan, enhancing their service as amenities for both

local residents and regional visitors. In order to achieve this, the City's approach to its performing arts facilities must be considered and clarified.

Facilities Vision

The following draft vision for Garland's performing arts facilities, that was developed during the planning process, can serve as a base for current and future City staff to hone, clarify, and strategically plan from:

> *As an important plank of the overall vision for cultural arts in Garland, the City's performing arts facilities add to resident quality of life and visitor experience. Performing arts programs have expanded their reach to more local and regional audiences. Programming is diverse and relevant to residents and visitors, and meets larger City of Garland cultural arts goals.*

This vision can be used to guide decision making around both venue rentals and any non-rental programming that the City may seek to pursue.

Considerations for non-rental programming

The City of Garland may choose to pursue some non-rental programming in addition to rental services in order to best achieve broader City cultural arts goals. If the City chooses to pursue non-rental programming, the following points will need to be considered:

Revenue and funding: The downtown performing arts facilities essentially function as a self-sustaining enterprise, where revenues from venue rentals allow for their continued operations. Shifting the programming model to include more City-programmed activities would mean that venue operational costs would possibly need to be subsidized by the City in some way. Anytime they program the venues, the City will assume the risk of underperforming ticket sales and losses should a

particular activity prove to be less popular than anticipated. The positive trade-off would be that the City would have more direct control over programming and the goals that programming supports. Some ideas for funding non-rental programming are discussed below under "Connecting to Regional Networks."

Staff time and services: In order to program the facilities themselves, staff may be required to perform new duties, such as creative curation and directly contracting with performers and performance directors. This may require additional staff time, activities, and capacities that could require training. The positive trade-off for the City, again, is direct control over programming in order to directly serve broader City goals.

Planning for the long-term: Shifts in performance facility operations should be considered in the context of existing long-term relationships and long-standing rental expectations. There are creative nonprofits that currently have longstanding rental agreements at the downtown performance facilities. New additional approaches to programming should carefully consider the needs of these long-standing partners and be thoughtful about avoiding displacing these activities. Changes should be gradual, not sudden, and approached in a spirit of partnership with longstanding collaborators.

Advancing plan goals with rental partners

Enhancing the diversity of programming at City-owned performance facilities can also be accomplished through rental-based programming. For instance, the City may consider reviewing their rental policies, and growing from a "first come, first served" model to a model that can also include prioritizing programming that meets City goals.

Since some creative nonprofit partners receive financial support through a grant program funded by the City's Hotel Occupancy Tax (HOT) and distributed through GCAC, Inc., it will be appropriate to review the GCAC, Inc.'s HOT grant program guidelines to ensure that qualification criteria emphasizes and incentivizes meeting the City's broader goals for cultural

ABOVE: *A performance at the Granville Arts Center. Photo courtesy of the Granville Arts Center.*

arts. (This is covered in Action Item 4.2.3.)

Many funded organizations and other renters are longtime partners with the City and share in many of the City's larger goals and vision for cultural arts. It is important to communicate and work alongside these partners to provide residents and visitors with diverse and relevant creative experiences that enhance quality of life and visitors experience.

Expanding and leveraging the City's wider network of performance facilities to provide more performance opportunities

City-owned performing arts facilities are not just limited to the Granville Arts Center and Plaza Theatre downtown. Indeed, this Cultural Arts Plan recommends several Action Items intended to expand and leverage the City's performing arts facility reach in all parts of the City. This helps the City reach their goal of providing creative experiences in all neighborhoods.

Leveraging this wider network can also help to alleviate some of the pressure of the downtown facilities to meet all of the City's programming needs and goals. The City of Garland's wider network of performance facilities should be coordinated as a whole in order to deliver diverse experience in all parts of the city. Not all alternative performance facility solutions will be a good fit for all performing arts activities. However, growing opportunity at alternative facilities allows the entire system to work as a whole to provide more open stages for different types of programming and performance opportunities throughout the city.

The following Action Items support this effort:

1.1.1. Art in Libraries: Provide access to cultural arts activities in different geographic areas of Garland by promoting cultural arts activities for youth and adults in library branches and enhancing library cultural arts programming opportunities.

1.1.2. Recreation Division: Use Recreation Centers and other areas of the

Recreation Division to provide access to cultural arts activities in different areas of Garland for youth and adults.

1.1.4. Spring Creek Amphitheater: Assess the feasibility of temporary or permanent programming at the Spring Creek Amphitheater in Winters Park.

1.1.8. Alternative Venue Rental Program: Have the GCAC explore the creation of a city-sponsored alternative venue rental program that can provide additional options in terms of scale and location.

1.1.9. Mobile Cultural Arts Activations: Explore the development of a mobile cultural arts program or service, such as an "art bus" or a mobile performance stage.

1.2.1. Downtown Square Programming: Coordinate and facilitate programming in the redeveloped downtown square.

1.3.1. ID Constraints to Non-traditional Galleries and Event Spaces: Form a working group of the Cultural Arts Commission to work with city staff to identify opportunities and constraints for setting up non-traditional galleries and event spaces.

1.3.4. Explore Creative Space Viability Through Pop-ups: Use temporary activations as a tool to assess viability for new types of creative and cultural development.

More details about these Action Items can be found in the Strategies & Tactics section of the Plan.

Connecting to regional networks

By connecting to regional networks and systems of support, the City can tap into a larger pool of resources and organizations in order to serve residents and visitors at its performance facilities.

Touring performing arts grants: The Texas Commission on the Arts' Texas Touring Arts Program provides grants to help municipalities and organizations manage the cost of bringing in performance groups from

throughout the state to perform locally. In this way, a city can access a wider pool of performance groups and experiences than would typically be available locally. Garland could seek to use Touring Arts Program grants to bring in performance organizations from around the state that help the City serve its programming goals. Performers for the Touring Arts Program must be selected from the TCA's Texas Touring Roster, which includes creative organizations in many mediums including dance, folk arts, music, theatre, film, and words. Grants are awarded quarterly. More information can be found on the program's website: https://www.arts.texas.gov/artroster/roster/#

Regional performing arts support organizations: The City of Garland can also look to regional performing arts support organizations to learn about new and emerging resources, opportunities, and best practices in delivering diverse and relevant programming to residents and visitors. The Southwest Performing Arts Presenters (SWPAP) is a consortium of performing arts organizations from southwestern states, including Texas. SWPAP's primary activities include sharing knowledge and experiences, coordinating an events booking network, and hosting educational workshops for participant organizations. More information can be found on the organization's website: http://www.swpap.org/

Cultural
Arts PLAN

7

Implementation Strategy

Promoting, supporting and advocating, with a unified voice, the benefits of a vibrant and diverse arts and cultural sector.

Funding Strategies

The challenge of identifying consistent funding is a common theme in municipal support for the arts. Unfortunately, there is no "magic bullet" funding source. There are, however, a diverse set of funding sources and strategies that Garland can draw on to enhance the provision of arts and cultural services, while minimizing the impact on operational expenses.

This chapter on funding is presented as a "Toolkit." You can think of each funding mechanism or strategy as a "tool" that Garland can use at the appropriate time to support the activities described in the goals and action items.

National Trends: Fundraising from Multiple Sources for Collaborative Projects

Recent years have shown a growing trend from national funders looking to fund multiple-partner projects that leverage the arts to serve broad civic and community goals, for instance public health, transportation safety, or economic development. This work is often referred to as creative

BELOW: *A mural and painted Adirondack chairs at 506 Art. Photo courtesy of the Granville Arts Center.*

placemaking. A recent study by Drexel University found that national funders who fund creative placemaking community projects, like the National Endowment for the Arts, Kresge Foundation, and ArtPlace America (which sunset in 2020), typically provide just over one-third of the funding for funded projects. A review of projects funded by these three organizations found that project partners typically supplemented this primary funding with funds from five to seven other sources, including

- federal agencies (e.g., Housing and Urban Development, Agriculture, the Environmental Protection Agency)
- state agencies
- local and regional anchor institutions (universities, hospitals, corporations)
- community development financial institution
- loan and debt financing
- and local government support.

This report suggests that there are no one-size-fits-all solutions to funding creative placemaking and cross-sector creative projects, but that broad partnerships (public, private, nonprofit, community) can pool resources, eligibility, and networks to create funding stacks that draw from diverse sources.

Percent for Art

As discussed in the "Public Art Approach" section above, "percent for art" ordinances are the number one source of funding for municipal public art in the country. Percent for art policies allocate a percentage (often 1%) of total project costs for capital improvement projects to funding public art that is spatially related to the project. This Plan recommends the adoption of a percent for art policy for the City of Garland. For more information about percent for art policies, see the "Public Art Approach" section and the appendix.

Maximizing use of Hotel Occupancy Tax

Texas municipalities are permitted to impose a local tax on hotels and other lodging businesses. Up to 15% of the total Hotel Occupancy Tax (HOT) collected by a municipality may be used to fund the arts and

arts programming that promotes tourism and the convention and hotel industry. The HOT currently serves as the largest source of public funding for the arts in the state. Happily, the City of Garland already enjoys maximized use of the Hotel Occupancy Tax (HOT) for arts and cultural purposes, and uses this revenue to fund a grant program distributed by GCAC, Inc.

However, HOT revenue is not a fixed amount of money, and cities in Texas have found that by growing relationships and partnerships between the creative sector and the hotel/visitor industry, communities can develop a virtuous feedback loop of activity that benefits both creatives through increased funding and the hotel/visitor industry through more stays and visitor dollars spent. The Texans for the Arts HOT Toolkit website offers a set of tools for leaders in the hotel industry, the creative sector, and local government to work together to increase hotel/visitor revenues and HOT funding together in direct partnership for mutually beneficial outcomes. Find out more at: https://www.hottoolkit.com/

Action Item 5.1.2, "Promote Artist/Business Partnerships," includes relationships between the creative sector and the hotel/visitor industry in Garland as part of the goal.

Type B Sales Tax-funded Economic Development Corporation

Type B sales tax-funded Economic Development Corporations are an underutilized resource that can fund the arts in Texas. Texas state law allows cities to establish a sales tax to support Economic Development Corporations (EDCs). There are two types of EDCs: Type A, "Developing Industries," which can fund industrial development and infrastructure projects, and Type B, "Developing Industries & Cultivating Communities," which can be used for all Type A eligible projects, as well as infrastructure and improvements for facilities for athletics, tourism, entertainment, conventions, public parks, and affordable housing.

The establishment of Type B EDCs appears to be an underexplored

avenue in Texas for supporting arts activity. Eligible projects and activities for Type B include tourism facilities, entertainment facilities, and public parks. The establishment of a Type B EDC in a Texas city requires a sales tax election to be approved.

Grants

The partnerships and collaborations outlined in this plan are at the heart of what many current state and national funders – such as the National Endowment for the Arts – are seeking to support. National and state funders are looking to identify projects that function both inside and outside traditional spheres of artistic production, and often support communities that can leverage cultural arts to help achieve goals in areas such as the health, safety, sustainability, and transportation.

One of the primary implementation recommendations is to provide the services of a grant writer that would help staff and the GCAC more fully develop an overall strategy for arts and culture grants and create the initial round of applications. The goal for the initial grant cycle would be to fund specific programs and develop the administrative tools needed to identify, write, and administer joint public/private arts projects on an on-going basis in the future.

As staff and the GCAC survey the state and national funding landscape, it is important to note that specific grants will most often not cover annual operating costs. They will however be able to help with funding and cross-sector creative placemaking projects that can bring many local partners to the table to address civic and community goals. One source of funding for creative placemaking projects is the National Endowment for the Arts Our Town program and the Art Works program, both of which have funded numerous Texas cities.

At the state level, the Texas Commission on the Arts funds work that has a broad civic and community impact beyond the arts sector through its "Arts Respond Program." Arts Respond is a project-based grant program that funds creative projects supporting a range of priority areas, including

education, health and human services, economic development, public safety and criminal justice, and natural resources and agriculture. This diverse range of objectives can be pursued with grant funds by arts organizations, art education institutions, and designated cultural districts who are looking to integrate community development into their projects and programs. Applicants choose an area of impact that best suits their needs and apply for funding within that category. Allocations made through Arts Respond Project grants cannot exceed 50% of the total project budget and require a 1-to-1 match.

It is also important to note that as the City and its supporting organizations embark upon the development of a larger arts funding strategy, opportunities can be sought outside of the arts world and traditional arts-based funders. In the same way that the National Endowment for the Arts and the Texas Commission on the Arts seek to fund cross-sector partnerships that bring artists into community development contexts, many funding agencies that traditionally support other disciplines and other sectors can also be tapped for arts support. One example can be found in the area of transportation, where funders are now realizing the important role that the arts can play in creating visual enhancements, community outreach, and project ideation. Americans for the Arts offers a guide on federal funding for arts-based Transportation Enhancements. Additionally, Transportation for America, a transportation advocacy group, has written a Creative Placemaking Field Scan and started State of the Art Transportation Trainings, in which communities receive tailored technical assistance to equip themselves to utilize arts, culture and other creative approaches for solving specific transportation problems.

When exploring possible opportunities to fund cross-sector work that includes cultural arts, the National Association of State Arts Agencies (NASAA) Creative Placemaking Resources guide is an invaluable resource. NASAA has assembled a thorough guide to federal funding program ideas for creative placemaking projects.

Staff hire

Based on the recommendation created through the cultural planning process, it is advised that the City of Garland invest in one full-time, contracted grant writer to assist with the identification, writing, and management of funds from outside of the city budget. This contact employee would also help to manage relationships with local donors and philanthropic organizations. Given the fact that funding for arts and cultural activities often comes from outside of the art sector itself, and can be found in such sectors as transportation, public health, education, veteran support, etc. it is recommended that the city identify a grant writer who is comfortable writing across a wide array of subject areas, and for many different types of organizations (private philanthropies, federal/state agencies, commercial philanthropic programs, etc.).

Fees for service

Additional funding sources can come through potential earned income through fees for services (such as art camps) and admission to City events. As the City looks to develop strategic partnerships that can support the creation of a broad range of programs and services, such as afterschool art programs for school children, potential fee for service models could be explored.

Top 10 Priorities

The Cultural Arts Plan provides 94 different Action Item Recommendations that the City, the Cultural Arts Commission, and other partners can use to plot out the future of cultural arts activities in the City. The following "Top 10" list represents a priority list of activities that the City and partners can take action on now in order to lay the groundwork for short- and long-term success. These action items will set the stage for the next act of cultural arts in Garland.

1. Establish a Public Art Policy for the City of Garland (Action Item 6.1.2)

2. Adopt a Percent for Art Program (Action Item 6.1.1)

3. Develop a plan and secure funding for non-rental programming at City of Garland performing arts facilities and other locations (Action Item 1.2.2 and the "Performing Arts Facilities Approach" in the plan)

4. Develop Downtown Square programming (Action Item 1.2.1)

5. Expand opportunities for neighborhood and downtown murals, including participatory murals (Action Item 1.1.3)

ABOVE: *Local artist and artisan Scott Miller paints Adirondack chairs in the downtown square.*

6. Establish a staff Cultural Arts working group of 5-6 people from different departments to inform and coordinate on all cultural arts activities that are happening between departments, foster interdepartmental coordination, and share resources (Action Item 6.2.1)

7. Secure a State of Texas Cultural District Designation for Downtown Garland (Action Item 4.3.1)

8. Create Mobile Cultural Arts Activations (Action Item 1.1.9)

9. Develop more pop-up galleries and activities (Action Item 1.3.2)

10. Continue to develop the GISD/GCAC/PRCD relationship and partnerships (Action Items 2.2.1, 2.2.2, and 2.2.3)

Kick-Off Project

ABOVE: *Young people make a temporary painted crosswalk at Rainbow Estates. Photo courtesy of the Office of Neighborhood Vitality.*

Concurrent with the adoption of the Cultural Arts Plan, the City of Garland will "kick-off" the plan with a project that embodies the vision and goals of the plan. The City is planning an Art Walk as a new part of the annual Big Art Day celebration.

The idea of the Art Walk is to create a "trail" of activity that participants can follow to different areas around the Downtown Square where they will be able to interact with various aspects of the downtown and of creativity in Garland. Garland ISD activities will be set up on the plaza lawn. Artists and performers from diverse backgrounds will have stations at points along the path. For instance, this may look like participatory visual arts activities, or small musical performances.

This Art Walk wonderfully integrates many elements of the Cultural Arts Plan vision, goals, and action items. The pop-up activities increase attraction to the diversity of businesses and activities throughout the downtown area. It provides an opportunity for the "unsung hero" creatives who live and work in Garland to share their creativity with residents and visitors through temporary activations. It is centered around youth and families in deep collaborative partnership with Garland ISD.

The City will look to integrate even more plan goals into the event. One idea is to establish a tradition of collectable posters for the event, where each year a local artist would be hired to produce a unique work of print art that could be collected by participants who return year after year. This aligns with the plan recommendation for providing opportunities for local artists to contribute to City merchandise.

Another idea would be to incorporate the unveiling of new murals into the event, or to have a participatory mural activity as part of the event, which aligns with the plan recommendations for enhancing public art opportunities, including participatory murals.

Plan strategies that the Art Walk kick-off projects supports:

1.2. Amplify Downtown Attraction

1.3. Experiment through Temporary Activations

2.2. Maintain and Expand GISD Collaborations

3.3. Maintain and Expand Festivals

4.1. Support Creatives

5.1. Foster Relationships with the Business Sector

Project Credits

The Garland Cultural Arts Plan is a product of the passion, insights, and wisdom of every community member, cultural arts stakeholder, and staff member who participated in the process. The following people and many others contributed to the development of the plan.

Mayor and Council

Mayor Scott LeMay

Jeff Bass, District 1

Dep. Mayor Pro Tem Deborah Morris, District 2

Mayor Pro Tem Jerry Nickerson, District 3

B.J. Williams, District 4

Rich Aubin, District 5

Robert Vera, District 6

Dylan Hedrick, District 7

Robert John Smith, District 8

City Manager

Bryan Bradford

Garland Cultural Arts Commission

Joann Traylor, Mayor

Merrill Balanciere, District 1

Jocelyne Garcia, District 2

DeAnne Driver, District 3

Blanca Sanchez, District 4

Reta Day, District 5

Craig Wright, District 6

Karla Pajot, District 7

Lupita Torres, District 8

Core Project Team

Andy Hesser, Parks, Recreation, and Cultural Arts, Managing Director

Patty Granville, Parks, Recreation, and Cultural Arts, Director of Cultural Facilities

Dr. Lynn Osgood, Civic Arts, Executive Director

Ben Martin, Civic Arts, Policy Program Director

Community Advisory Committee

Timothy Doyle, GISD, GSM

DeAnne Driver, GCAC

Stephanie Hanson, Student

Ron Jones, Former Mayor, Artist

Dr. Joyce K. Miller, Texas A&M

Karina Olivares, Chamber of Commerce

Alex Palencia, Mexico 2000 Ballet Folklorico

Dr. Nhat-Nam Pham, Vietnamese Chamber

Blanca Sanchez, GCAC

David Sanders, GISD

Harlan Seagren, GCAC

Robert Alan Smith, Real Estate Developer

Lupita Torres, GAFHA, GCAC

Technical Advisory Committee

Scott Bollinger, Office of Neighborhood Vitality

Dana Lodge, Visit Garland

Debbie McAnally, Granville Arts Center

Leticia McNatt, Downtown Development Office

Kim Nurmi, Heritage Crossing Coordinator

Ayako Schuster, Economic Development

Dorothy White, Public & Media Relations

Other Staff Advisors

Karen Archibald, Libraries

Teresa Clapper, Granville Arts Center

Becky King, Managing Director of Strategic Initiatives

Michelle Norris, Granville Arts Center

Cheyenne Schweitzer, Granville Arts Center

Nancy Tunnel, Office of Neighborhood Vitality

D'Lee Williams, Recreation Division

Community Meeting Artist Presenters

Cullin Lassiter

Leslie Montena

Mark Mullino

Lap Ngo

Bobby Orozco

Alex Palencia

Moses Uvere

Many other artists, students, and other community members participated in interviews, focus groups, public meetings, and a virtual survey. All of their contributions enriched and shaped the Plan.

Appendices

Appendices

CULTURAL ARTS TOOLBOX:
- Public Art
- Working with Partners
- Cultural Districts
- Tactical and Temporary Projects

PUBLIC ART PROCESS "SWIM CHART"

ACTION ITEM MATRIX

ENGAGEMENT DOCUMENTATION

SITUATIONAL AND ECONOMIC ANALYSIS

Cultural Arts Toolbox

Public Art

As a field of practice, municipal public art programs have been around for over a century. In the 1980s many of these efforts began to formalize with the adoption of percent-for-art programs which designated a certain percentage of capital project budgets that would go towards the creation of public art (.5% - 2%). The creation of this regularized funding stream allowed for the growth of the national sector, and today cities benefit from the decades of lessons-learned in public art creation.

Just like other fields of public sector practice, the field of public art pulls from national best practices but gets enacted within very specific state legislative environments. In this appendix we have listed links and resources that capture current national wisdom while providing examples of policy language that (where possible) are Texas specific.

General Resources

- Americans for the Arts Public Art Resource Center
- Texas Commission on the Arts – Public Art

BELOW: *Genesis, the Gift of Life, Artist: Miguel Covarrubia, Dallas Museum of Art*

Source: https://www.visitdallas.com/things-to-do/discover-dallas/guides/selfie-guide-public-art.html

- Forecast Public Art – nonprofit organization and journal
- Hotel Occupancy Tax Toolkit for Texas – Texans for the Arts

Percent for Art Policy Examples (in folder)

- City of Dallas Public Art Ordinance
- City of Austin Public Art Ordinance
- City of Austin Ordinance Guidelines

Municipal Department Arts Policy Example

- City of Austin Transportation Department (in folder)

Artist Call Creation

- Artist Selection Process Resource Guide – Americans for the Arts (in folder)
- Call for Artists Guidelines – Americans for the Arts (in folder)
- Find an Artist Toolkit – Springboard for the Arts

Artwork Deaccession Guidelines and Example

- Guidelines on Deaccession from Americans for the Arts
- City of Palo Alto Deaccession Policy (in folder)

Artwork Donation Policy and Application

- City of Loveland Artwork Donation Policy (in folder)
- City of Austin Artwork Donation Policy and Application (in folder)

Cultural Arts Toolbox

Working with Partners

The field of public art has evolved rapidly over the past ten years, and today we are seeing an explosion of work that focuses on bringing the arts into contexts that address wider municipal issues such as transportation, public health, public safety and many others. At the center of these types of projects are the cross-sector partnerships that bring many different voices, resources, and perspectives to the table. These partnerships become the key to success for municipal arts projects, and many new resources have been created in the last few years that focus on fostering and supporting these new expanded project groups.

Resources

- Municipal Artist Partnership Guide
- Business Specific Partnerships – Americans for the Arts pARTnership Movement
- Handbook for Artists working in Community – Springboard for the Arts

BELOW: *Residents and organizations featured on The Neighborhoods Initiative's website and public access channel. Photos: Cyrus Tetteh/ City of Detroit. See: https://www.theneighborhoods.org*

Source: https://municipal-artist.org/nuts-and-bolts/laying-the-groundwork/structuring-your-partnership/#carousel5Controls

- Cross-sector Project Outcomes – research by ArtPlace America with linked case-studies
- Sacred Space Partner Example Contract (Texas Specific) (in folder)

Cultural Arts Toolbox

Cultural Districts

Cultural districts are specific areas that are recognized by state government as an area that is intended to foster the growth and development of a city's cultural sector. The State of Texas is fortunate to have a Cultural District Program through the Texas Commission on the Arts which provides guidance and technical assistance for locally designated areas. Cultural districts often are created to address multiple city planning goals such as tourism, historic preservation, and job development.

Resources:

- Texas Commission on the Arts – Cultural District Program
- Americans for the Arts National Cultural Districts Exchange Toolkit

BELOW: *West Magnolia Avenue, Near Southside, Fort Worth.*

Source: https://glasstire.com/2020/09/03/five-new-cultural-districts-designated-by-texas-commission-on-the-arts/

Cultural Arts Toolbox

Tactical and Temporary Projects

Along with the rapid growth of community-engaged art projects over the past ten years, there has been a similar explosion of efforts to create temporary, small scale, public projects that work to activate the public realm. Working under the name of "Tactical Urbanism" these projects bring together city staff, community residents, as well as local artists and designers to activate and invigorate public areas for a short duration of time. These projects are often used to explore potential design options, and spatial/ programmatic possibilities before formalized plans are created.

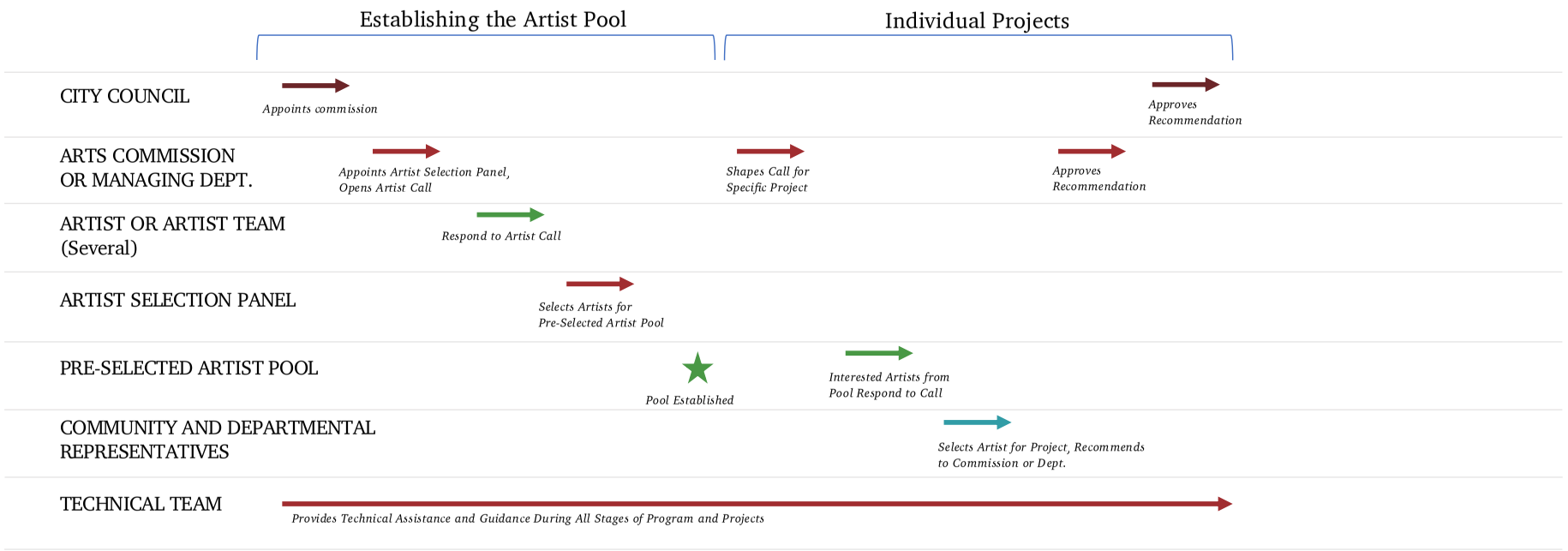
Resources:

- Tactical Urbanist Guide
- Tactical Urbanism (e-book)
- Better Block (located in Dallas) with project idea wiki
- Open Streets Toolkit
- Ideas for Park(ing) Days (in folder)

BELOW: *Seattle Design Festival by Trevor Dykstra via flickr, CC BY-NC-SA 2.0*

Source: https://parcitypatory.org/2020/07/31/tactical-urbanism/

Public Art Selection "Swim Chart"



Action Item Matrix

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
1. Neighborhoods and Downtown	Provide opportunities to experience and participate in cultural offerings in all NEIGHBORHOODS & DOWNTOWN for residents and visitors.	Providing experiences to residents and visitors in all parts of Garland	1.1 Support Creativity in Neighborhoods	*Residents have access to art and cultural activities in all of Garland's neighborhoods/districts.*	1.1.1	**Art in Libraries:** Provide access to cultural arts activities in different geographic areas of Garland by promoting cultural arts activities for youth and adults in library branches and enhancing library cultural arts programming opportunities through collaboration with other City departments. Support community arts activities through Library space activations (e.g., through performance activation or as a maker space). Identify overlapping goals and values between cultural arts and Libraries and explore them as opportunities for collaboration and partnership. If appropriate, convene working group between Library Board and Cultural Arts Commission to explore opportunities for collaboration and potential joint funding through grants.
					1.1.2	**Recreation Division:** Use Recreation Centers and other areas of the Recreation Division to provide access to cultural arts activities in different areas of Garland for youth and adults, framed within the goals and priorities of the Cultural Arts Plan. Schedule annual report by the Recreation Division to the GCAC on current and future programs and other opportunities.
					1.1.3	**Participatory Murals:** Continue and expand the practice by Office of Neighborhood Vitality and the Downtown Development Office of facilitating community participation in murals and other artmaking. Explore ways to include residents of different ages and cultural backgrounds in these activities.
					1.1.4	**Spring Creek Amphitheater:** Assess the feasibility of temporary or permanent programming at the Spring Creek Amphitheater in Winters Park. If feasible, identify potential partners to coordinate programming and operations.
					1.1.5	**Cultural Events Along the Water:** Explore opportunities to activate Windsurf Bay Park and other areas along Lake Ray Hubbard with cultural arts events and activities.
					1.1.6	**Neighborhood-Based Artworks:** Broadly encourage the development of neighborhood-based artworks in neighborhoods throughout the city, through the work of multiple departments. See Section 6.1, "Public Art," for policy considerations.
					1.1.7	**Maker Space**: Explore outside-the-box opportunities for developing a maker space for artists, youth, and community members. Coordinate with private, nonprofit, and community partners on establishing the feasibility and considerations for such an endeavor.
					1.1.8	**Alternative Venue Rental Program**: Have the GCAC explore the creation of a city-sponsored alternative venue rental program that can provide additional options in terms of scale and location. For example, faith community spaces. Develop and provide sample contracts for partners and artists.
					1.1.9	**Mobile Cultural Arts Activations:** Explore the development of a mobile cultural arts program or service, such as an "art bus" or a mobile performance stage, that can strategically target temporary activations and activities in areas that are not otherwise served.
			1.2 Amplify Downtown Attraction	*Creative activities play a central role in increasing downtown attraction as a visitor destination and for residents.*	1.2.1	**Downtown Square Programming:** Coordinate and facilitate programming in the redeveloped downtown square. Convene public, private, and nonprofit stakeholders who wish to partner in programming activities on the downtown square. Establish and clearly communicate policies, guidelines, and procedures for how the space is programmed. Prioritize programming that is diverse in terms of creative discipline, cultural representation, age, and local and visitor attraction and interest.
					1.2.2	**Performing Arts Facilities Non-rental Programming:** Collaborate with Visit Garland, Downtown Development, Libraries, Recreation Division, Heritage Crossing, and community, nonprofit, and private partners to develop ideas for enhanced and collaborative programming opportunities at city-owned performing arts facilities. Experiment with pilot activities in collaboration with partners. Suggested opportunities include: midnight movies, wine tastings, concerts, poetry readings, book discussions, activities with specific youth appeal or appeal to various cultural communities. This pertains to downtown facilities and also other City performing arts facilities.
					1.2.3	**Attract Diverse Rental Programming for City Facilities:** Explore venue rental outreach or subsidies for programming that prioritizes communities that are underrepresented in traditional municipal venue rental programming and that can help with promotion of events to diverse regional audiences.
					1.2.4	**Banner Program:** ID ways to support and enhance arts-based banner program to assist in downtown and corridor wayfinding and celebrating historical and cultural significance. For example, an annual banner festival/celebration, collaborating with Marketing for City merch, etc.
					1.2.5	**Crowd Management Plan:** Assess and plan for improvements to Arts District parking. For parking assessment, assume parking at full capacity for all three downtown performing arts venues.
					1.2.6	**Downtown Safety:** Use cultural arts programming and wayfinding to contribute to a sense of safety on the Downtown Square through frequent activation and activity.
			1.3 Experiment through Temporary Activations	*Temporary space activations are a standard practice in Garland for supporting creatives and "road testing" new ideas.*	1.3.1	**ID Constraints to Non-traditional Galleries and Event Spaces:** Form a working group of the Cultural Arts Commission to work with city staff to identify opportunities and constraints for setting up non-traditional galleries and event spaces, both in downtown and in other parts of the city. Include new technology opportunities in this exploration, such as online, streaming, and video-on-demand.
					1.3.2	**Pop-up Galleries and Activities:** Form a working group of the GCAC to work with city staff to identify opportunities and constraints for local artists and non-City partners to set up pop-up temporary galleries and activities, both in downtown and in other parts of the city. Identify potential structural solutions such as identifying a staff liaison to help with event permitting, code, etc.
					1.3.3	**Activating Vacant Storefronts:** Use temporary artworks to activate vacant storefronts in downtown and elsewhere to help increase a sense of local vibrancy.
					1.3.4	**Explore Creative Space Viability Through Pop-ups**: Use temporary activations as a tool to assess viability for new types of creative and cultural development. For example, a standing music venue. When exploring temporary activations, incorporate opportunities for emerging artists and youth expression in pop-ups.

Who (lead listed first, potential partners listed after)	Examples from Other Cities
Libraries, GCAC, PRCAD	
Recreation Division, GCAC	Cultural Arts Center, Columbus, OH
Office of Neighborhood Vitality, PRCAD, community groups and residents	Peter Kageyama at Neighborhood Vitality Summit looked at a participatory mural in Ludington, MI
GCAC, PRCAD	Zilker Theatre Productions, Austin, TX
PRCAD, GCAC	Waterfront Park, Axeandria, VA
Neighborhood Vitality, PRCAD, GCAC	
GCAC, private and nonprofit partners, community groups	Makers Edge, Waco, TX
GCAC, PRCAD, faith communities and other community partners	
PRCAD, potential partners may include Libraries, GISD, or others	Arts Mobile Gallery, Mankato, MN
Downtown Development Office, Visit Garland, GAC/Plaza staff, GCAC, business and community partners	Pack Square Park, Asheville, NC
GAC/Plaza, Visit Garland, Downtown Development, Libraries, Recreation Division, Heritage Crossing, community, nonprofit, and private partners	
GCAC	Creative Space Grants, New York, NY
Downtown Development Office, Visit Garland, Heritage Crossing	Arts Alive, Encinitas CA
PRCAD	
Downtown Development Office, Special Events, other relevant departments	Beerline Trail Extension, Milwaukee, WI
GCAC, PRCAD staff	Louisville, CO (Bastrop Plan)
GCAC, PRCAD staff	Kalamazoo, MI, Springfield, MA
GCAC, PRCAD, Downtown Development	Seattle's Pioneer Square
GCAC, PRCAD, community partners, property owners/developers	Pop-up Pallet Patio Party, Fort Dodge, IA

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
2. Youth	Grow opportunities for YOUTH	Expanding creative opportunity for young people in and out of the classroom	2.1 Expand Extracurricular Opportunity and Connections	*Garland youth of all backgrounds have access to and information about robust creative opportunities outside of school.*	2.1.1	**Communication About Extracurriculars:** Convene increase outreach to students and their teacher opportunities, and to identify barriers to partici media to reach youth abut cultural arts opportu
					2.1.2	**Reduce Barriers to Youth Participation:** Reduce a youth performing arts scholarship, or a mode to get to extracurricular programs.
					2.1.3	**Permission Wall:** Identify a location for a permi
					2.1.4	**Identify Gaps**: Create GCAC Education Workgro institutions, private schools, and others to colle extracurricular and summer cultural arts progra Examine both annual and seasonal opportunitie
					2.1.5	**Youth-Centered Programming:** Support and exp tastes and preferences of Millennial and Gen Z young up-and-comers. This could include progra comics, to tattoo art.
					2.1.6	**Center Student Voices:** Collaborate with GISD to identifying needs and gaps. Include the points o participate in cultural arts extracurriculars.
			2.2 Maintain and Expand GISD Collaborations	*The City, GISD, and other key partners all participate in clear communication and partnership in order to maximize sharing and developing opportunities for youth.*	2.2.1	**GISD/PRCAD Liaison:** Identify a "go-to" role at creative activities between the City and GISD a nonprofits and GISD.
					2.2.2	**GISD Communications:** Help creative nonprofits opportunities through the "Peach Jar" messagi activities to elementary parents, similar to how
					2.2.3	**Big Art Day:** Incorporate many of the activities Day celebration, as appropriate.
			2.3 Help Youth Access Career Development and Skill Building	*Youth participate in clear and frequent opportunities to build professional skills through and around the arts*	2.3.1	**Youth Arts Leadership Program:** Create a projec developing civic-oriented creative opportunities civic processes, public art projects, and career d Chamber's Youth Leadership Garland program.
					2.3.2	**Careers in the Arts Event:** Develop an annual "C professionals and learn about creative careers a
					2.3.3	**Career and Tech Center:** Coordinate with GISD C oriented classes and programs for youth creativ
					2.3.4	**Mentorship Programs:** Increase the pipeline for GISD high schools, colleges and universities, an workforce skill such as self-branding and promo

	Who (lead listed first, potential partners listed after)	Examples from Other Cities
e GISD, City, and creative nonprofit leaders to identify ways to rs about extracurricular creative volunteer and participation pation. Specifically explore ways to expand the use fo social nities.	PRCAD, GISD, arts nonprofits, Garland Youth Council	PASEO Project, Taos, NM
barriers to participation for low-income youth. For example, st funding program for transportation for low-income youth	GCAC, GISD, PRCAD	Rockfort, IL had a program that paid for bus funds for low income kids
ssion wall for youth to have a place for sanctioned expression	PRCAD, GISD	Minneapolis permission wall
up to coordinate with local school districts, higher education ct available data and identify where there are gaps with ams for youth and potential partners to fill those gaps. es to account for the school calendar.	GCAC, GISD, other education institutions, arts nonprofits	Education, Partnership, Initiative for the Creative (EPIC) Arts Program, RedLine Contemporary Arts Center, Denver, CO
and programming at City owned faciltiies that appeal to the young people, to grow Garland's reputation as a place for amming and highlighting new mediums, from LARPing, to	Performing arts staff, special events, GCAC, other public, nonprofit, and community partners	Report: "Centering Creative Youth in Community Development"
o find ways to center the voices of students themselves in of view of both students who do and do not currently	GCAC, GISD, arts nonprofits, Garland Youth Council	
PRCAD to act as a hub for promoting and coordinating nd to assist in communication between local creative	PRCAD, GCAC	
s coordinate with GISD to communicate about activities and ng system. Provide more information about extracurricular they receive information about extracurricular sports.	GCAC, PRCAD, GISD, creative nonprofits	
in 2.1, 2.2, and 2.3 into the expansion of the annual Big Art	PRCAD, GISD, GCAC, other relevant departments	
t-based Youth Arts Leadership Program to assist in for youth. Elements could include mentorship, learning about development. Partners could include the City, GISD, and the	PRCAD (various divisions), Neighborhood Vitality, GISD, Chamber of Commerce, arts nonprofits, and more	
Careers in the Arts" event to help students connect with arts and professional skills.	GISD, PRCAD (various divisions), Chamber of Commerce	E4Youth, Austin, TX
Career and Tech Center about potential for classes for career- ves.	GCAC, GISD arts, GISD Career and Tech Center	Juxtaposition Arts, Minneapolis, MN
new artists by supporting a mentorship program between d local/regional artists. Emphasize 21st century creative ption in professional development programs.	GCAC, GISD, other education institutions, arts nonprofits	Arts Impact, Seattle, WA

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
3. Diversity & Heritage	Celebrate and support DIVERSITY and HERITAGE	Bringing Garland's diversity and heritage to center stage	3.1 Support Diverse Cultural Communities and Identities	*Culturally diverse residents have increased civic connections and representation through their participation in the arts*	3.1.1	**Barriers to Participation:** Identify and address barriers to participation, in collaboration with community members from diverse cultural communities, the disability community, and mor recommendations for how to address barriers such as increasing Spanish, Vietnamese, and accessibility needs on City website and communications for arts activities.
					3.1.2	**Culturally Specific Offerings:** Building from successes like the Dia de los Muertos celebration with leaders of racial/ethnic community organizations to identify gaps, needs, and opportun culturally-specific creative offerings and celebrations, especially Garland's large Hispanic an communities.
					3.1.3	**Diverse Program Participation:** Within City sponsored cultural programming, continue to cas program, and reach out to performers, participants, and audiences from diverse backgrounds the current and future population and communities of Garland.
					3.1.4	**Culturally Targeted Outreach:** Target outreach and communications to Hispanic communities underserved communities about current and future cultural offerings. Establish targets for a participation, and other measurements that ensure that creative activities in Garland reflect Garland residents.
					3.1.5	**Multicultural Festival:** Explore the creation of a multi-cultural festival that reflects and celeb diversity of Garland cultures and residents and that could serve as a regional draw. This coul or dispersed at different cultural hubs around the city.
					3.1.6	**Assist Emerging Cultural Leaders:** Create a joint working group with the Community Multicul Commission and other community leaders to investigate potential avenues for technical assi development needs, and training for the next generation of emerging young artists and cultu Cultivate "cultural ambassadors" to underserved communities. Provide existing cultural orga assistance in fostering youth relationships and leadership.
			3.2 Celebrate Garland's Cultural Heritage	*Garland's cultural history is a central part of the City's narrative recognized by visitors and residents*	3.2.1	**City-Wide Historic Interpretive Signage:** Explore the development and promotion of cultural markers.
					3.2.2	**Historic Programming:** Help residents and visitors connect with community history with free programming, such as wayfinding, interactive platforms, and more.
					3.2.3	**Heritage/GISD Collaboration:** Strengthen partnership opportunity between Heritage Crossing with GISD - field trips, curriculum, youth-oriented programming
					3.2.4	**Heritage Crossing as Part of Downtown:** Work to increase identification and promotion of He as part of downtown cultural offerings and as city-wide cultural asset.
					3.2.5	**Heritage Facilities Needs:** Develop plan for heritage facilities - office space, storage space, c controlled
					3.2.6	**Heritage Collections Management System:** Develop plan and timeline for updating collection system to cloud-based, not physical storage - explore opportunity for digital curation and pro public-facing side of cloud-based digitization
					3.2.7	**Succession Plan:** Identify opportunities and process for a succession plan for historic assets n
					3.2.8	**Historic Asset Restoration:** Search for and apply for grants to maintain and restore historic a Pullman Rail Car, digitization of materials, etc.).
			3.3 Maintain and Expand Festivals	*Festivals continue to serve as a central way that residents and visitors connect and celebrate in Garland.*	3.3.1	**Develop a Signature Festival for Garland:** Establish a "signature" festival for the city that ca draw and local point of pride by speaking to the community's identity, diversity, and heritage "Makers Festival" to celebrate Garland's identity as makers in all of its facets.
					3.3.2	**Maintain/Expand Funding for Cultural Festivals:** Cultural festivals are a cornerstone of public participation in Garland. Maintain all current cultural festival funding and expand funding wh Continue to provide technical assistance and other services to existing community-led cultura order to help them sustain and grow.
					3.3.3	**Neighborhood Block Parties**: Help community groups host neighborhood block parties in all p that share and celebrate Garland's many cultures.
					3.3.4	**Cultural Festivals at Parks**: Use the parks system to bring cultural festivals to different city n and explore supporting or offering festivals, events, and activities throughout different areas order to reach diverse residents where they live, work, and play.

	Who (lead listed first, potential partners listed after)	Examples from Other Cities
leaders and e. Create other language	GAC/Plaza lead	Upstream Arts, Minneapolis, MN
, collaborate ities for d Vietnamese	Special Events, CMC, cultural nonprofits	Nibble, Somerville, MA
t, curate, s that represent	GAC/Plaza lead /PRCAD	Mankato, MN (Bastrop Plan)
s and other udience, the diversity of	GCAC, GAC/Plaza, other relevant departments and divisions	Latino Center Ad Hoc Committee, Phoenix, AZ
rates the d be centralized	Special Events, Visit Garland, Downtown Development, GAC/Plaza, CMC, cultural nonprofits, other community groups	International Multicultural Festival (IMFest), Austin, TX
tural istance, ural leaders. nizations with	GCAC, CMC, cultural nonprofits	Peter Kageyama at the Neighborhood Vitality Summit provided the "cultural ambassadors" idea and language.
heritage	Visit Garland, Heritage Crossing, Landmark Society	Asheville's Urban Trail, Asheville, NC
and innovative	PRCAD, Neighborhood Vitality, Heritage Crossing, Visit Garland, Landmark Society, community groups	Scout USA, San Antonio, TX
g/Landmarks	Heritage Crossing, GISD, Landmark Society	Voices from the Misty Mountains, Shepherd University, Shepherdstown, WV
eritage Crossing	Heritage Crossing, Downtown Development, Visit Garland, Landmark Society	
climate	Heritage Crossing, Landmark Society	
ns management ogramming as	Heritage Crossing, Landmark Society	
management.	Heritage Crossing, Landmark Society	
ssets (e.g.,	Heritage Crossing, Landmark Society	TDA Downtown Revitalization Grant, Center, TX
n be a regional e. For instance, a	Special Events, other PRCAD and Office of Strategic Initiatives divisions, institutional and community partners	Festival of the Arts, Oconomowoc, WI
c cultural arts here possible. al festivals in	Special Events, other PRCAD divisions	
arts of the city	Neighborhood Vitality, Special Events	Plano, Texas Neighborhood Block Parties
eighborhoods s of the city in	PRCAD, Special Events	

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
4. Artists & Creatives	Support and attract ARTISTS & CREATIVES	Supporting Garland's creatives, so they can support Garland	4.1 Support Creatives	*Creatives have access, information, and a seat at the table in growing creative opportunity in Garland.*	4.1.1	**Arts Entrepreneurship Program:** Explore working w develop a creative business and entrepreneurship c plan, etc.)
					4.1.2	**Annual Awards:** Build from existing arts awards. G Involve Council members, sector stakeholders, and disciplines. Hire local artists to make one of a kind leaders, and last year's winner to be a part of the s fundraiser. Give award for "outstanding arts suppo
					4.1.3	**Local Artist on City Merchandise:** Create funding st graphic artwork for City merchandise. Have an ann promotional material.
					4.1.4	**Artist Studio Tour**: Work with community groups to their studios.
					4.1.5	**Sharing Local Artist Activities:** Support enhanced c about the opportunities to promote their activities
					4.1.6	**Informal Meetups:** Support/help launch informal m performers, and creatives identify opportunities fo combine this recommendation with temporary act
					4.1.7	**Social Media Group:** Encourage private partners to group is started, drive new participants to the grou
			4.2 Support Creative Nonprofits	*Creative nonprofits have expanded their reach and their numbers through collaboration with the City and each other.*	4.2.1	**Collective Advertising**: Help coordinate creative no about local cultural opportunities.
					4.2.2	**Collaboration:** Support the creation of a GCAC subc identify opportunities for efficient and expanded se appropriate, tie these efforts in with the informal
					4.2.3	**Existing Nonprofit Financial Support:** Maintain exis that support City goals for the arts. Review progra emphasizes City's goals for cultural arts. Use grant grow opportunities for new partners.
					4.2.4	**Volunteering Communications:** Help creative nonpr especially to more diverse community members (r through schools). Help coordinate outreach among ensuring that every community member has an op want to.
			4.3 Expand regional creative tourism (research some of the regional arts tourism in the Dallas area…) (e.g., connect with NW texas theater festival…) (Funding from THC and TCA - tap into that more!)	*Garland is known as a regional arts tourist destination.*	4.3.1	**Cultural Designations**: Explore applying for Texas c other Garland cultural hubs) to become a Texas Co can attract tourists, increase civic pride, and open “Film Friendly Community” with the Texas Film Co Texas Music Office.
					4.3.2	**Fine Arts Residency:** Explore opportunities to collal artist residency, to enhance the arts and as a visito part of the residency requirements.
					4.3.3	**Iconic Landmarks:** Continue to develop and promot activities that are iconic, "instagrammable," and sl downtown and other neighborhoods throughout Ga
					4.3.4	**Festivals as Attraction:** Explore ways to build from Garland festivals as regional visitor attractions.

	Who (lead listed first, potential partners listed after)	Examples from Other Cities
ith the Chamber of Commerce and/or other partners to development program (for instance, developing a business	GCAC, PRCAD, Chamber of Commerce	
ive an annual award for outstanding creative in Garland. other partners in nominating creatives in a variety of awards. Convene local leaders, sector leaders, community selection committee. Host an award dinner as a rter."	GCAC, GAC/Plaza, local leaders, City Council	Awards from Milwaukee, WI https://city.milwaukee.gov/DCD/BoardsCommissions/MAB/2020-Awards; Amplify Austin Awards
ream to support paying artists for creating original ual rotating local artist feature on City merch or	Visit Garland	
develop an "artist studio tour," where local artists open	GCAC, creative nonprofits, community groups and residents	Austin Studio Tour, Austin, TX
ommunications with local artists and creative nonprofits and events on the Visit Garland arts calendar.	Visit Garland, creative nonprofits, local artists	
eetups among artists and creatives. Help artists, r collaboration with each other. Look for opportunities to ivations (Action Items 1.3.1 and 1.3.2).	PRCAD, local creatives, GCAC	Austin, TX Design Week Creative Meetups
start a "Creatives of Garland" Facebook group. Once the p.	PRCAD, local creatives	
nprofits to pool communications for collective advertising	GCAC, PRCAD, creative nonprofits	Report: "How the Arts can Prosper Through Strategic Collaborations"
committee that could support creative nonprofits to ervice through collaboration with each other. Where meet-up support (Action Item 4.1.6).	GCAC, PRCAD, creative nonprofits	
sting HOT fund grant program for nonprofit arts activities m guidelines to ensure that qualification rubric funds to support both establish creative nonprofits and	GCAC	
rofits communicate about volunteer opportunities, acial/ethnic outreach, outreach to more diverse youth arts organizations in support of the shared value of portunity to volunteer for a creative organization if they	GCAC, PRCAD, creative nonprofits	
ultural designations: Apply for downtown Garland (and/or mmission on the Arts-designated Cultural District, which up potential cultural funding. Explore applying to be a mmission and a “Music Friendly Community” with the	CVB, Downtown Development	Deep Ellum Cultural District, Dallas, TX
borate with other local partners to develop a traditional r draw. Make visible and civic activities and projects a	GCAC, nonprofits, PRCAD	Report: "10 Considerations as You Start an Artist Residency Program"
e public art and other cultural arts infrastructure and hareable on social media. Use this strategy in both arland.	PRCAD, Neighborhood Vitality, other relevant departments, private partners	Black Cat Alley, Milwaukee, WI
current festival infrastructure and successes to promote	Visit Garland, Special Events	Grapefest, Grapevine, TX (https://www.grapevinetexasusa.com/grapefest/); Granbury Wine Festival, Granbury, TX (https://www.granburywinewalk.com/)

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
5. Partnerships and Collaboration	Foster COLLABORATION & PARTNERSHIPS	Building relationships with usual and unusual suspects	5.1 Foster Relationships with the Business Sector (includes philanthropy - look to other plans, and afta resources)	*Businesses and creatives have the information they need to collaborate, and new relationships have been developed.*	5.1.1	**Chamber Adult Leadership Program and Workp** Adult Leadership Program to enhance the arts a annual workplace giving and corporate philanth
					5.1.2	**Promote Artist/Business Partnerships:** Create a accessible and proactively be promoted to local roster to facilitate partnerships and relationshi industry, in order to strengthen the direct relati
					5.1.3	**Small Business Collaborations:** Inform small bu local artists and performers, for the benefit of b Artists" training program to help the local busir art by local artists. Provide sample contracts fo share directories or rosters of artists and partic Rosters.
					5.1.4	**Event Checklist:** Develop a "checklist" for privat performers and artists, such as production and
					5.1.5	**Develop a Variance Process for Creative Signag** develop a signage variance that allows for crea businesses to contribute to the visual vibrancy c
					5.1.6	**Hat Manufacturing:** Collaborate with Garland's grow opportunities to feature hat manufacturin Garland's cultural heritage.
					5.1.7	**Firewheel Town Center:** Work with leadership a performers, and other creatives. For example, t holidays.
			5.2 Grow Nonprofit Partnerships	*The arts are a recognized and used tool for non-creative nonprofits to pursue community objectives.*	5.2.1	**Nonprofit Artist-in-Residence:** Explore a city-fu collaborations to non-arts nonprofits in pursuit other health care organizations in support of th
					5.2.2	**Nonprofit Parnterships**: Create a GCAC Working partnerships to that can advance community de participation and project leadership roles (e.g. c
			5.3 Build Alternative Networks (e.g., volunteer corp, faith partners)	*Creative activity in Garland is supported through other civic and informal networks.*	5.3.1	**Faith Communities:** Reach out to local congrega opportunities that they already offer and to ide events to broader communities.
					5.3.2	**Neighborhood Groups**: Team up with Homeown neighborhood groups to develop capabilities an HOAs don't know this is something they can be

	Who (lead listed first, potential partners listed after)	Examples from Other Cities
lace Giving Day: Collaborate with the Chamber and their aspects of the program, and to develop and promote an ropy day for arts and culture.	GCAC, PRCAD, Chamber of Commerce	Arts Giving Day, Greensborough, NC
roster of local visual and fabriating artists that is readily business leaders who wish to hire local artists. Use the ps between artists, arts orgs, and the hotel/convention onship between visitor attraction and arts activities.	GCAC, local businesses, Chamber of Commerce, Economic Development	Wichita Falls, TX
sinesses about opportunities to partner with or showcase both businesses and creatives. Develop a "Working with Local ness community increase exposure for visual and performing r local businesses looking to work with artists. Create and ipating businesses. This item is complimented by 6.2.3, Artist	GCAC, PRCAD	AFTA pARTnership Movement. Local example: Intrinsic Brewery hired local artist for labels for special beer release.
e organizations who wish to put on events that feature A/V considerations	Special Events, private partners	
ge: Following the exception made for Downtown Garland, tive signage that provides an opportunity for private of the City.	Planning & Community Development, City Council, PRCAD	https://www.cosigncincy.org/ ; https://www.arts.gov/impact/creative-placemaking/exploring-our-town/covington-ky-co-sign
major hat manufacturers and Visit Garland to clarify and g as a draw for visitors and as an important aspect of	Visit Garland, Garland hat manufacturers	
at Firewheel Town Center to identify opportunities for artists, temporary displays and artist pop-ups associated with the	PRCAD, Chamber of Commerce	
nded "artist in residence" program that could bring arts-based of broader community goals. For instance, to Hope Clinic and eir community public health efforts.	GCAC, PRCAD	Artist In Residence Program, Los Angeles, CA
Group to explore potential city/philanthropic sector project evelopment goals and encourage the adoption of artists creative placemaking initiatives).	GCAC, PRCAD, charitable organizations, local creatives	
ations to develop a better understanding of the cultural ntify opportunities for collaboration or promotion of existing	GCAC, PRCAD, faith communities	Faith Artists, Garland, TX (https://faithartists.com/3/miscellaneous1.htm); Christians in the Visual Arts (CIVA), Dallas, TX (https://civa.org/networks/organizations/faith-artists/)
ners Associations, Neighborhood Associations, and other d opportunities throughout neighborhoods for art. Often involved in. Explore National Night Out collaborations.	GCAC, PRCAD, Neighborhood Vitality, HOAs	National Night Out (https://natw.org/); Travis Heights Art Trail, Austin, TX (https://travisheightsarttrail.org/)

Area of Focus	Goal	Tagline	Strategy	Markers of Success	Action Item #	Action Item
6. Municipal Operations	Optimize MUNICIPAL OPERATIONS	Making the City's creative services efficient, equitable, and sustainable	6.1 Support Public Art through Policies and Programs	*The City has adopted a public art policy that delineates standard systems, processes, parameters, and responsibilities for all parties who wish to develop and maintain public art.*	6.1.1	**Percent for Art Program**: In keeping with national best practices, adopt "Percent for Art" funding for pub art in capital projects. Develop Percent for Art program in line with standard public art processes (discus in 6.1.2).
					6.1.2	**Clarify Public Art Policy for City of Garland:** Adopt a revised public art policy that addresses staff roles, commissioning, artist and artwork selection, maintenance and decommissioning. Account for art that is publically funded and/or on public property. Develop standards for all City departments that wish to dev public artwork as part of their mission. Ensure that impacted departments are included in the public art process.
					6.1.3	**Public Art by Private Partners:** Clarify standards, expectations, and authority regarding the City's role in development and exhibition of public art by private partners. Incentivize public art in private business ar residential development projects.
					6.1.4	**Public art in infrastructure:** Explore featuring public art in infrastructure and right-of-way throughout the through conversations with Transportation, Public Works, and other departments. Look for opportunities use public art for placemaking along corridors, for thresholds and gateways, and along paths. Look for opportunities to develop programs that support cross-cutting goals. For example, a utility box art progra that showcases the work of local youth artists. (See also, 6.1.1, Adopt a Percent for Art Program)
					6.1.5	**Create Opportunity Map for Future Public Art:** Identify strategic urban opportunities for visual artwork throughout the city that can be funded apart from Percent for Art efforts ("Percent for Art" refers to predictable funding for public art as part of capital improvement project budgets, and is discussed in Ac Item 6.1.1). Coordinate between the Garland Cultural Arts Commission (GCAC), the Parks, Recreation, a Cultural Arts Department (PRCAD), and Neighborhood Vitality to identify potential locations for public a neighborhoods (e.g., parks) with the goal of increasing accessibility to public art throughout the city.
					6.1.6	**Expand Public Art Tour:** Expand public art tour to include other areas of Garland outside of downtown. Develop an online database of public art. Create a unified city-wide public art portfolio.
			6.2 Streamline Municipal Arts Processes	*All City departments and staff whose work touches the cultural arts have a clear understanding of their network, relationships, and roles.*	6.2.1	**Establish Staff Cultural Arts Team:** Establish a City staff team that meets periodically to inform and coordinate on all cultural arts activities that are happening between departments, foster interdepartme coordination, and share resources. This group should have agency to make decisions, and shall be responsible for maintaining momentum for improving cultural arts services at the City. Have group deve maintain, and share a roster of artists, performers, musicians, and arts organizations that are ready to with city staff. Departments should include but not be limited to: Garland Arts/Granville Arts Center, Vi Garland, Downtown Development Office, Special Events, Heritage Crossing, the Office of Neighborhood Vitality, and Libraries.
					6.2.2	**GCAC Annual Report to Council:** Create an Arts and Culture Annual Report to be delivered to council. Ea year identify 3 top priorities the Commission can will focus on.
					6.2.3	**Artist roster:** Develop, maintain, and share a roster of artists, performers, musicians, and arts organizat in the city. Utilize this roster to connect local creatives and collaborative partners (for instance, the busi community) with opportunities. Collaborate with all City departments who work with artists to build ou initial rosters. See Action Item 5.1.3, Small Business Collaborations, for an application of the roster.
					6.2.4	**Staff Czars:** Assign public-facing staff "czars" of certain activity, i.e., go to people who understand a particular activity or relationship. For instance, the go-to person for public art in Garland (all depts), or (holds knowledge about all relationships and activities)
					6.2.5	**Staff and Commissioner Capacity Building:** Support opportunities for education and capacity building fo cutlural arts staff and Commissioners, such as trainings and certifications.
					6.2.6	**Arts-based Public Engagement:** Leverage cultural arts and artists for engagement and outreach efforts throughout different City projects.
					6.2.7	**City Departments Artist-in-Residence:** Develop an artist-in-residence program for artists to embed in Ci departments, in order to bring fresh perspectives and innovation into addressing civic problems.
			6.3 Enhance Digital and Analog Resources and Communications	*Information about all of the cultural arts support that the City offers are clearly and accurately communicated to residents and visitors.*	6.3.1	**Website Clarity:** Explore ways to update or streamline the way that City websites communicate about a the different arts activities that the City coordinates. More clearly communication about resources for artists, audiences, etc. and about the wide range of arts activity that the City has a hand in. Indicate cle "who does what" between departments and groups. Make navigation between different City arts-relate
					6.3.2	**Community Events Calendar:** Have staff examine opportunities to provide or support a calendar that co capture non-city, non-tourism draw cultural activities in the community.
					6.3.3	**Initial Contact with New Residents:** Send out information about arts opportunities in Garland with utilit hookups or other initial contact between the City and new residents.
					6.3.4	**Online Gallery:** Host an online gallery featuring works by local artists as a way of promoting local arts t potential visitors. Tie works featured in the online gallery to experiences that visitors and residents coul have IRL in Garland.
					6.3.5	**Social Media:** Continue to enhance digital advertisements for cultural arts activities on platforms such a Google, Facebook, Twitter, Instagram, Snapchat, radio, a Garland arts app, and other means.

	Who (lead listed first, potential partners listed after)	Examples from Other Cities
olic ssed	GCAC, PRCAD, City Council	
velop	GCAC, PRCAD, other relevant departments, City Council	
the nd	GCAC, PRCAD, other relevant departments, City Council	
e City, s to am	GCAC, PRCAD, Transportation, Public Works, other relevant departments and community partners	Peter Kageyama at Neighborhood Vitality Summit looked at creative crosswalks and traffic calming in Decator, GA; find an art utility box example
ction nd rt in	GCAC, PRCAD, Office of Neighborhood Vitality, misc. other departments and groups	
	Visit Garland, PRCAD, Neighborhood Vitality, Libraries, Heritage Crossing	Example project = San Antonio public art scavenger hunts: https://drive.google.com/open?id=19QRqYkSgz-VxGU9MuqIGacov_rUudC21&authuser=ben.martin%40civicarts.org&usp=drive_fs ; Austin Art in Public Places, Austin TX https://www.publicartarchive.org/austinaipp/
ental elop, work sit	GAC/Plaza, Visit Garlaand, Downtown Development, Special Events, Heritage Crossing, Neighborhood Vitality, Libraries	
ch	GCAC	
ions iness t	PRCAD, all relevant City departments and divisions, local creatives, creative nonprofits	Boulder, CO example from Letecia
GISD	PRCAD, Neighborhood Vitality, GCAC	
r	PRCAD, GCAC	Guide: "Municipal Artist Partnerships"
	GCAC, PRCAD, Neighborhood Vitality, all relevant departments	Kounkuey Design Initiative, North Shore, CA
ity	GCAC, departmental partnerships	City Artist, St. Paul, MN
ll of arly ed	All relevant departments, GCAC	Artist Resource Center, Austin, TX
uld	GAC/Plaza, Visit Garland, GCAC	San Antonio, TX
y	GCAC, City of Garland Utilities	
o ld	GAC/Plaza, Visit Garland, GCAC, other relevant departments	
ns	All relevant departments, GCAC	

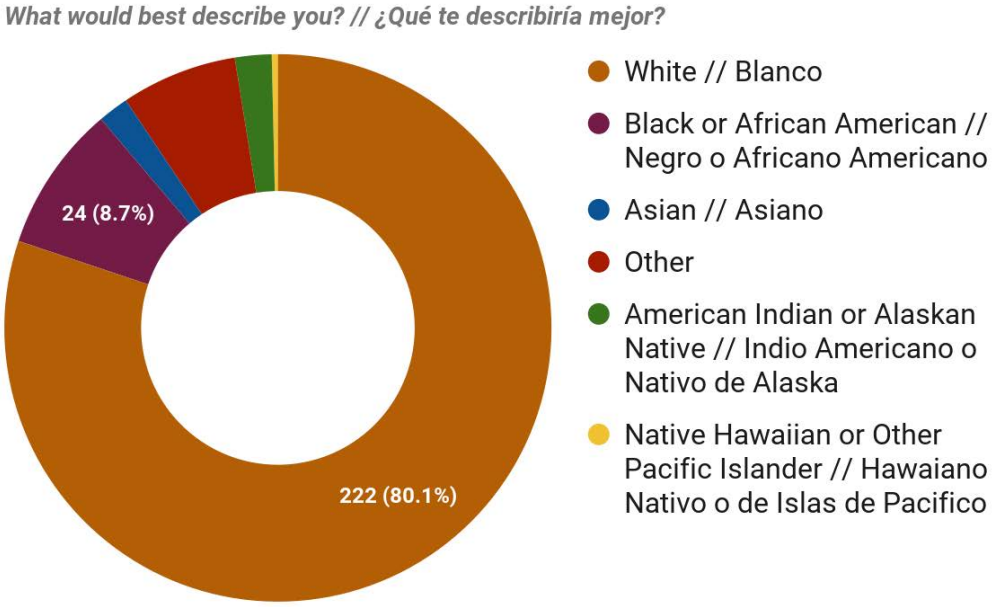
Engagement Documentation

DEMOGRAPHICS OF SURVEY RESPONDENTS

It is important to note that some respondents skipped various questions throughout this portion of the survey, so total respondents may not equal to 283.

Of the **283** survey respondents **221** indicated that they live in Garland, **61** respondents do not live in Garland, and **one** survey respondent skipped the question. **78%** of the respondents live in Garland and **22%** do not live in Garland.

The majority of survey respondents were women. **203** survey respondents identify as "Female", with one person also identifying as "Other", and **75** survey respondents identify as "Male". **5** people skipped the question.



The majority of respondents identify as "White", followed by "Black or African American", then "Other", "American Indian or Alaskan Native", "Asian", and "Native Hawaiian or Pacific Islander".

46 survey respondents identify as "Hispanic/Latino" and **232** survey respondents did not identify as "Hispanic/Latino". Notably, of the **45** respondents who identified as "Spanish descent or Latino", **33 (73.3%)** identified as "White" and **3 (6.7%)** identified as American Indian or Alaskan Native.

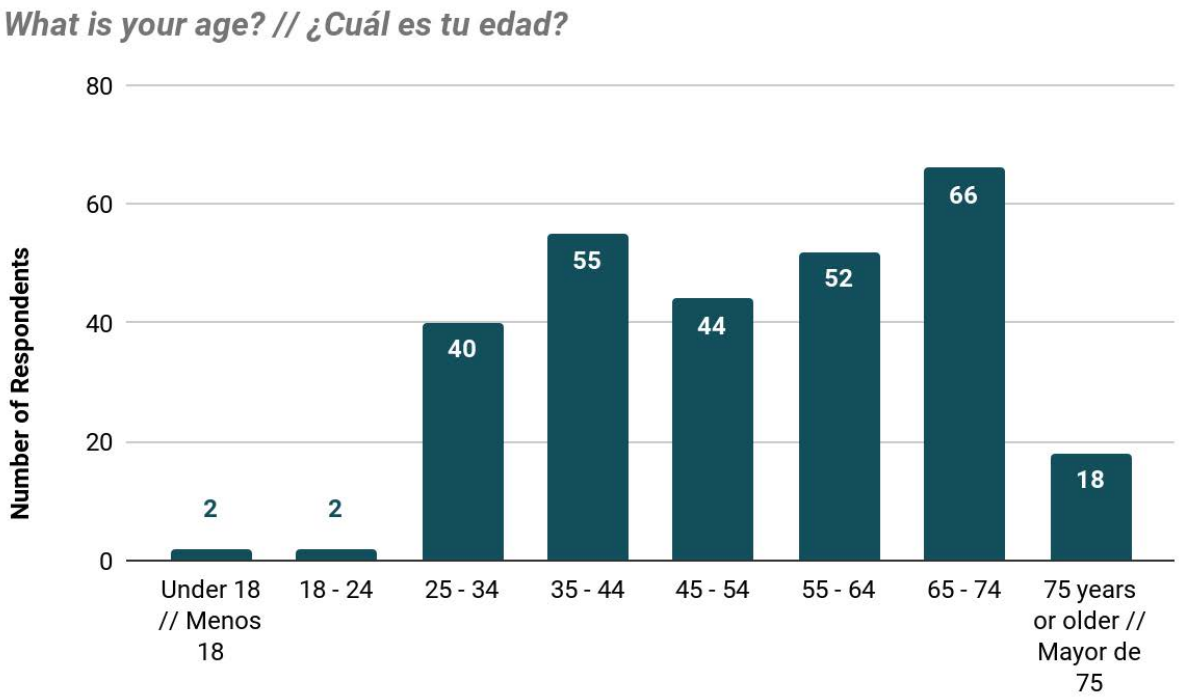
White: **224** respondents (**80%**)
Black or African American: **24** respondents (**8.6%**)
Other: **19** respondents (**6.8%**)
American Indian or Alaskan Native: **6** respondents (**2.1%**)

Asian: **5** respondents (**1.8%**)
Native Hawaiian or Pacific Islander: **1** respondents (**0.003%**)

"Other" included the following responses:

- American (3)
- White with Native American ancestry (2)
- Hispanic (5)
- Mexican (3)
- Mexican-American
- Chicano
- Guatemalan-American
- Salvadoran-American
- British Isles American
- Deutsch
- Indigenous and Spaniard
- Preferred not to respond

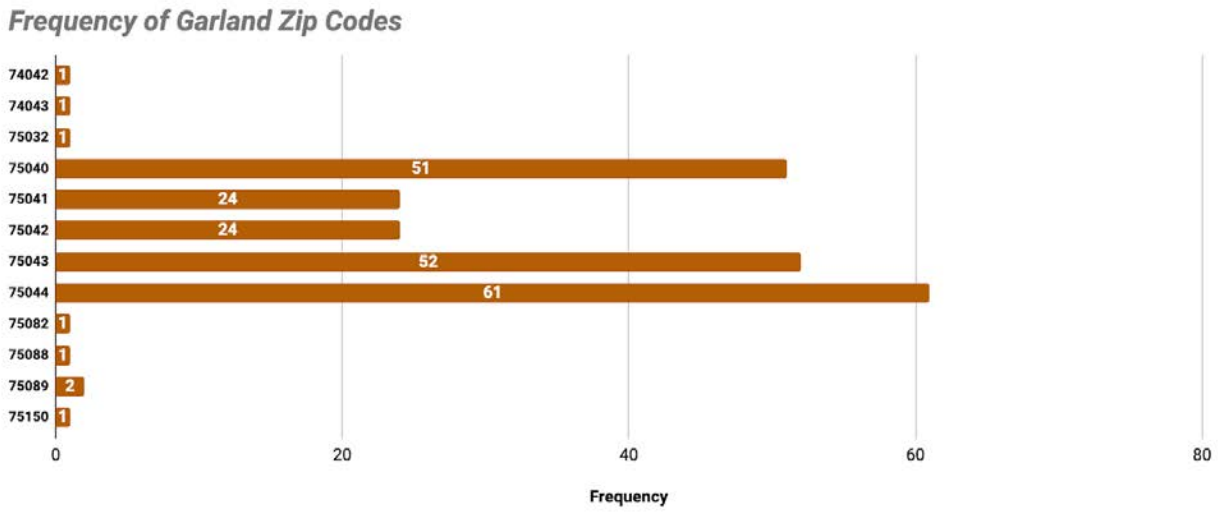
3 people skipped this question.



Of the **269** respondents who responded to this question about age, **24.5%** respondents were between the ages of *65 and 74*, representing the largest proportion of survey respondents. The second largest group included those who fell between *35 and 44* representing **20.4%** of survey respondents. Next included the 55-64 age group representing **19.3%**, followed by the 45-54 age group with **16.4%**, then the 25-34 age group with **14.9%**, then the 75 and up representing **6.7%**.

The smallest percentage of respondents was tied between those who are *under 18* and between the ages of *18 and 24*, both only representing **less than 1%** of all survey respondents. **4** respondents skipped the question.

Survey respondents represented a wide geographic range of 36 different zip codes including: 74042, 74043, 75002, 75013, 75023, 75024, 75032, 75040, 75041, 75042, 75043, 75044, 75048, 75067, 75070, 75071, 75074, 75075, 75081, 75082, 75088, 75089, 75094, 75094, 75098, 75126, 75150, 75208, 75209, 75214, 75218, 75224, 75228, 75238, 75240, 75243, 75287.

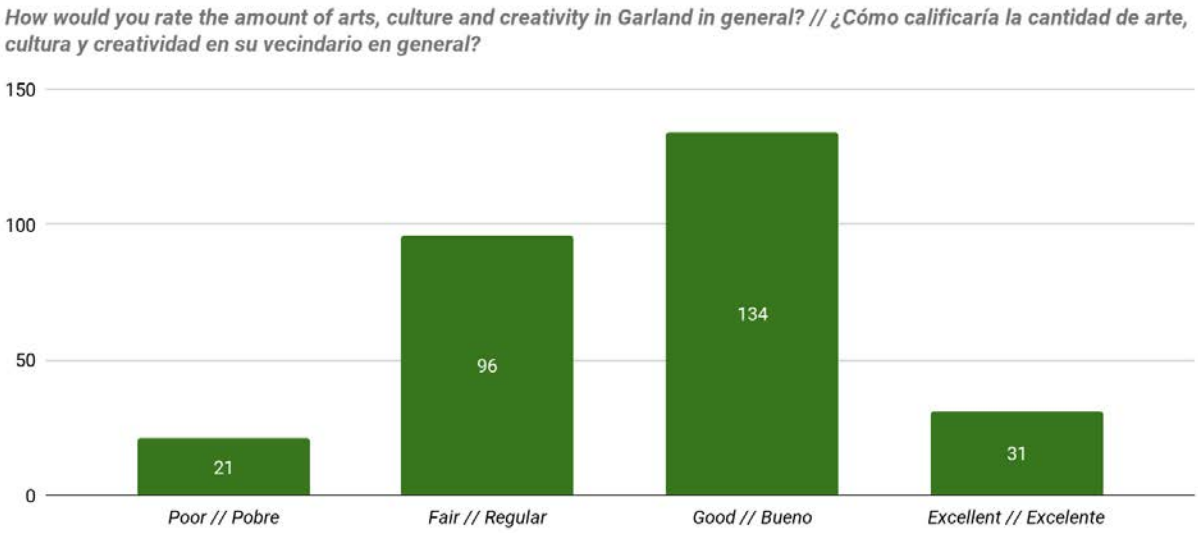


The most frequent zip codes represented in survey responses were 75044, 75043, and 75040 zip codes. 75042 and 75041 were also largely represented zip codes.

LOCAL CULTURAL ARTS PROGRAMMING

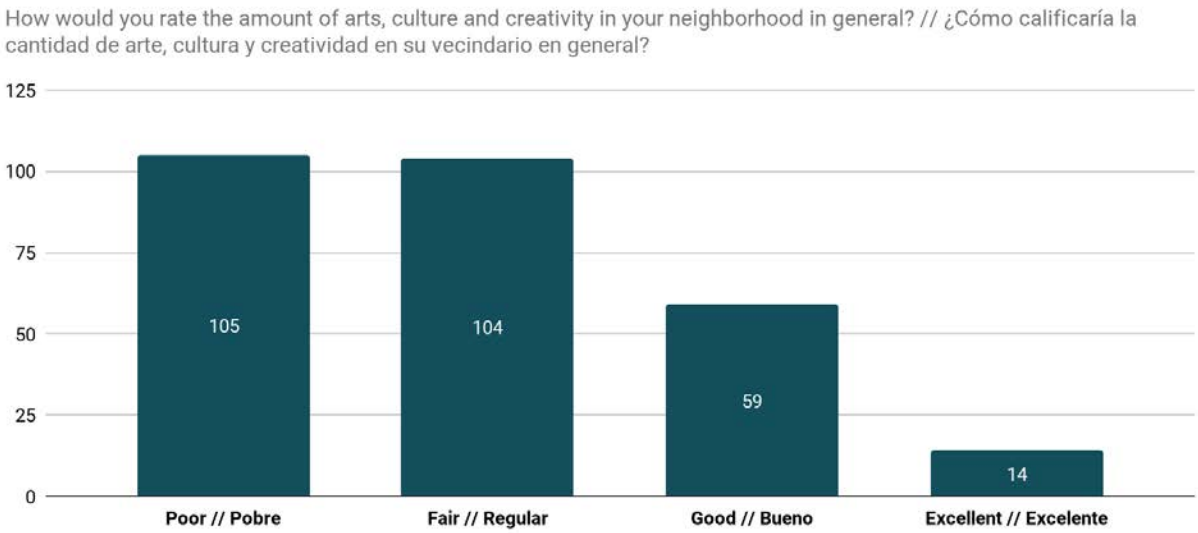
It is important to note that some respondents skipped various questions throughout this portion of the survey, so total respondents may not equal to 283.

Garland Cultural Arts Survey Results: Responses May 13, 2021



Respondents rated the amount Garland's arts, culture, and creativity as follows:
21 respondents **(7.4%)** rated the amount of arts, culture and creativity as "Poor"
96 respondents **(33.9%)** rated the amount of arts, culture and creativity as "Fair"
134 respondents **(47.3%)** rated the amount of arts, culture and creativity as "Good"
31 respondents **(10.9%)** rated the amount of arts, culture and creativity as "Excellent"
1 respondent skipped the question.

Nearly half of respondents rated Garland's amount of arts, culture and creativity as "Good". One third of respondents rated Garland's amount of art, culture, and creativity as "Fair", over a tenth of respondents rated it as "Excellent", and less than **8%** rated it as poor.



Most residents rated the amount of arts, culture, and creativity in their neighborhoods as either "Fair" or "Poor".

Respondents rated the amount of arts, culture, and creativity in their individual neighborhoods as follows:
105 respondents **(37.1%)** rated the amount of arts, culture and creativity as "Poor"
104 respondents **(36.7%)** rated the amount of arts, culture and creativity as "Fair"
59 respondents **(20.8%)** rated the amount of arts, culture and creativity as "Good"
14 respondents **(4.9%)** rated the amount of arts, culture and creativity as "Excellent"
1 respondent skipped the question.

Subdivided by zip code:
Of the respondents who live in Garland, the following shows a breakdown for how they rated their neighborhood by zip code.

Respondents from the following zip codes rated the amount of arts, culture, and creativity in their neighborhood as "Poor":

75043 (**31** respondents), 75044 (**17** respondents), 75040 (**14** respondents), 75042 (**12** respondents), 75041 (**8** respondents) , 75043, 75032 , 75088, and 75089.

Respondents from the following zip codes rated the amount of arts, culture, and creativity in their neighborhood as "Fair"

75044 (**30** respondents), 75040 (**19** respondents), 75043 (**14** respondents), 75041 (**7** respondents), 75042 (**8** respondents), 75082, 75089, and 75150.

Respondents from the following zip codes rated the amount of arts, culture, and creativity in their neighborhood as "Good"

75040 (**13** respondents), 75044 (**12** respondents), 75041 (**7** respondents), 75043 (**5** respondents), and 75042 (**2** respondents).

Respondents from the following zip codes rated the amount of arts, culture, and creativity in their neighborhood as "Excellent":

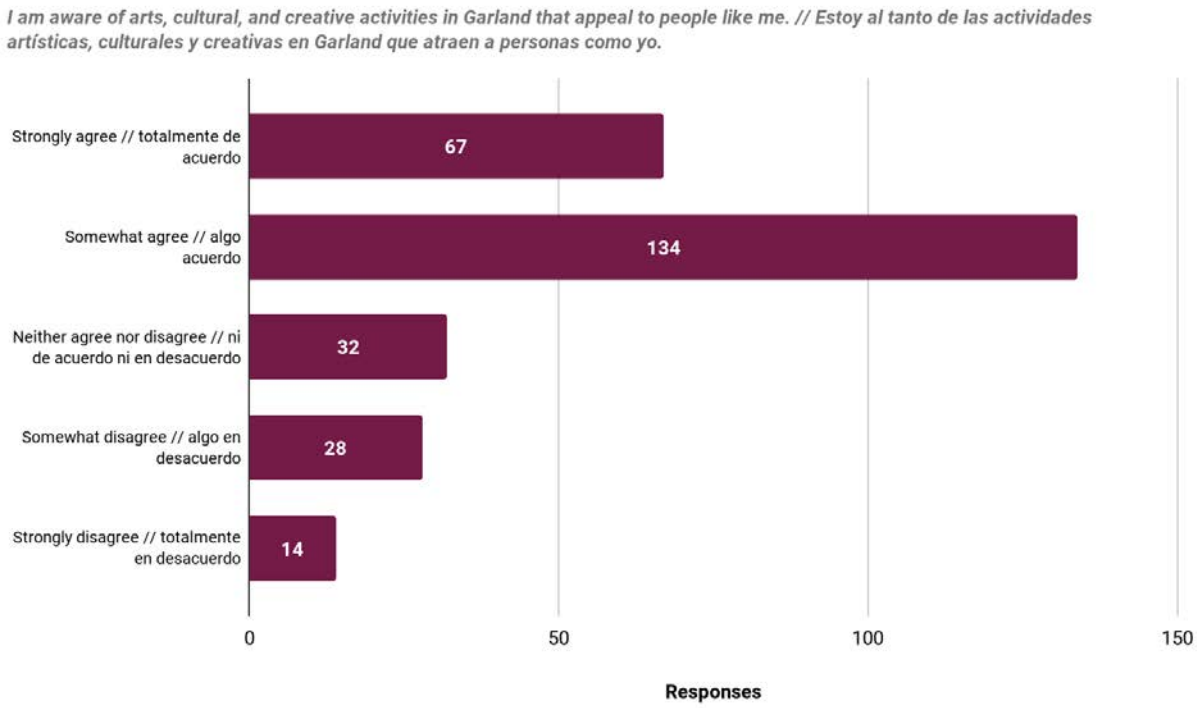
75040 (**3** respondents), 75041 (**2** respondents), 75042 (**2** respondents), and 75043.

PROGRAMMATIC QUESTIONS

It is important to note that some respondents skipped various questions throughout this portion of the survey, so total respondents may not equal to 283.

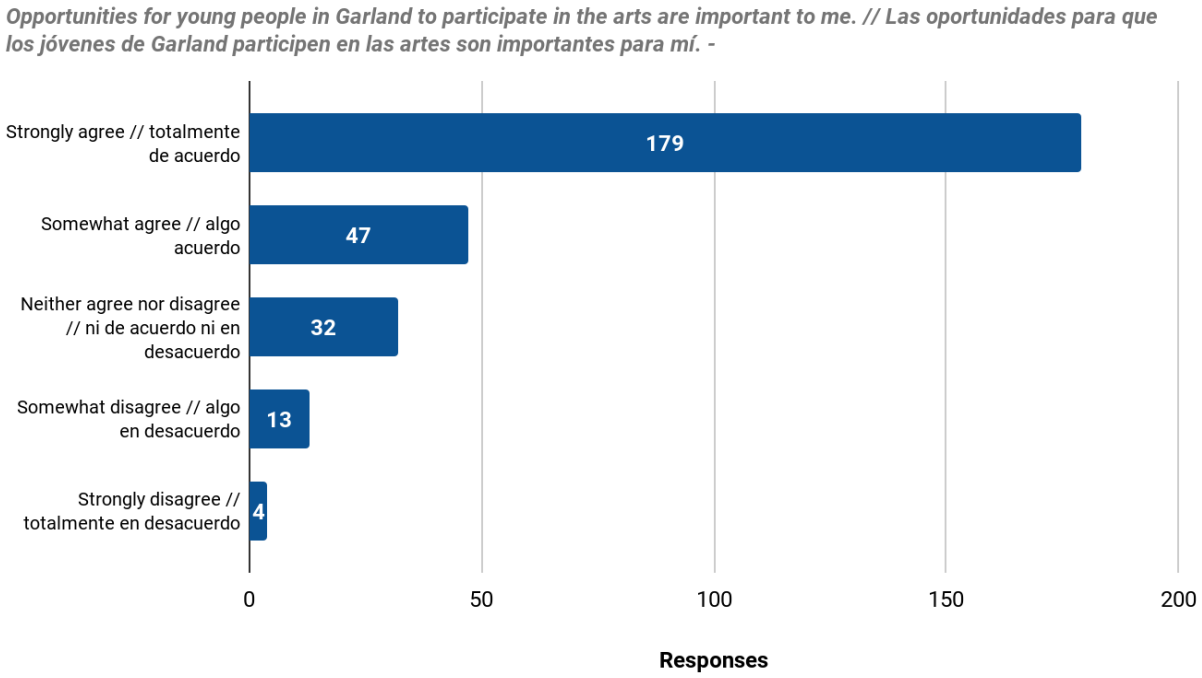
Programmatic questions provided insight on the respondents awareness of ongoing arts activities, gauging the current programming, and additional programming needs.

Garland Cultural Arts Survey Results: Responses May 13, 2021



Nearly half (**48.7%**) respondents indicated that they *somewhat agree* that they are aware of the arts, culture, and creative activities in Garland that appealed to them. Nearly a quarter (**24.7%**) of respondents *strongly agree*, **11.6%** *neither agree nor disagree*, **10.2%** *somewhat disagree*. Only **4.7%** *strongly disagree* with that they are aware of the arts, culture, and creative activities in Garland that appealed to them. **8** respondents skipped the question.

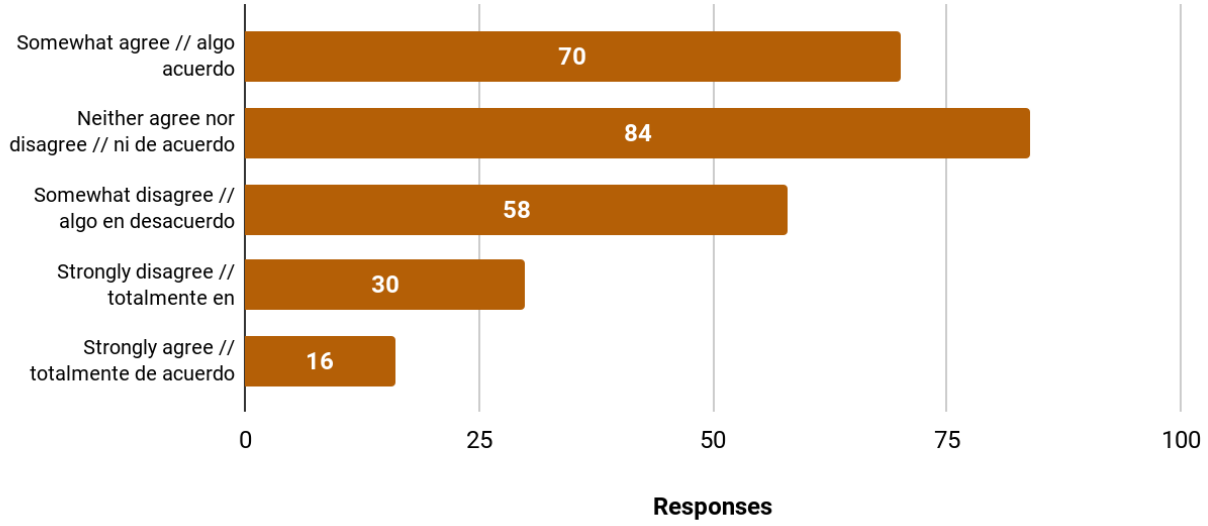
Garland Cultural Arts Survey Results: Responses May 13, 2021



The majority (**65.1%**) of respondents indicated that they *strongly agree* that there are opportunities for young people in Garland to participate in the arts that are important to them. Nearly a fifth (**17.1%**) of respondents *somewhat agree*, **11.6%** *neither agree nor disagree*, **4.7%** *somewhat disagree*. Only **1.4%** *strongly disagree* that there are opportunities for young people in Garland to participate in the arts that are important to them. **8** respondents skipped the question.

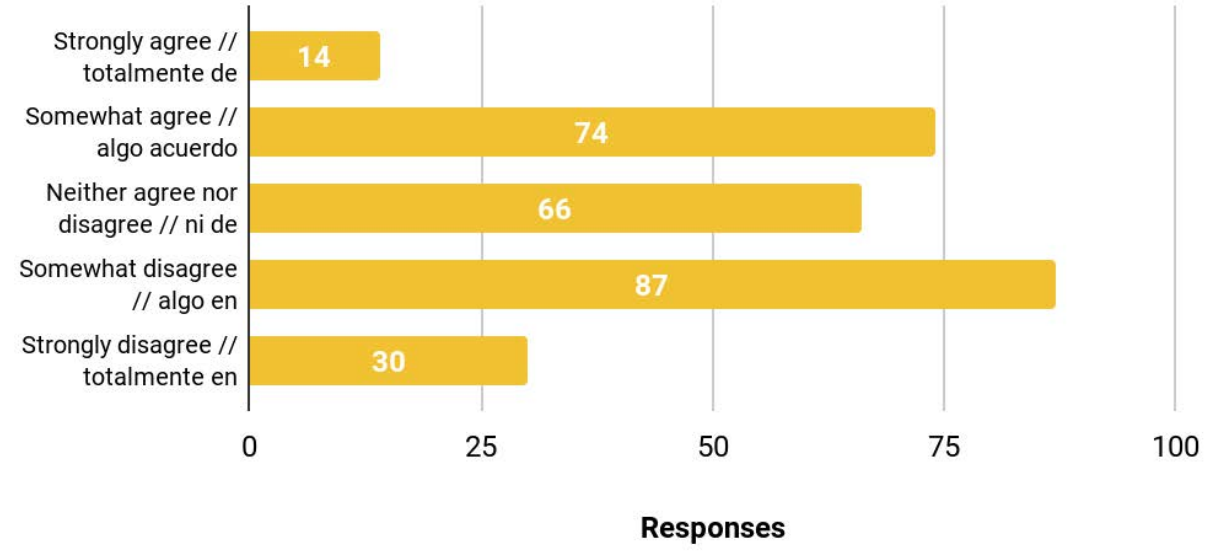
Garland Cultural Arts Survey Results: Responses May 13, 2021

There are enough opportunities to participate in the arts for young people in Garland. // Hay suficientes oportunidades para participar en las artes para los jóvenes en Garland.



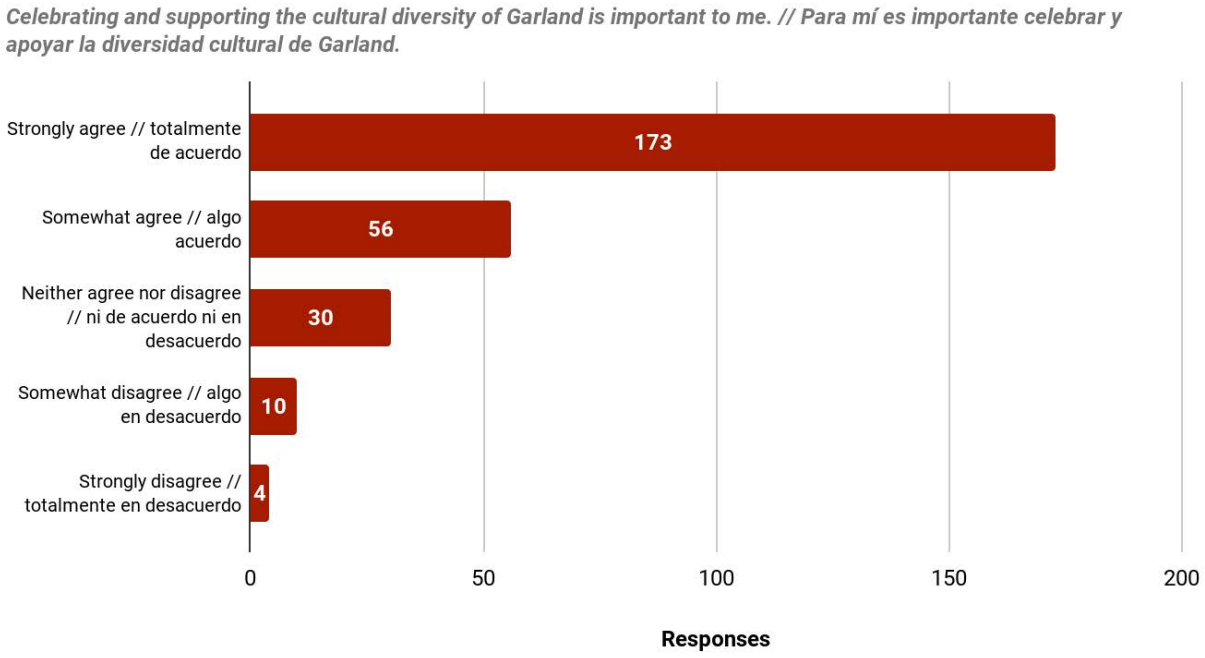
Over one-third (**36.2%**) of respondents indicated that they *neither agree nor disagree* that there are enough opportunities for young people in Garland. Nearly a quarter (**29.1%**) of respondents *somewhat agree*, **24%** *somewhat disagree*, **11.8%** *strongly disagree*. Only **6.3%** *strongly agree* that there are enough opportunities for young people in Garland to participate in the arts. **10** respondents skipped the question.

There are enough opportunities for life-long-learning in the arts for adults to participate in Garland. // Hay suficientes oportunidades de aprendizaje permanente en las artes para que los adultos participen en Garland.

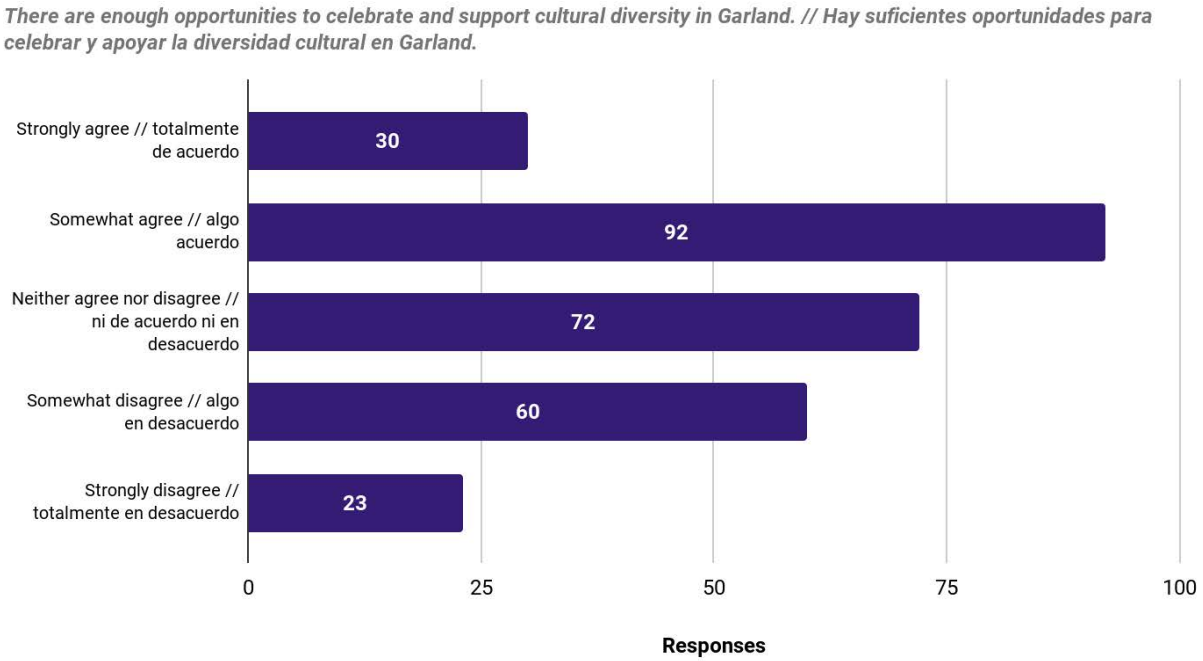


Garland Cultural Arts Survey Results: Responses May 13, 2021

One third (**33.2%**) of respondents indicated that they *somewhat disagree* with the statement that there are enough opportunities for life-long learning in the arts for adults in Garland. Over a quarter (**28.2%**) of respondents *somewhat agree*, **25.2%** *neither agree nor disagree*, **11.8%** *strongly disagree*. Only **5.3%** *strongly agree* that there are enough opportunities for life-long learning in the arts for adults in Garland. **11** respondents skipped the question.



The majority (**63.4%**) of respondents indicated they *strongly agree* that celebrating and supporting the cultural diversity of Garland is important to them. Over a fifth (**22.2%**) of respondents *somewhat agree*, **12.4%** *neither agree nor disagree*, **4.5%** *somewhat disagree*. Only **1.5%** *strongly disagree* that celebrating and supporting the cultural diversity of Garland is important to them. **8** respondents skipped the question.



Nearly a third (**32.9%**) of respondents indicated they *somewhat agree* that there are enough opportunities to celebrate and support cultural diversity in Garland. Over a quarter (**26.1%**) of respondents *neither agree nor disagree*, **21.7%** *somewhat disagree*, **10.9%** *strongly agree*. And **8.3%** *strongly disagree* that there are enough opportunities to celebrate and support cultural diversity in Garland. **7** respondents skipped the question.

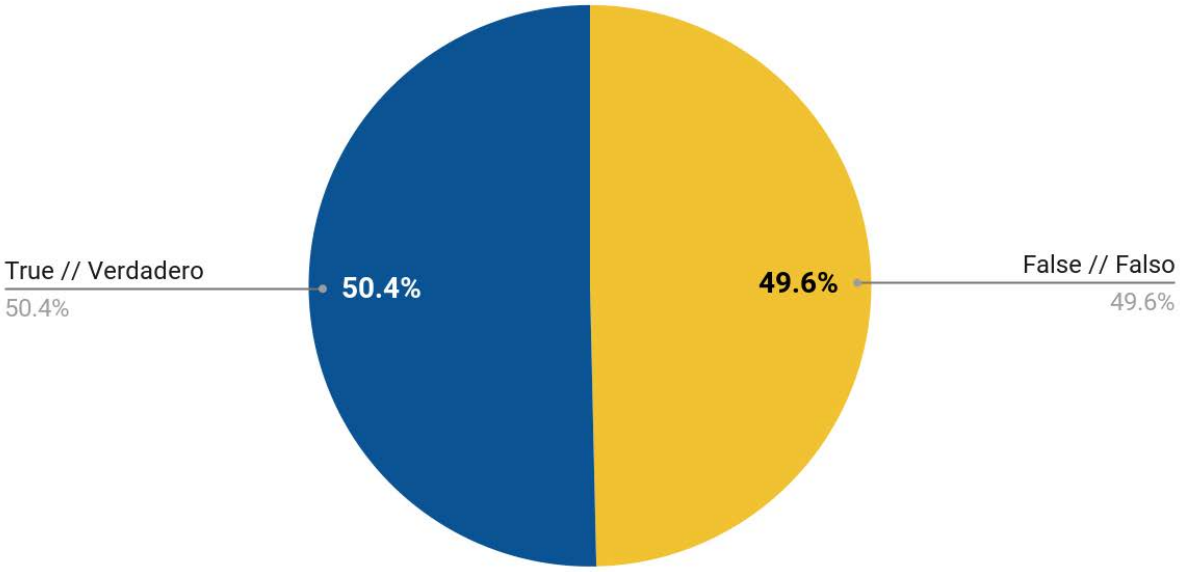
MARKETING AND ADVERTISING QUESTIONS

It is important to note that some respondents skipped various questions throughout this portion of the survey, so total respondents may not equal to 283.

Marketing questions provide insight into how people hear about the cultural arts events within Garland and ways they would like to learn more about events.

Garland Cultural Arts Survey Results: Responses May 13, 2021

I am satisfied with the amount of information that I get about arts, cultural, and creative events in Garland. // Estoy satisfecho con la cantidad de información que recibo sobre eventos artísticos, culturales y creativos en Garland.



139 of respondents answered "False/Falso" indicating that they *are unsatisfied* with the amount of information they receive about the arts, culture, and creative events in Garland.
141 of respondents answered "True/Verdadero" indicating that they *are satisfied* with the amount of information they receive about the arts, culture, and creative events in Garland.
3 respondents skipped the question.

The most common responses for best methods of sharing information about Garland's arts, culture, and creative events were through email announcements and social media.

171 respondents indicated that ***email announcements*** are the best way to access information about the arts, culture, and creative events in Garland.

158 respondents indicated that ***social media*** is the best way to access information about the arts, culture, and creative events in Garland.

144 respondents indicated that a ***monthly mailer*** is the best way to access information about the arts, culture, and creative events in Garland.

114 respondents indicated that a ***city website*** is the best way to access information about the arts, culture, and creative events in Garland.

44 respondents indicated that ***school newsletters*** are the best way to access information about the arts, culture, and creative events in Garland.

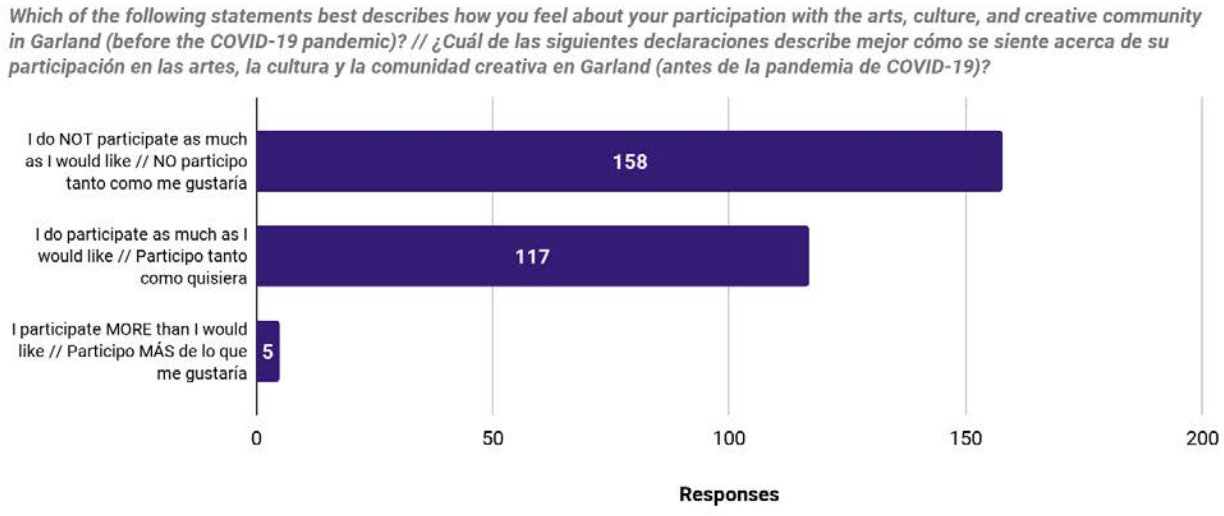
17 respondents suggested the other ways to access information about the arts, culture, and creative events in Garland, including:

- Ads through traditional media like TV (2 responses) and radio, as well as through social media including twitter, youtube, and NextDoor (2 responses)
- Push notifications and calendar of events through the Visit Garland App (3 responses)
- Direct outreach via email and text messages (3 responses)
- Physical mailers from the city arts staff with Arts in Action newsletter, a calendar of events postcard in the monthly mailer, or utility bill inserts
- Signage as advertising throughout the city along thoroughfares like Garland Avenue with yard signs or street banners.
- Open accessibility through the Garland Arts Committee meetings
- All of the above.

COVID-RELATED QUESTIONS

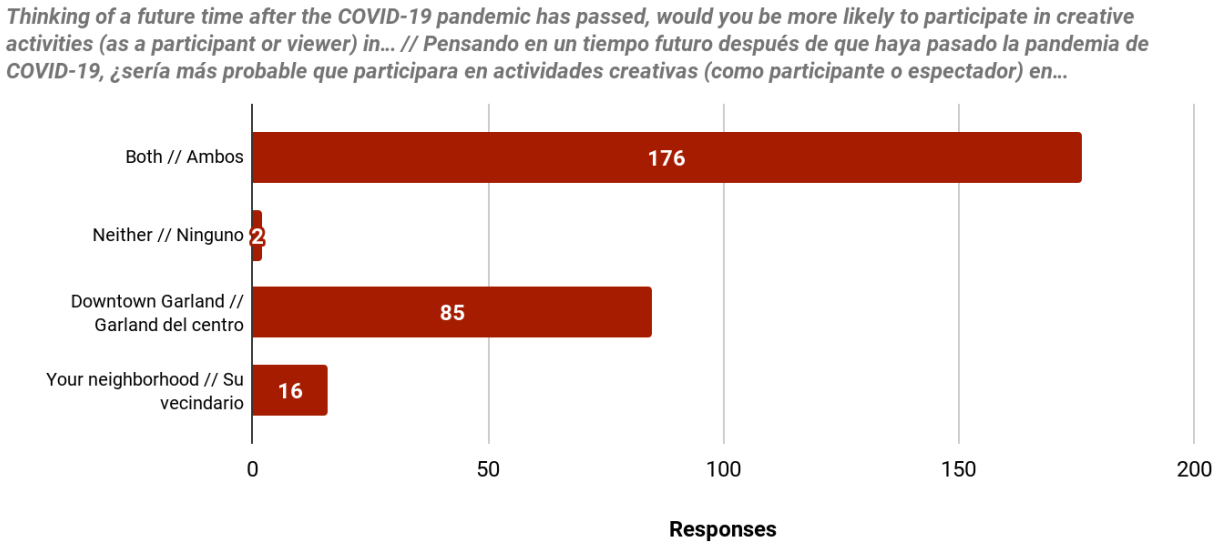
It is important to note that some respondents skipped various questions throughout this portion of the survey, so total respondents may not equal to 283.

Questions regarding COVID-19 give an indication of how residents participated in events before, during and after the initial onset of the pandemic in March 2020.



The majority of respondents (**57.5%**) indicated that they do not participate as much as they would like to in arts, culture, and the creative community in Garland. **41.8%** indicated that they

participate as much as they would like to, and only **1.8%** indicated that they are participating more than they would like to. **3** respondents skipped the question.



Following the COVID-19 pandemic the majority of respondents (**62.9%**) would like to participate in activities both in their neighborhoods and in Downtown Garland. Nearly a third (**30.7%**) indicated they would like to participate in activities that take place in Downtown Garland specifically, and **5.7%** said they would like to participate in activities that took place in their neighborhoods. Less than **1%** of people responded with "neither" location. **3** respondents skipped the question.

Garland Zip Codes Represented:
Subdividing the data for those who identify themselves as living in Garland, the following zip codes were identified for those who wanted more creative activities in their neighborhoods and those who wanted more activities in both their neighborhoods and Downtown.
Of those who specified "in my neighborhood" only, the zip codes represented 75044 (4 respondents), 75042 (3 respondents), 75043 (2 respondents), and 75040.

Of those who specified "both" Downtown Garland and their neighborhood included the following zip codes: 75044 (**41** respondents), 75043 (**38** respondents), 75040(**33** respondents), 75042(**17** respondents), 75041(**15** respondents), 74043 (**2** respondents), 75088, 75089, and 75150.

OPEN RESPONSE PROGRAMMATIC QUESTIONS

Have you been able to participate in any arts, cultural, and creative activities in Garland since March, 2020? If yes, what kinds of activities did you participate in? // ¿Ha podido participar en actividades artísticas, culturales y creativas en Garland desde marzo de 2020? Si es así, ¿en qué tipo de actividades participó?

Garland Cultural Arts Survey Results: Responses May 13, 2021

152 of survey respondents have not participated in any arts, cultural, or creative activities in Garland since March 2020.

Of those who did, they participated in the following events:

- Garland Symphony (12)
    - Christmas Concert
    - Playing in the orchestra
- Garland Civic Theatre (both at the Granville and Plaza Theaters) (12)
    - Love Letters, Greater Tuna(2), Tenderly, 4 Elvises
    - Rosemary Clooney Play
- Plays at the Granville and the Plaza (9)
- Teaching Band, Choir, Music (3)
- Nicholson Library (3)
- Community painting activities (2)
    - Albon Park
- Live performance at Granville Arts small auditorium (2)
- Día de los Muertos at the Plaza (2)
- School related events/activities (2)
- Downtown: Fair on the Square (2)
    - Makers Market on the Square
    - Wine Walk
    - Small Business Saturday
    - Garland ISD
- Garland Landmark Society
- Restaurants
    - As a server
- Make Your Mark
- Quilting and painting at home
- Miss the concerts at Plaza Theatre and BlueBrass Players
- Summer music weekend
- Photography exhibits
- Thirsty Third Thursdays
- Granville Arts Center - Art Teacher Exhibition
- Urban Flea
- Intrinsic events
- Becoming Garland Avenue 2020 Revival (2)
- Food Drive
- Holiday Decorations
- Collections from the Field
- CORP
- Garland Musicals

- Hispanic Heritage Month (SGHS World Dance Company)
- Noon Exchange Christmas Celebration (SGHS Southern Belles & World Dance Company)
- Black History Month (SGHS World Dance Company)
- General appreciation of the improvements in Downtown Garland
- Art Cache
- Art Classes at the Art Lounge
- Christmas Scavenger Hunt
- Downtown Scavenger Hunt
- Museum Scavenger Hunt (late summer)
- Square on a Saturday evening listening to the gentlemen who stand at the corner and play their instruments & sing. (2)
- Garland Eyes Photography Club
- Orchard Hills Neighborhood Association Message Board sign designs
- Talespinners Story League
- Cactus Chronicles
- Dance Class
- Market Days: Farmers' Market

Online events (12)

- Online classes
- Streaming concerts
- Garland Symphony Orchestra, Virtual Concerts (3)
- City of Garland's online concerts
- Becoming Garland Avenue (virtually)
- Garland Guzzler
- Painting class
- Library's art lessons
- Paint and Craft parties
- Musical performances

What types of arts, cultural, and creative activities would you like to participate in within Garland after the COVID-19 pandemic has passed? // ¿En qué tipo de actividades artísticas, culturales y creativas le gustaría participar dentro de Garland después de que haya pasado la pandemia de COVID-19?

In the future, respondents indicated they would like to participate in the following types of arts, culture, and creative activities:

Participation in Arts Activities

- Art classes (6): acrylic painting, dance, library art classes, painting, knitting, crochet, painting for beginners, mask making murals painting figure drawing
- Civic Music Making Groups

- Indoor art classes
- Drawing, painting, sidewalk chalk, shows, volunteering
- More community activities: another community art initiative/installation/projects (4), city beautification projects, collaborative art pieces/projects(2)
- Community band (3), or community symphony/band with marching band competitions.
- City chorus/community choir (2)
- Art contests
- Cooking classes
- Any available hands-on activities
- Homeless Community & Art Program
- A Garland Arts Center for Visual Arts
- Creating art to be displayed around the city fitting with seasonal themes, city celebrations, or just to be displayed
- Music, Fine art
- “I like public art, live concerts and theatre, I'd like to have more interactive opportunities for dancing and music.”
- “I moved to Garland in September 2020, but from what I've read about and seen in newsletters, Garland appears to be very performance art-focused. I'd love more visual art opportunities and spaces in the city! I'm an art educator and would be much more willing to participate and contribute.
- I would like to participate in events that showcase all of the diverse forms of arts from the different cultures in Garland.”
- “The live theater is great. I would like to participate by auditioning for a play or helping with sets or ushering. I would also like to participate in one of the art exhibits.”
- “Summer musicals and I would like to participate in visual arts activities.
- volunteering to help with plays, parades, outdoor concerts or whatever is needed”
- “I would like to see more concerts, plays, and cooking classes or events in the area.”

Arts Events

- Festivals: art, food, multicultural chamber music, choir, live music, dance, holidays, downtown (23)
- Multicultural fairs/festivals and programs
- Art shows (4) and art sales
- Art fairs, music and dance
- Comic book conventions cos play
- Art walks
- More big art days
- Urban flea markets
- Concerts
- Celebrations and parties
- Children’s choir, choir festival.
- Chamber music festivals.

- Dance concerts
- Information days
- Family get togethers
- Idea exchanges
- Forums on arts and culture
- Lectures and displays
- Holiday celebrations
- City celebration
- Cultural events
- Quilt Shows
- Wine tastings
- Small businesses expo
- Movies
- “Music festival (like richardson), art festival (like Richardson’s Cottonwood), cultural festivals (lunar new year), races (like Plano Pacers)”
- “Festivals, live music, look what Carrollton has done as suggestion.”
- “Arts Festival, Maker Fair, I liked the Day of the Dead and the Big Art Day Event”
- “Art shows/festivals, music shows. See Addison, Rockwall or Rowlett.”
- “Art festivals and fairs with activities for children and adults to complete. Families can purchase tickets, and each art station is a certain amount of tickets. Community bands, school bands, jazz bands, can perform live music at the event. Local artists can sell their wares, and local restaurants can set up stands”
- “ (after COVID) a downtown festival with booths highlighting Garland's diversity.”
- “Farmers markets can offer a place for local artists to display their art, local poets to read, and local craftsmen to sell on a weekly basis. Community murals at parks. Getting talented artists from schools around garland to paint murals, high schoolers can weld sculptures to be displayed at parks, etc”
- “Festivals where local artists my ressent their works for free. Help restart the community. Attendees enter for a small fee and are able to purchase artist works”

Participation in Arts Activities for Adults and Seniors

- More senior arts and cultural activities.
- Adult classes such as photography, nature walks, painting and arts etc.
- Adult Community Band, Adult Community Choir, more city-wide murals, and artistic features
- Classes for older citizens
- Hands on classes for adults
- Senior social hour, symphony, musicals, art shows, etc.
- Senior Care Centers
- “Would love some free art instruction at senior center”

Arts Participation for Youth

- Pop up art installations in the downtown area, businesses and public spaces. Use the common area in the square for showcasing HS musicals, plays, concerts. This could be a weekend event and a preview of what they would be offering later in the year.
- School Art Activities
- School sponsored art events
- outdoor plays by teens. music.
- Something that highlights our youth and their accomplishments.
- Teen related. Swim
- Student performances
- Youth Music Programs
- More activities for small children, public outdoor yoga or outdoor movement / dancing classes for children free to the public.
- “I've enjoyed the local art shows both GISD students and residents, quilts, etc.”
- “Theater for young adults, most of the roles I see offered in Garland are for older people who are established parts of the Garland theater community.”
- Film screenings, poetry readings
- Dallas Young Artists
- opportunities for our GISD student musicians to perform for community- MORE ORCHESTRA ALL AROUND- not enough in our schools or community
- children's camps
- proportionate opportunities for all age groups within the city.Theater, musicals, symphony
- family fun days

Affordable and Representative for Audiences

- Both adult & children live performances at reasonable prices
- “I'd like to see more dance performances, some from the many cultures represented/living in Garland.”
- “would love to see more theater/symphony performances but cost is often high”

Specifically Outdoor Events

- Outdoor activities, more concerts, movies outside, more plays and musicals adhering to social distancing. More kids camps, using the outdoor plaza (which has been so beautifully redesigned.) More previews of shows outside as the weather warms.
- Outdoor art 🖼️ installations
- Outdoor art festivals
- Wine walks
- Outdoor concerts (4)
- outdoor events
- “Please continue live shows, open air markets & history related activities downtown.”

Programming Requests

- Bluegrass, square dancing
- Black Theater
- Dallas Black Dance Theatre
- Broadway SHOWS
- Business to Consumer (B2C), Main Street Program, City Wide Gospel Musicals (Variety of Faith Communities, a variety of stage plays, Country/Bluegrass outdoor concerts on the City Square.
- City Celebrations
- Classic Movie Screenings Outdoor Music
- Dia de los Muertos Event Christmas Parade Monthly events celebrating all arts Cinco de Mayo celebrations (almost like a fair)
- Continuar tomando el Estudio de Baile Folklore en el Ballet Mexico 2000, si hubiera Cursos de Pintura, Ceramica O Dibujo.. seria Maravilloso..
- Wine walk, painting with a twist, art show, craft fair, special celebrations such as Cinco De Mayo or Texas independence Day, etc. Concerts, plays, and such.
- Festivals of all cultures in Garland e.g. Chinese New Year, October Fest, Juneteenth, Dia de los Muertos etc.
- Hispanic heritage.
- Mexican folklorico
- Mardi Gras Parades
- Nature art and photography.
- teaching / workshop activities involving Indian classical dance and music.
- music programs at school to build community relationships and engagement
- Painting murals, dance lessons, local music showcases, DIY Craft classes, mosaic, fix up abandoned parking lots and buildings, add art in parks, musicals outside, murals on small neighborhood businesses
- Wind Band Concerts
- Steam Events and Animation
- STEP and Cultural Dance
- “I am from a small town. I am used to seeing artwork in grocery stores and restaurants from local schools. Community events that showcase their work along with mini competitions where students can receive art supplies and gift certificates. Local parades and carnivals decorated by students along with concerts performed by the students. I really miss the community spirit.”
- “East coast swing and Lindy hop dancing, events, classes! I have to drive to Deep Ellum for swing dancing on Wednesday nights; the dance studio I attend is on Lower Greenville. Nothing in Garland at all!”
- “I’d like more events like the dia de Los muertos back in 2019.”
- “I'd like to see a local museum that can house art for students and adults alike for extended time periods vs just set up the square for x # of hours.”
- “have an event that celebrates the cultures for more than just certain popular ones, and have it be more interactive with creating and learning things about it.”

- "We enjoyed the music in the downtown area, somewhat. The problem is that the early attendees are like us, older. Within 30 minutes the music turns hip hop. There are plenty of places for young people to hear this. Can we not have an hour or two of classic rock or classic country. The young don't appear until after 10:00 anyway."
- "Symphony. Wish we had a better community theater. Hoping Garland Summer Musicals will present new shows, rather than repeating the same ones."

Visual Art Exhibitions

- Art exhibitions (8)
- Art shows
- Fine visual art shows
- Marketplaces
- historic preservation for under-recognized people groups
- Museum art exhibits
- Public Sculpture & Artwork
- Large scale art projects
- Museum visits
- outdoor art sculpture gardens
- recycle or upcycle art projects for us
- Visual Arts
- Viewing visual arts created by artists in the community
- Museums
- Art Displays (2)
- the visual arts and all forms of artistic expression
- cultural fairs, art fairs,
- Gallery visits, community outreach
- General exhibits
- gallery shows for local artists — anything!

Performing Arts Events

- Many respondents generally enjoy watching shows and liver performances as part of arts
- Participating/attending theater events (25) more plays (2) and theatres in Garland more theatre
- Plays (17) including stage plays- dramas, comedies, etc. drama
- Musicals or Musical Theatre (16) including Garland Summer Musicals (2) Sounds of Music, Summer Musical
- Orchestra/symphony (7), specifically the Garland Symphony Orchestra (5) Concerts (2)
- Concerts and Shows (14), and live concerts and downtown concerts
- Comedy club
- Dance performances dance Dances (7) including ballet

- Music (5) music festivals (2), live music (2) and downtown music, including symphony as well as local bands (2)
- “Folklore and dance music”
- “We have been past subscribers to the Garland Theatre, however, noticed a decrease in quality in recent years plays. Example - very disappointed with Jesus Christ Superstar was cancelled”
- “I’d love to see more live shows”
- “I enjoy watching musical theater”

Place Specific Activities

- “I’d like a maker space and access to learn creative skills.”
- Active, art trails. Creating or making art.
- Garland Landmark Society
- all the diverse groups in the Plaza
- Activities at the PAC
- Activities on the square: music, food trucks + craft fair
- CONCERTS ON THE SQUARE DOWNTOWN. ALSO CONCERTS AT THE PLAZA THEATER.
- concerts on the square, plays, festivals, volunteer activities, movie night, , 5k's, happy hours, pop up / mystery dinners/picnics, Sunday Brunch, Downtown restaurant stroll, wine tasting, beer tastings, whisky tastings, speed dating events, farmers market
- Art galleries.
- Concerts!!!! Love them downtown
- Creative Gardening, Beautiful outdoor spaces to walk around
- Downtown Artshows Concert on Square Fireworks
- Everything downtown seems to be Spanish. The giant Cinco de Mayo fest particularly. Maybe have a rock n roll event or Irish event.
- Food sampling from local venders, symphony and plays at Granville Small Theatre (the plaza is good for movies but the stage is too low...big heads block view!.
- Fine Arts Performances, Fine Arts festivities at a park
- Garland Civic Theatre, concerts, historical lectures and tours, holiday events such as 4th of July events
- movies/shows at the Plaza
- music performances on the square
- Helping with the performances of the Garland Civic Theatre.
- “I loved the art in the park event that happened shortly before covid-19. It was so cool to wander around the displays, watch the performances, and grab snow cones as a family. I liked that there were things for the kids to do. We like the library programs. Things I miss from other places I've lived: outdoor stage performances, and art festivals.”
- Jazz and summer concerts on the square, Garland Civic Theatre, movies at The Plaza, downtown wine walks, Garland Guzzler, plus more I'm sure.

- Outdoor events, live concerts, neighborhood locations. Something other than “on the square”. Local artists shows. Musical entertainment other than GSO. Updated live theatre. No more Tuna or recycled 1950’s musicals. Something new and FUN!
- More movies at the Plaza Theatre! As well as all of the events mentioned in #9, and more events on the Square
- More events like the Garland Guzzler, Christmas on the Square and the summer concerts.
- More public art and arts in the neighborhoods.
- “My husband and I love things in downtown Garland in the square, we love going to the free movies you sponsor at the Plaza,or anything at the Plaza, we love musicals and plays at the performing arts center also.”
- Neighborhood events
- online Downtown free
- “Reading groups at the North Garland Library Branch. I don't want to drive long distances.”
- Shows movies and concerts at the Granville and Plaza Theater
- Murals on buildings.
- “If we could bring more to the neighborhoods that would be great, maybe to the rec centers”
- “Me gustaría ser parte de algún proyecto público o tener la oportunidad de pintar algo en un area público en algún parque o como las electrical box que miro en muchos lugares pintadas me gustaría algún día poder pintar alguna en garland y que gente mire la belleza de colores por la ciudad”

Variety of Activities

- “A great variety! I have participated in symphony concerts, dance performances, and craft projects at the libraries in the past.”
- We love it all - so anything!
- crafts
- Everything really.
- Above all else, it must be QUALITY.
- artistica y manualidades
- Gastronomía y musica
- I'm an actor, singer, painter, and enjoy making ceramics as well.
- I'm open to anything.
- Music, holiday gathering, food celebration and related holiday events like 4th of July, Easter, Thanksgiving, Christmas, etc
- The MLK Jr parade, Fourth of July, day of the dead, and summer courses.
- Murals, music, and literature -outside festivials
- ART shows
- Variety
- Any (2)

- All

Other comments:

- “History,WITHOUT People's Lives in developing this area to make 'All Lives Better Not This group That Do AMOUNT of destruction 1Group DOES For Attention!”
- “Shopping. Scavenger hunts. Dinners.”

Is there anything else you’d like to share with us about arts, culture, and creativity in Garland? // ¿Hay algo más que le gustaría compartir con nosotros sobre el arte, la cultura y la creatividad en Garland?

Other responses to the survey included the following:

Garland ISD

- Do not eliminate the arts in GISD schools.
- Email the art teachers on each Garland Campus. The Ad Building is not effective or quick enough
- GISD schools should be allowed to have band/choir/orchestra concerts at the Granville.
- I like for my students to be involved in art activities in the city.
- If a local museum were available all the GISD art shows could utilize it, cultural exhibits could be housed and celebrated, perhaps even extended art education classes could be incorporated for profit and for additional art show materials to showcase our community further.
- More and better coordination with GISD in celebrating cultural events.
- More collaboration between GISD schools and the City of Garland.
- Rowlett High School is working on Ghost the musical even during the pandemic. It will be available for streaming at the beginning of April.
- The GP does NOT support arts, as evidenced by our weak school band and orchestra programs.
- The lack of support and infrastructure for the Fine Arts programs in Garland ISD results in a lack of identity for any of the cities that Garland ISD serves. Fine Arts do not have a strong presence or culture which is due to lack of vision, support, and leadership. Just by paying attention at the areas surrounding Garland ISD, every community had a strong Fine Arts culture that is has strong support by the district which trickles down to the

community. If the Fine Arts programs are strong, that is something that any community can fully support, therefore providing a cultural identity to any community.

- Need more variety in performing arts, need more public art throughout the city, need more community participation by school arts (ex: band)

Gratitude and thanks

- Enjoy a play every now and again.
- Enjoy the little theater events so much.
- Garland has a wonderful arts program. Keep up the good work!
- My husband and I both work for Garland ISD (for 30 years), and we love the fact that Garland's downtown is "coming back"! We LOVE arts in Garland, because they truly are doable for a couple or a family who lives in Garland, as they should be. We are proud of Garland's art community!
- Garland has a wonderful performance arts program with strong leadership from the staff and Cultural Arts Council
- Have enjoyed all the exhibits in the Granville Arts Center.
- I am grateful for the arts, culture and creativity we have here in Garland. I am excited about the future possibilities.
- I love the GSO. It's brought a better appreciation of great music into my life.
- Thank you for involving Garland ISD Teachers in the art activity.
- Thanks
- The city offers events aimed at a variety of audiences, recognizing that our population is diverse in many ways. Bravo!
- Thank you for giving us a chance to express our thoughts. The arts are SO important in SO many ways.
- None other than for years - we thoroughly enjoyed going to the theatre and dinner.
- You have many wonderful programs and I thank you.
- We are happy to be here and excited to watch Garland grow.
- Plays and music at the performing art center are appreciated.
- Good job
- Gracias

Suggestions for Inclusion: Ages, abilities, and cultures

- Need more opportunities of people of all ages and all abilities

- PAC needs more handicapped seating and parking places
- It would be fun to celebrate the arts and diversity in some kind of weekend activity. We have Asian, Hispanic and other cultures here that would be fun to learn about and share with the community.
- It's wonderful to include more on arts and culture of Latino cultures, African cultures, and Asian cultures, but where are our European cultural celebrations? German (besides beer)? Irish (besides beer)? Italian? Some balance of cultures representative of the population, would be a nice change without focusing primarily on only one or two groups.
- More events (especially food related) focusing on a variety of cultures. I know there are many relating to Hispanics, but there could be some for Asian, African, European and other cultures.
- More diversity and culture sharing. Embrace all communities that live in Garland. Holidays, festivals, art projects, singing, dancing. Bring them all downtown!
- With such a large vietnamese and latinx population, having large events on special holidays in those cultures would really be nice. Downtown could be a hub of authentic food, music, and literature from those cultures. plays could be performed that explain their history. It could be quite beautiful, informative, and uniting!
- We should have a special day every year where we have vendors and food stands that offer a taste of all the different and diverse communities that live here in Garland. Dishes from different countries and crafts/jewelry, and talents to perform and represent the country/culture they identify with.
- Hispanic heritage arts and dance
- Que hubiese mas Oportunidades para la Comunidad para tomar estudios Gratuitos o Costos No tan altos para que asi mismo desde ninos, jovenes y Adultos pudieran tener mas conocimiento de Nuestras Culturas y participar en ello.
- Todas las personas tenemos algo que compartir de nuestra cultura.
- There are many different cultures that make up Garland and we can work together as a city to help each other be aware of those cultures and celebrate them in order to unify our community.
- There need to be a partnership that trains young lighting, sound, and set technicians in the arts
- Try things. Something is better than nothing.

- We need more opportunities for multicultural events/activities at the neighborhood and citywide level.

Leadership

- We should have a separate cultural arts department with full time employees with background in the cultural arts.
- I would love to serve on a city wide arts committee.
- There are activities but each but not all organizations have the ability to promote to ALL residents, we need a central place to send activities information and make available to all residents. not giving priority to city sponsored events or Garland Arts "official" groups only.
- I am president of Friends of Garland's Historic Magic 11th Street, which has sponsored significant performances and events in the city in recent years, but we have NOT been contacted by ANYONE involved in this study process. I only saw the mayor's announcement on TV about this survey, and followed up voluntarily. Very puzzled about who exactly the planners are listening to and who they are reaching out to. Not anybody I know or are familiar with. I hope this isn't just another Garland program that is designed to really listen only to a small handful of power brokers in the city who already have their minds made up about what they want—ignoring the average citizens or others who may have different ideas and want to be involved.

Communications Feedback

- Bigger presence online
- By the time I get info on live performances, it's not enough time to plan
- Have spaces affordable for people to plan activities for the community. Have an Arts, Culture, etc. calendar.
- When concerts and shows usually sell out before many know about it. When they do go to buy tickets they are sold out.

Specific Program Suggestions and Feedback

- Need more public visual art throughout the city. Call in local artists and talented GISD students for ideas, input and participation.

- Maybe a "Tour of Historical Homes, Walking tours of historical Garland Sites (old homes, businesses, churches, schools...
- The pandemic should have brought immediately to the front burner the need for an outdoor amphitheatre in Garland. Is that on anyone's drawing board? If not, it needs to be ASAP.
- Have a haven for artists to be able to share their works at all times. Kind of like olla pordrida that used to be in Dallas. I think that was how it was spelled. I was so sad when it was closed down. It was unique and eclectic and beautiful.
- Garland Civic Theater/Summer Musicals do not have enough open auditions to truly show off the amount of talent in the city. They do NOT communicate about auditions well at all.
- Granville and Plaza are good spots but some of their plays and performance are a bit lame. Tuna Fish Christmas or whatever that was?
- How about painting classes? Baking/cooking? Wine making, cheese making? For adults - not kids.
- I love the public art. I wish there was more and in other places besides the downtown area.
- I think a tool library or makers space would really help spread arts and creativity in Garland. Give people a place to interact with other creative people, learn new arts from their peers & trainers, access tools and develop projects together. The City could challenge the Makers Space to create projects that benefit the City and its residents.
- I think it's great to promote, and will draw in a younger generation to live here and fix up older neighborhoods.
- I think there is a wonderful variety of performing arts (singing, dancing, theater) available in the city but I find the availability of visual arts opportunities lacking. There are monthly exhibits at the Granville Arts Center but not much else for visual artists.
- I would like to be a part of an artist collective that opens their studios to lessons and art shows in different media.
- I would love to see more art installations in local parks and rec centers. I feel that it is important for the city to provide funding for low-economic schools to receive extra art classes/sessions as well as materials. Also, sponsoring middle/high school students in art to pursue their art by offering summer scholarships to attend art courses at a county college would be great. (This may already be a program I am unaware of)

- I'm interested in seeing community art lessons happen. Growing up this was a big contributor to my growth as a young artist. I took them during the school year and also during the summer.
- Our church, The Foundry, is planning on holding a "Back Yard Art" free for kids and their families in the community this summer. We are looking at once a week from 9-11, outside.
- Parades, Art Festivals, Senior Care Involvement, and a nice Fine Arts Venue would be a huge improvement. We need a Performing Arts Center.
- PLEASE OPEN THE PLAZA THEATER. ALSO MISS THE SENIOR CENTER DANCES ON THURSDAY NIGHTS.
- Some permanent kinetic art in downtown would be nice
- TBAAL in Dallas has several events every year. Is it possible for Garland to bring some of the activities here.
- Will be glad when GARLAND SENIOR CENTER OPENS UP AGAIN. REALLY MISS TRAVELING WITH THEM
- would love to see a master list of artists not just in Garland, but artists utilized in Garland too
- The musicals at GPAC are impressive! I'm looking forward to returning to the theater.
- what about a drive through christmas light display in a park (or walk through)
- I have enjoyed the plays I have attended in the past
- I really like Garland and attending events there. I live close to downtown Dallas (1.5 mi from the CBD) and always attend a lot in Dallas, too.

Hopes for the City

- Downtown Garland should be a regular place were the community can come together and enjoy art and culture. The downtown plaza only gets used during the lighting of the Christmas tree.
- I wish there was more in the oaks.
- Keep it open to community vision of how to lift local talent and build/encourage present and future artists.
- I don't think there is enough.
- I hope that Garland events get more publicity in the future.
- Doesn't seem like a priority with Garland. You have all that lakefront property and no one has thought to put a nice park with an amphitheater along the lake. Seems like they'd

rather build apartments or strip malls than anything for the residents to enjoy or be proud of.

- Garland has a long way to go before it can begin to catch up with Richardson, Plano, Frisco, etc.
- you got to get rid of all the car dealerships and turn that old Walmart into something for the community.
- Would be nice to try to start converting some of the car lots along 78 into art spaces…
- It is nice that you show free films at the theater in the square. I remember the long-gone summer music programs (Spring Creek Festivals?) in which top entertainers and oldies stars performed outdoors - great shows, would love for that to return

General Feedback

- We need activities in the day time hours.
- Would be nice to have some art classes offered
- 46. Keep growing!
- Love coming home
- Maybe more wine walks or concerts
- Maybe some food festivals! Food is an art, no?
- More please
- More musicals please
- Needs more music and events
- Needs to be spread around the City.
- More park activities.
- More arts in the parks
- No arts festivals
- Tell the Truth To All Youth & Adult's That All Lives Matter!
- we are doing a good job, we can even consider doing an event over a couple of days to give everyone the opportunity to enjoy it without it being too packed.
- Thank you for asking we citizens for our opinion.

Covid-related feedback

- After pandemic. Would like to see an All American Garland appreciation day for all Medical Staffing. FIRE. FIRST responders. And specially the Garland police department.
- PLEASE stop hosting events where people are expected to gather right now.

Garland Cultural Arts Survey Results: Responses May 13, 2021

- I hope the arts survive the covid lockdowns!
- I'd like to see it continue.
- Just hope our theaters and symphony survive
- We participate in many activities at the Granville Arts Center when not under Covid.
- Covid stinks

STAKEHOLDER ENGAGEMENT SUMMARY

Garland Cultural Arts Plan

This document outlines the Garland Cultural Arts Plan stakeholder engagement. It includes Community and Technical Advisory group meetings, stakeholder interviews, and focus groups. It does not include the community survey, which is analyzed in a separate appendix.

Community Advisory Group	
Members	13
Meetings	7
Technical Advisory Group	
Members	7
Meetings	6
Hour-long stakeholder interviews	14
Focus Groups	
Core Arts Orgs, # of participants	8
Creatives, # of participants	9
Youth, # of participants	13

Community Advisory Group

The project team established a Community Advisory Group (CAG) to act as advisors during the planning process. The CAG, made up of 13 community and sector leaders, provides feedback from diverse community and creative sector perspectives. The group meets monthly.

Meetings
July 7th (joint meeting with Technical Advisory Group)
August 4th
September 1st
October 13th (joint meeting with Technical Advisory Group)
November 10th
January 5th
February 2nd

Community Advisory Committee Members

DeAnne Driver, GCAC
Blanca Sanchez, GCAC
Harlan Seagren, GCAC
Robert Alan Smith, Real Estate Developer
Alex Palencia, Mexico 2000 Ballet Folklorico
Timothy Doyle, GISD, GSM
David Sanders, GISD
Dr. Joyce K. Miller, Texas A&M
Karina Olivares, Chamber of Commerce
Dr. Nhat-Nam Pham, Vietnamese Chamber
Lupita Torres, GAFHA, GCAC
Ron Jones, Former Mayor, Artist
Stephanie Hanson, Student

Technical Advisory Group

The project team also established a Technical Advisory Group (TAG), made up of City of Garland staff from various departments. The TAG provides feedback from tactical, administrative, and collaborative perspectives. The TAG meets monthly.

Meetings
July 7th (joint meeting with Community Advisory Group)
August 11th
September 8st
October 13th (joint meeting with Community Advisory Group)
November 10th
January 7th

Technical Advisory Committee
Ayako Schuster, Economic Development
Dana Lodge, Convention & Visitors Bureau
Dorothy White, Public & Media Relations
Debbie McAnally, GAC
Leticia McNatt, Downtown Projects
Scott Bollinger, Neighborhood Vitality
Kim Nurmi, Heritage Crossing Coordinator

Interviews

Civic Arts conducted 14 hour-long interviews in July and August with stakeholders representing diverse perspectives on cultural arts in Garland, including leadership from different racial and ethnic groups, the school district, the business community, and historic preservation. Civic Arts analyzed the interviews through a formal coding process to identify key themes and takeaways. The team developed themes based on the identification of 43 "codes." Examples of interview codes are:

- Communications, marketing, and technology
- Funding
- Tourism and visitors
- Challenges/barriers
- City administration
- Potential action items
- Partnerships

These codes produced 360 quotes or ideas. Civic Arts synthesized these quotes to develop the six main goal categories for the Cultural Arts Plan:

- Provide experiences in neighborhoods and downtown
- Grow opportunities for youth
- Celebrate and support diversity
- Support and attract artists and creatives

- Foster collaborations and partnerships
- Optimize municipal operations

Interview takeaways will shape and support many other aspects of the plan, including:

- Supporting, corroborating, and providing detail on Garland's cultural assets and strengths
- Contributing to strategies and tactics
- Inclusion of direct quotations

Interviewees

Jennifer Nguyen, Community Multicultural Commission
Jamie Miller, Veritex Bank
Mike Hayslip, Landmark Society
Stan Luckie, Chamber of Commerce
David Sanders, GISD
Tim Doyle, GISD, GSM
Joyce Miller, Texas A&M
Lupita Torres, GAFHA, GCAC
Scott Bollinger, Neighborhood Vitality
Alex Palencia, Mexico 2000 Ballet Folklorico
Debbie McAnally, GAC
Robert Alan Smith, Real Estate Developer
Blanca Sanchez, GCAC
Kim Nurmi, Heritage Crossing

Focus Groups

Civic Arts facilitated three hour-and-a-half long focus groups in September and October. These groups dove deeper into critical themes and points of view that emerged as important in other stakeholder engagement and research.

Core Cultural Organizations
September 17th
8 participants
The Core Cultural Organizations focus group invited leaders from Garland's core arts organizations and the Garland Cultural Arts Commission to share about the history, activities, direction, and needs of Garland's anchor creative institutions. This perspective of recognizing and building from existing strengths and successes will be critical to the success of the plan.

Themes that emerged during this focus group include:

- Raising awareness and improving communications about existing programs and opportunities
- The importance of providing participation opportunities for all residents who wish to be involved in these organizations
- The important role of the arts and creative organizations in creating an strong visitor experience in downtown Garland

- "1+1=3": Organizations thrive when they work together for cross-organizational and civic goals.

Creatives
September 22nd
9 participants
The Creatives Focus Group brought the voices of artists and creatives working, living, and creating in Garland into the planning process, in order to identify and discuss opportunities and support for local creatives. The experiences and perspectives of creatives, and their ideas for the future, will help the plan address ways to continue to make Garland a place where artists can thrive.

Themes that emerged during this focus group include:
- The importance of telling the arts heritage story of Garland, including mediums, forms, and traditions that are sometimes excluded or siloed
- How important it is for local artists to be civicminded and collaborative, contributing to a larger vision for creativity in the community
- The possibility of developing new venues, for instance, a non-seated music venue downtown. Participants also suggested the experimental potential for tactical or temporary performance venues and opportunities.

Youth Expression
October 8th
13 participants
The Youth Expression Focus Group invited high school and college-aged participants to talk about their experiences creating and performing in Garland and their ideas for the future. The core planning team engaged leadership and educators in Garland ISD to identify a group of student leaders from six area high schools to participate. College-aged creatives that have volunteered with Garland Summer Musicals also participated. Participants represented a diversity of locations, backgrounds, and creative disciplines.

The core team was happy to extend an opportunity for two students (one high school and one college-aged) to act as peer facilitators for this focus group. This paid experience helped the youth facilitators to grow professional experience in leading small group discussion, and also allowed participants to feel comfortable expressing their perspective in a discussion led by someone near to their own age and life experience.

Themes that emerged during this focus group include:
- An understanding from participants that their creative practice builds important professional skills, such as teamwork, leadership, and technical ability, that will be useful in both creative and non-creative occupations and professions

- Recognition of the benefits of participating in larger creative networks (for instance, local extracurricular arts organizations) and a desire for strengthening these networks and opportunities

SITUATIONAL ANALYSIS

Garland, TX Cultural Arts Master Plan
Draft, prepared by Civic Arts
July 2020
Updated May 2021

Table of Contents

1. Executive Summary: Garland's Creative Sector: Strong Roots, New Growth
2. Texas Art Made Here: History
3. Creative Anchors: Garland's Cultural Assets
    a. Core downtown venues & nonprofit arts organizations
    b. Assets inventory
        i. Public Sector Partners
        ii. Public Art
        iii. Places
        iv. Organizations
        v. Events & Festivals
4. A Dynamic Community: Demographics
5. Garland's Economic Strengths & Opportunities
    a. Overview
    b. Nonprofits
    c. Creative Occupations
    d. Creative Industries
    e. Contributions from Sachse & Rowlett
    f. Situating the Culinary Arts
    g. Comparing Garland's Creative Economy to Texas as a Whole
6. Visions for the Arts: Policies, Plans, Funding, & Structures of Support
    a. Comprehensive & Master Plans
    b. Cultural Arts Policy

c. Public Sector Partners
    i. GCAC
    ii. Economic Development Department
    iii. Office of Neighborhood Vitality
    iv. Community Multicultural Commission
    v. GISD
d. Cultural Arts Funding

Appendix A: Economic Data Analysis Notes & Assumptions
Appendix B: Complete List of Economic Analysis Occupations & Industry Codes Used

Garland's Creative Sector: Strong Roots, New Growth

FINDINGS SUMMARY

Garland's Creative Legacy

The City of Garland has a rich cultural history dating back to its origins in the late 1800s. Since the 1980s, the Granville Arts Center and Plaza Theatre in Garland's center square have anchored and expanded arts offerings in the city. These performance centers have played a central role in Garland's downtown revitalization efforts, attracting local and regional audiences and providing a home for a strong core group of cultural performance organizations. In recent years, the Garland Cultural Arts Commission has built from these successes by launching a public art program. This is just one example of the emerging energy around the cultural arts in Garland. Key stakeholders such as the Garland Cultural Arts Commission and Garland ISD are showing strong leadership in making a home for the arts in Garland and ensuring access to the arts for all community members, and there is great opportunity to build on these efforts.

Texas Made (and Created) Here

The arts are part of the foundational fabric of Garland's history and identity. Beyond the cultural sector, Garland is known for its manufacturing and creation. Garland's slogan "Texas Made Here" speaks to the strength of Garland's manufacturing industry, a central aspect of Garland's economy and way of life. Creative spirit has contributed to the growth of manufacturing in Garland since the beginning of the industry's roots in the area in the 1940s. Creative sector jobs are spread throughout Garland's industries and economies and always have been, yet many of these creative jobs and workers may not have ever been recognized – or recognized themselves – as such.

Creative Economy Strength & Potential

Initial economic analysis indicates that Garland's cultural activities are strongly anchored to the nonprofit performance groups and venues in the city's downtown core. These nonprofits are competitive with similar anchor organizations in other similarly situated peer communities. Beyond the creative core of nonprofits and venues, Garland has concentrations of creative jobs and industry in printing, sewing, tailors, graphic designers, musicians, and more. Both the core nonprofits and occupations and industries such as these may suggest entry points for growing Garland competitive advantage in the regions creative sector. These existing strengths can act as a launching point to articulate where Garland would like to grow opportunity with and for the arts.

Expanding Opportunity

Garland is a growing and diverse community, with residents and community members from many different cultural, racial, ethnic, and economic backgrounds. Residents, leaders, and visitors alike recognize the contributions of Garland's downtown theaters on high quality of life in the community. Recent partnerships between Garland ISD, the City, and others seek to amplify those offerings, and to expand professional opportunity and skill building through the arts.

Creating the Future

Garland's arts leaders are grounded in the community's creative history and celebrated performance and cultural offerings. Now, these leaders are asking: How can the City of Garland

- grow creative offerings geographically and culturally
- leverage organizational partnerships to create professional and creative networks for youth and working artists
- articulate a multifaceted direction for Garland's creative economy:
    - highlighting the contribution of the arts to the community's high quality of life;
    - growing professional opportunity for creative workers and industries; and
    - recognizing and amplifying the contributions of creative and cultural practices for Garland's broader economy

Texas Art Made Here: History

The history of cultural arts in Garland is the story of a community founded on creative entrepreneurial spirit. This history stretches back to the original Santa Fe Railroad depot, which the city grew up around. Since the 1940s, Garland has developed a reputation as a center of manufacturing in Texas. The city's slogan, "Texas Made Here," announces the city's entrepreneurial and creative spirit to the world. Creativity is infused throughout Garland's manufacturing economy. For example, Garland can be proud of its legacy and reputation for hat manufacturing, and is home to industry leaders such as the Milano Hat Company and the Resistol Hat Factory.

The City of Garland began its direct support for the arts in 1967, when it granted the Garland Civic Theatre, the oldest community theater company in the Dallas-Ft. Worth metro area, the use of the venue Granger Hall. Throughout the 1970s, the City supported a growing list of cultural nonprofit organizations through revenue sharing grants.

The current systems of support for the arts in Garland began to take shape in 1982, when the City funded and built the Garland Center for the Performing Arts, a two theatre regional draw that has provided cultural experiences for residents and visitors ever since through core programming, collaboration with local performance organizations, and venue rentals. Garland Summer Musicals, the "crown jewel" of the Performing Art Center, was launched just a year later in 1983, and draws thousands of visitors to the city annually.

The City of Garland formalized their support for the arts soon after with the creation of the Garland Cultural Arts Commission (GCAC) in 1986 to oversee cultural arts activities. In 1987, the GCAC formed a nonprofit group, GCAC, Inc., which was tasked with distributing the 15% cultural arts allocation of Garland's hotel/motel occupancy tax through a sub-grant program. GCAC, Inc. is also able to fundraise from outside sources.

In the early years of the 2000s, the City mounted major renovations to the Performing Arts Center and historic Plaza Theatre. The Performing Arts Center was renamed the Granville Arts Center in 2003 to honor Patty Granville, who has managed the center since it opened in 1982 and has been a critical leader for the cultural arts in Garland for a generation.

In the 2010s, the Garland Cultural Arts Commission launched a public art program, continuing to advance their charge to make a home for the arts in Garland and provide access to the arts for all community members. Now, as Garland is growing and experiencing demographic, social, and economic changes, the Cultural Arts Master

Planning process will build from this legacy of cultural arts in Garland. The planning process will act to facilitate a dialogue among sector leaders, stakeholders, and residents to envision new opportunities, new partnerships, and new ways to make Garland a great place to live, work, and play, with and through the cultural arts.

Creative Anchors: Garland's Cultural Assets

The City of Garland is rich with cultural assets, both physical and institutional. The city's arts community is anchored by a strong core of performance venues and nonprofits centered on the downtown core. As this section shows, however, Garland's growing cultural landscape is also represented by an expanding list of arts organizations, public art, cultural destinations, and more.

CORE DOWNTOWN VENUES & NONPROFIT ARTS ORGANIZATIONS

Garland's cultural sector is grounded and anchored by three major facilities – the Granville Arts Center (GAC), the Atrium (a part of the GAC), and the Plaza Theatre - and three major affiliate performance organizations – Garland Summer Musicals, the Garland Symphony Orchestra, and the Civic Theatre. These form the physical and spiritual center of the arts in Garland. In many ways the history of the arts in Garland is the history of these venues and organizations. These venues and organizations have played a central role in Garland's downtown revitalization efforts, attracting local and regional audiences and anchoring and expanding arts offerings in the city.

Garland Summer Musicals has been producing two annual musical productions at the GAC since 1983 and is a regional draw due to the program's reputation for high quality. The Garland Symphony Orchestra, which also performs at the GAC, is made up of 93 professional musicians and has held over 180 concerts since its founding in 1987. The Garland Civic Theatre holds the distinction of being the longest running community theater company in the Dallas-Ft. Worth metro area and has made a home at the GAC.

These organizations and venues are central to the historical legacy of the arts in Garland. Their loyal patronage and regional draw speak to the reputation for quality in Garland's core performance offerings. In 2018, a Garland "Impact of the Arts" report was developed for the Garland Cultural Arts Commission and downtown venues. The report explores the impact that Granville Arts Center & Atrium and the Plaza Theatre have on broader economic activity such as lodgings and downtown restaurant activity. The report uses survey data from restaurants on the downtown square, local hotels, and arts patrons. According to the report, downtown restaurants indicate that between 13%-30% of weekly diners are arts patrons. Local hotels estimate 1,872 annual room bookings from arts patrons. This report speaks to the larger ecosystem of economic activity that the arts participate in and support in Garland.

Much of the physical, social, professional, and financial infrastructure for arts support and activity in Garland is centered on these core organizations and places. The road to a

successful Cultural Arts Master Plan must be built through this strong central core of cultural assets.

ASSETS INVENTORY

Garland's cultural assets, while grounded in the downtown venues and organizations, stretches far and wide throughout the community. The following list represents only a brief snapshot of the organizations, events, and places that provide opportunity for cultural arts for Garland's residents.

Public Sector Partners

- Garland Cultural Arts Commission
- Garland Parks and Recreation system, including parks and rec centers
- Nicholson Memorial Library System
- Garland ISD system
- Garland Community Multicultural Commission
- Garland Office of Neighborhood Vitality
- Garland Economic Development Department

Programs, initiatives, offerings

- Garland Public Art Walking Tour
- Garland Historic Walking Tour
- Plaza Movie Program

Public art

This partial list of public art in Garland gives a sense of the emerging public art activity and opportunity that is contributing to enhancing Garland's spaces and places.

- Vision of the Arts: a 2.5 ton bronze sculpture by Barvo (the artist who created the Goddess of Liberty that crowns the Texas Capitol building). GCAC, Inc. generated $200,000 in funding and the City of Garland contributed $100,000.
- 506 Art: This space is owned by Robert Smith, a downtown developer. Public art sculptures at this location are a partnership between Smith and the Garland Office of Neighborhood Vitality. Smith also commissioned an artist to paint a mural at the location. Smith, the GCAC, Inc., and the Downtown Initiative funded a mural on a second building facing this location.
    - Elements of Life
    - Time Will Go On
    - Temporary murals and exhibits
- Main St./Glenbrook Dr.
    - Slice of Heaven
    - Black and White Murals

    - Pet Pawsibilities Mural
    - Wings of Love
    - Dog's World
- 9/11 Tribute Sculpture
- Delicioso (State St.)
- Mid-Century Jetsons (Main/4th)

Places

- Granville Arts Center
- Atrium at the Granville Arts Center
- Plaza Theatre
- Garland Landmark Museum
- Curtis Culwell Center
- Firewheel Town Center (commercial entertainment)
- Cali Saigon Mall (Vietnamese commercial hub, do we also understand this as a cultural hub?)
- Painting Parties
    - Paint Me Away
    - Painting with a Twist
    - Pinot's Palette

Organizations

- Garland Civic Theatre
- Garland Summer Musicals
- Garland Symphony Orchestra
- Garland Square Pickers
- Breitling Youth Theatre
- Company of Rowlett Performers (CORP)
- Garland Landmark Society
- DYA (Dallas Young Artists) Sponsored by Garland Summer Musicals
- Achievement Center of Texas
- Alpine Dancers
- Artists 'Round Texas- Visual Artists
- Dallas Ballet Company (not Garland, but performs Nutcracker on an annual basis)
- Faith Artists- Visual Artists
- Garland Eyes- Photography Club
- Mexico 2000

Events, festivals

- Chinese Lunar Year Celebration

- Children's Moon Festival
- Sounds of Summer concert series
- GISD Annual Faculty Arts Show
- Dia de los Muertos celebration
- Big Art Day
- Dallas Donut Fest

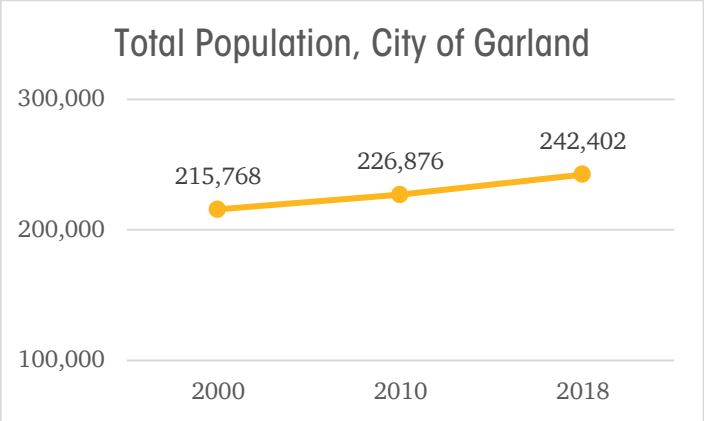
A Dynamic Community: Demographics

All data in this section are from the American Community Survey (ACS) 2018 1-Year Survey. Percentages may not add to 100% due to rounding.

The City of Garland is a growing, dynamic community. Over the last two decades Hispanic and youth cohorts have emerged as dominant groups. The community is more diverse than the Dallas-Ft. Worth-Arlington metropolitan area as a whole. These and other the other demographic considerations described below should be considered when expanding cultural programs, funding, and other opportunities at the City and with partners.

Population

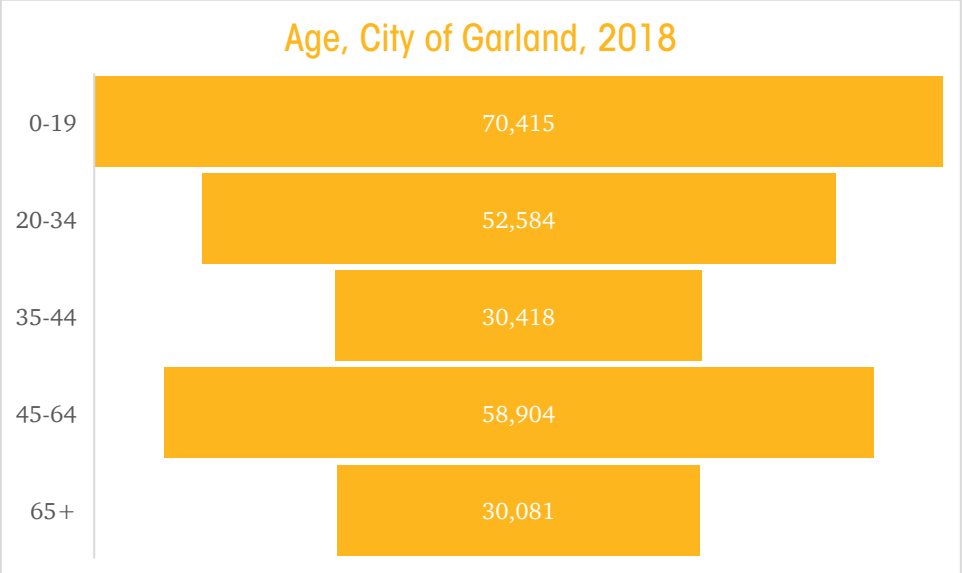
Garland has shown modest 12% growth over the last 20 years. The current population, as of 2018, is 242,402.



The city is 48.9% male and 51.1% female.

Age Cohorts

Garland has large age cohorts of residents who are 0-19 years old (29%) and 45-64 years old (24%). Almost one in three Garland residents are below the age of 19. The smallest age cohorts are 35-44 years old, and 65+ years old, which together make up just 25% of Garland's population.

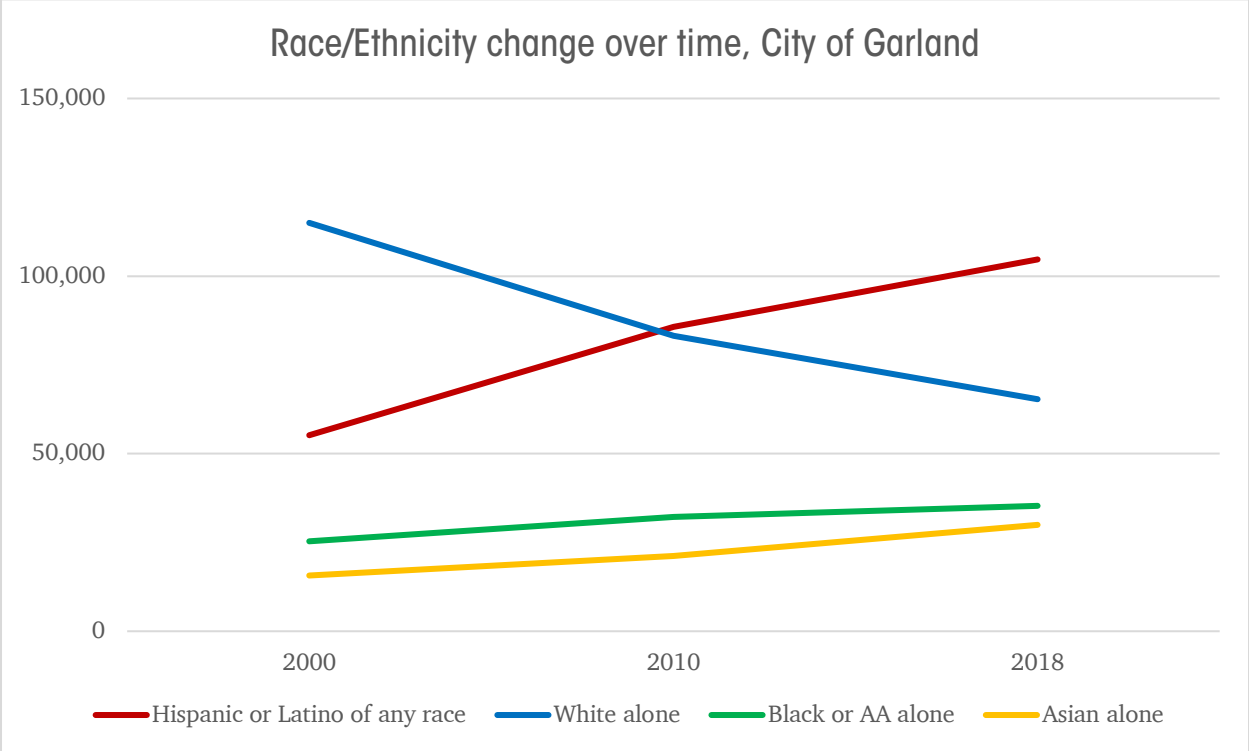


Racial & Ethnic Diversity

Garland has seen great shifts is racial and ethnic diversity over the last two decades. From 2000 to 2018, Garland's white and Hispanic populations have virtually flipped. The Hispanic population has boomed from 26% of the overall population in 2000 to 43% in 2018. In actual numbers that is a growth from 55,000 to almost 105,000, meaning that the Hispanic population has almost doubled.

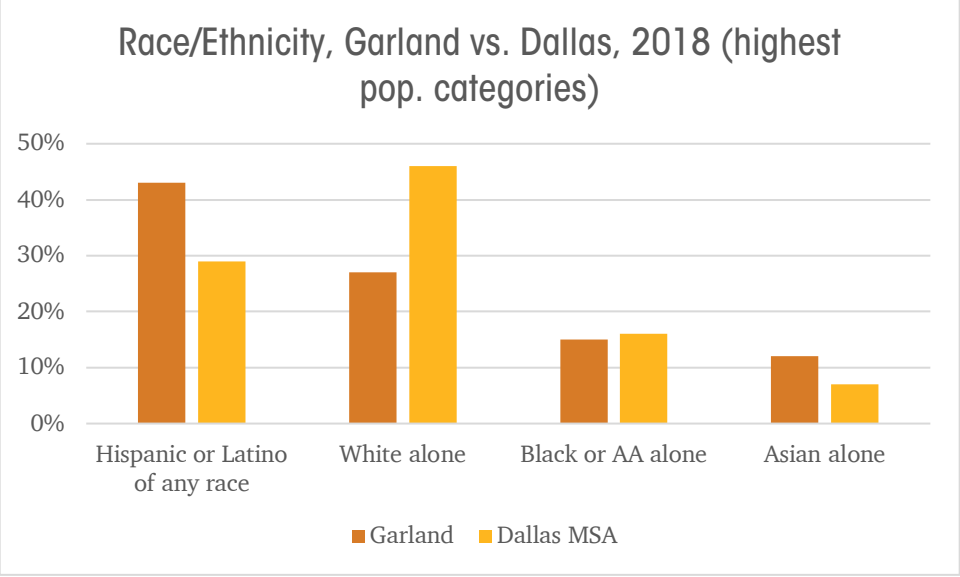
The white population in Garland made up 53% of the community in 2000, but in 2018 that number shrank to 27%.

Garland's African American and Asian populations, though representing a smaller percentage of the overall population, have both experienced significant growth over the past two decades. African Americans make up 15% of the total population, and Asians make up 12%.



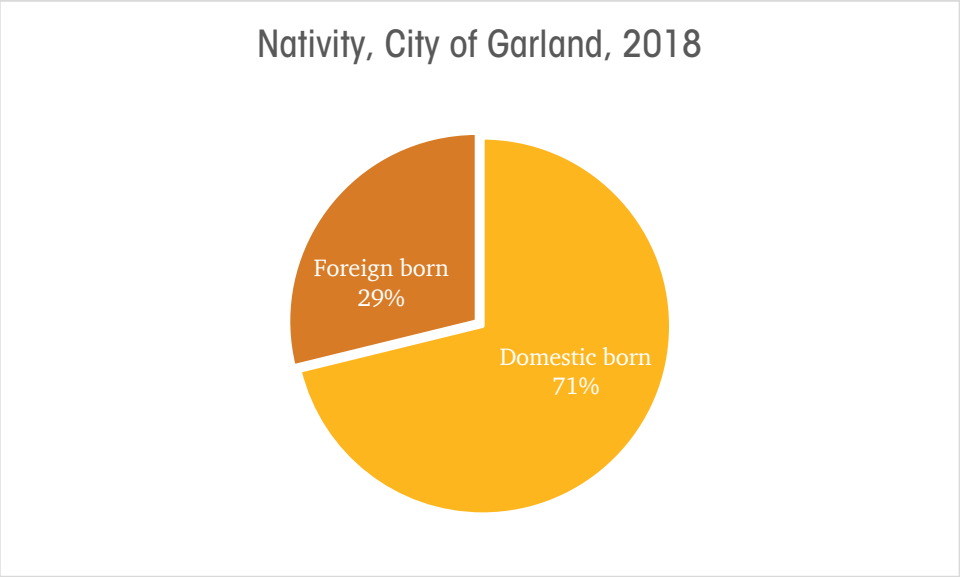
City of Garland Race/Ethnicity, 2018		
	# of people	% of total pop.
Hispanic or Latino of any race	104,686	43%
White alone	65,331	27%
Black or AA alone	35,308	15%
Asian alone	29,956	12%
American Indian or Alaska Native Alone	1,710	1%
Native Hawaiian and Other Pacific Islander Alone	0	0%
Some Other Race Alone	1,190	0%
Two or more races	4,221	2%

The Hispanic population is over ten percent higher in Garland than in the Dallas-Ft. Worth-Arlington metropolitan statistical area (MSA) as a whole. Garland's white population is over ten percent lower than the MSA as a whole.



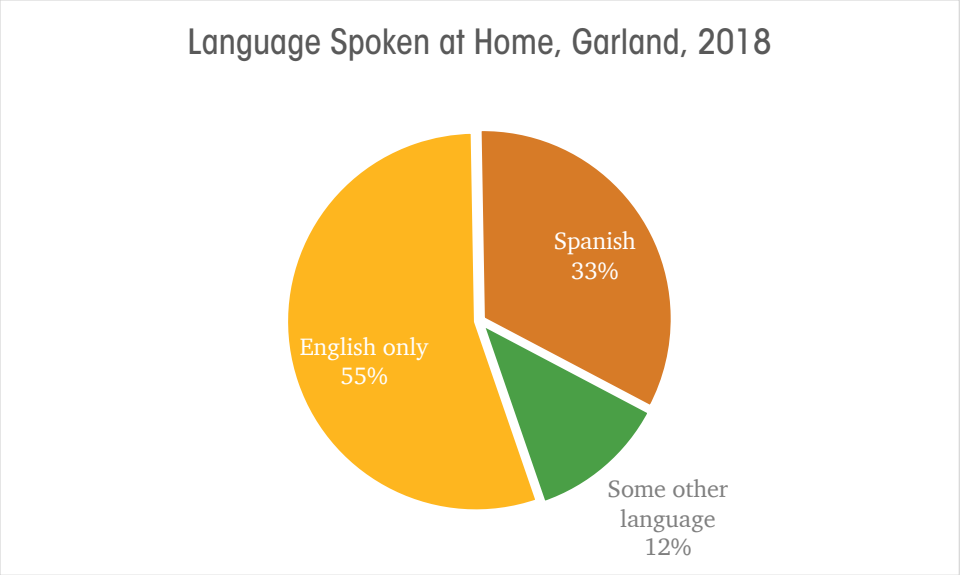
Nativity & Citizenship

Almost one in three residents of Garland were not born in the United States.



17% of Garland residents are not U.S. citizens.

Almost one half of Garland households, a full 45%, speaks a language other than English at home. One in three Garland households speak Spanish at home. 12% of Garland households speak some other language besides English and Spanish at home.



Education

Half of Garland residents over the age of 25 have a high school education or below. Only 23% of Garland residents have attained a Bachelor's degree or higher.

Garland Educational Attainment, 25+

	# of people	% of total pop.
< High school	35,687	24%
High school grad	35,860	24%
Some college	44,625	30%
Bachelors	23,982	16%
Graduate degree	10,379	7%

Income & Poverty Status

The median income in Garland is approximately $62,000. This is slightly low for the Dallas MSA ($69,000) but in line with Texas as a whole ($61,000). The income distribution is split roughly into thirds with middle income families earning between $35,000 to $100,000 making up slightly more than lower and higher income families.

City of Garland, Family Income, 2018

>$35,000	29%
$35K-$100K	42%
$100K+	30%

14% of Garland residents, or 33,566 people, are below poverty level.

Garland's Economic Strengths & Opportunities

Note: All data in this section is from 2018 (the most recent available year of analysis) unless otherwise noted. Some numbers have been rounded. Details on data assumptions and process are included at the end of this report.

GARLAND'S CREATIVE ECONOMY: OVERVIEW

GARLAND CREATIVE ECONOMY SNAPSHOT	
Creative jobs	1,729
Total Creative Industry earnings	$41,800,000
Total Creative Industry sales	$104,268,255
Cultural nonprofit revenues	$980,300

This economic analysis explores the strength and size of Garland's creative economy through a variety of measurements and comparisons. Primarily, this analysis observes characteristics of the creative economy according to three factors: cultural nonprofit revenues, creative occupations, and creative industries.

Throughout this analysis, we compare Garland's creative economy to three other cities: Georgetown, TX – a similarly sized and situated community in Central Texas – and two other Dallas suburbs, Irving and Richardson. We also compare Garland to Dallas County, the Dallas-Ft. Worth-Arlington Metropolitan Statistical Area (MSA), the State of Texas, and the United States as a whole.

This analysis finds that Garland's core group of cultural nonprofits compare favorably to most peer communities. Because cultural nonprofits in Garland generate similar annual revenues to most peer communities, they act as a strong and solid base of activity to grow from. Garland's broader economy, as it currently stands, is smaller than in comparison communities, by number of creative jobs and industry earnings and revenues.

The analysis in this section is descriptive rather than prescriptive. It seeks to situate and clarify Garland's creative economy as it currently exists. However, these findings do suggest opportunities and themes for strengthening Garland's creative sector and regional position.

Garland's creative nonprofits are the core strength of its creative economy, and beyond that there is room for growth in many directions. Defining and strategizing how to grow

and in what direction will be a critical component of conversations with leaders and the community throughout the cultural arts master planning process.

Some key questions we'll be asking include: "How can Garland continue to expand opportunities for creatives in Garland and the surrounding communities to work, perform, show, and sell in Garland rather than going elsewhere in the region for those opportunities? What networks, relationships, and activities can be organized in Garland to support those opportunities? Who should lead and who should be at the table?"

The creative occupations that are already strong in Garland (graphic designers; tailors, dressmakers, and custom sewers; musical instrument repairers and tuners; art directors; etc.) and the creative industries that already concentrate in the city (commercial printing; interior design; graphic design; musical instrument manufacturing; etc.) may suggest directions for exploration and expansion. Further questions we'll be exploring are, "What is it that makes these occupations and industries strong in Garland? What lessons can we learn from that for expanding more creative sector opportunities?"

And for more traditional arts occupations (such as musicians and singers; writers and authors; and fine artists, painters, sculptors, and illustrators) we will explore: "Why have practitioners that already live in Garland chosen to live and work in this community? What are their needs and challenges, and how can they help us imagine growing opportunity for them and others like them in Garland?"

And finally, we know that creative work is spread throughout Garland's economy, sometimes in areas not always directly associated with the arts (such as commercial printing; graphic design; and culinary arts). Through the planning process we will ask, "How might the City of Garland and their partners support that work as creative work? How can the City and partners like Garland ISD continue to develop vocational skill building in arts education? Are their opportunities to support professional networks and continuing education and skill building?"

In the pages that follow, we lay out an initial analysis of Garland's creative sector. As the planning process moves forward, we'll use this information as a starting point as we imagine ways to develop Garland's creative sector and build from existing strengths and successes.

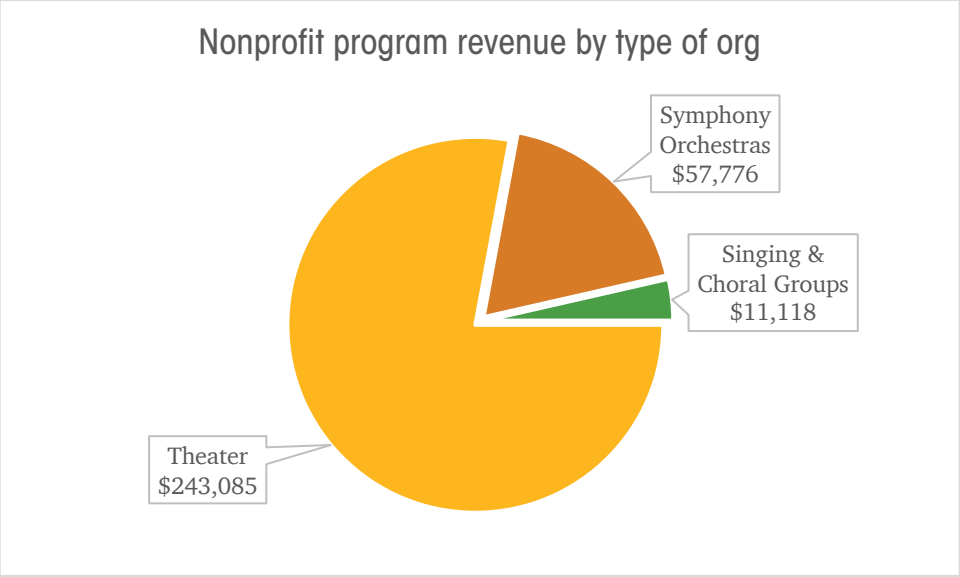
NON-PROFITS

GARLAND NONPROFITS	
Program Revenues	$311,979
Contributions & Gifts	$646,528
Investment Income	$1,271
Special Events	$20,482
Total Revenues	$980,260

Garland nonprofit arts organizations generated $980,260 in total revenues in 2018. The largest contributor to that total was "contributions and gifts," by which nonprofits brought in $646,528, and "program revenues" which generated $331,979.

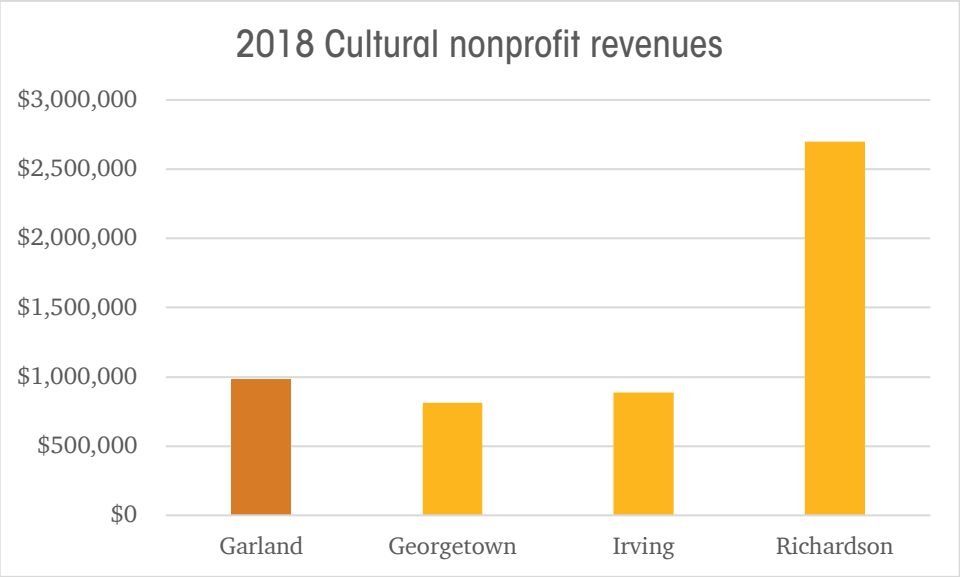
NONPROFIT PROGRAM REVENUE, BY TYPE

Types	# of Organizations	% of Share	Program Revenue ($)
Theater	2	78%	$243,085
Symphony Orchestras	1	19%	$57,776
Singing & Choral Groups	2	4%	$11,118
Humanities	1	0%	$0
Cultural & Ethnic Awareness	1	0%	$0
Arts Education	1	0%	$0
Total	8	100%	$311,979



It is notable that Garland's cultural nonprofit ecosystem in 2018 consisted of eight total organizations, of which three reported no program revenue. Two theater nonprofits alone generated $243,085 in program revenues, 78% of the total share. The remaining program revenue generating nonprofits were one symphony orchestra and two singing and choral groups.

Nonprofits: Comparisons to peer communities

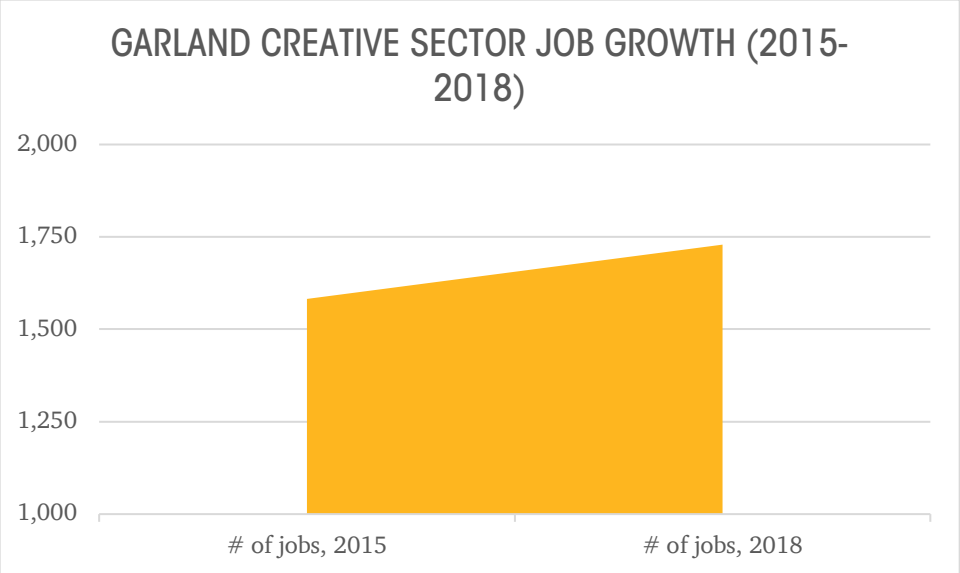


Garland's nonprofit revenues – just shy of $1 million in 2018 – are slightly higher than those in Georgetown and Irving, both in the $800k range. Nonprofit revenues in Richardson are significantly higher than in Garland or the other comparison cities, at $2.7 million. Richardson appears to be an outlier in terms of the size of its nonprofit revenues compared to the other cities studied. This analysis overall shows that Garland's core nonprofit sector is similar in revenue generating strength to peer communities.

CREATIVE OCCUPATIONS

GARLAND CREATIVE OCCUPATIONS SNAPSHOT	
Total creative sector jobs, 2018	**1,729**
1-Year Growth (2017-2018)	2.9%
1-Year Growth (2017-2018), in jobs	48
3-Year Growth (2015-2018)	9.3%
3-Year Growth (2015-2018), in jobs	147
Median Hourly Earnings	**$24.68**
Average Hourly Earnings	**$30.91**

In 2018, Garland had 1,729 creative sector jobs. This represents a 2.9% growth (or 48 jobs) from the year before, and 9.3% growth (or 147 jobs) over a three-year period from 2015 to 2018.



Garland creative sector workers made median earnings of $24.68 in 2018, and average earnings of $30.91.

Creative Occupations with the highest number of jobs

GARLAND OCCUPATION CONCENTRATIONS, BY NUMBER OF JOBS

Occupation	# of Jobs	Median Hourly Earnings
Graphic designers	148	$24.62
Tailors, dressmakers, and custom sewers	140	$10.52
Public relations specialists	120	$28.65
Photographers	113	$18.08
Marketing managers	80	$62.75
Musicians and singers	81	$34.19
Librarians	78	$30.99
Cabinetmakers and bench carpenters	71	$14.71
Sewers, hand	60	$9.42
Writers and authors	54	$21.22

Garland creative occupations with the highest number of jobs include Graphic designers (148 jobs); Tailors, dressmakers, and custom sewers (140); Public relations specialists (120); and Photographers (113).

Fastest growing creative occupations

GARLAND OCCUPATION CONCENTRATIONS, BY GROWTH, ALL OCCUPATIONS WITH 10+ JOBS

Occupation	Growth (3-year)	2015 jobs	2018 jobs	Growth, in jobs	Median Hourly Earnings
Musical instrument repairers and tuners	31.0%	18	26	8	$14.40
Art directors	28.9%	29	41	12	$21.77
Public relations and fundraising managers	28.9%	13	19	5	$57.45
Audio and video equipment technicians	27.3%	34	47	13	$18.99
Cabinetmakers and bench carpenters	27.2%	54	75	20	$14.71
Sewers, hand	22.3%	46	59	13	$9.42
Marketing managers	22.2%	67	86	19	$62.75
Public relations specialists	19.5%	103	128	25	$28.65
Producers and directors	16.9%	10	12	2	$32.07
Fine artists, including painters, sculptors, and illustrators	11.9%	36	41	5	$9.20

The fastest growing creative jobs in Garland include Musical instrument repairers and tuners (31% growth from 2015 to 2018); Art directors (28.9%); Public relations and fundraising managers (28.9%); and Audio and video equipment technicians (27.3%).

Highly concentrated occupations

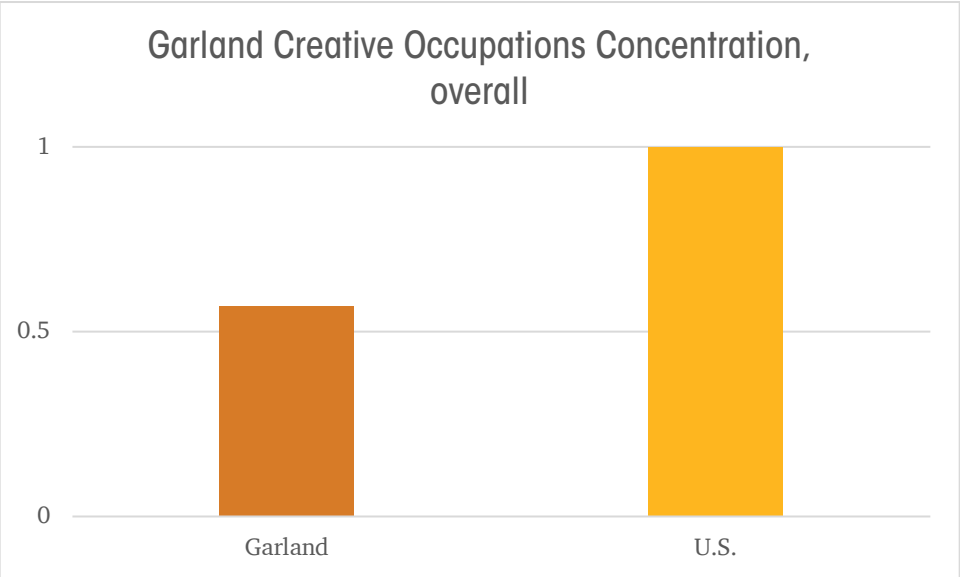
GARLAND OCCUPATION CONCENTRATIONS, BY LOCATION QUOTIENT

Occupation	LQ	Median Hourly Earnings
Sewers, hand	4.20	$9.42
Tailors, dressmakers, and custom sewers	2.04	$10.52
Shoe and leather workers and repairers	1.79	$10.60
Musical instrument repairers and tuners	1.30	$14.40
Furniture finishers	1.18	$14.07
Librarians	1.15	$30.99
Cabinetmakers and bench carpenters	1.12	$14.71
Fashion designers	1.03	$33.03
Floral designers	0.95	$13.52
Technical writers	0.95	$39.02

A high “location quotient” means that certain occupations or industries are more concentrated in Garland than in the U.S. as a whole. A location quotient greater than 1 means higher concentration, while a location quotient less than 1 means lower concentration.

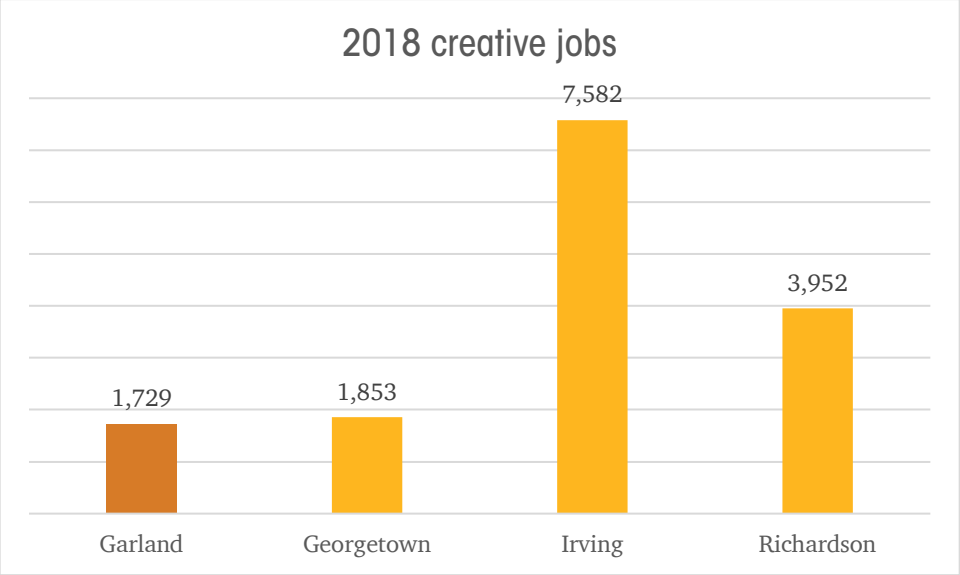
People working as hand sewers are significantly more concentrated in Garland than in the nation as a whole. Compared to the size of the overall economy, there are four hand sewers in Garland for every one in the overall economy. Of note, this occupation is not particularly high paying, earning a median hourly wage of $9.42.

Other Garland creative occupations that are highly concentrated compared to the U.S. include tailors, dressmakers, and custom sewers, and shoe and leather workers and repairers, which both have approximately two jobs in Garland for every one in the U.S. relative to the size of the overall economy.



In 2018, Garland had an overall creative jobs "location quotient" of 0.57. This means that the number of creative sector jobs in Garland compared to the overall jobs in the city was about 57% relative to the number of creative jobs in the U.S. compared to the number of overall jobs in the U.S.

Creative Occupations: Comparisons to peer communities



When looking at creative jobs, Garland and Georgetown appear to be similarly situated, with 1,729 and 1,853 jobs, respectively. Irving and Richardson have higher creative sector job numbers, 7,582 and 3,952 respectively.

CREATIVE SECTOR OCCUPATIONAL GROWTH

	Garland	Georgetown	Irving	Richardson	Dallas County	DFW MSA
1-year growth, 2017-2018	3%	4%	4%	2%	3%	3%

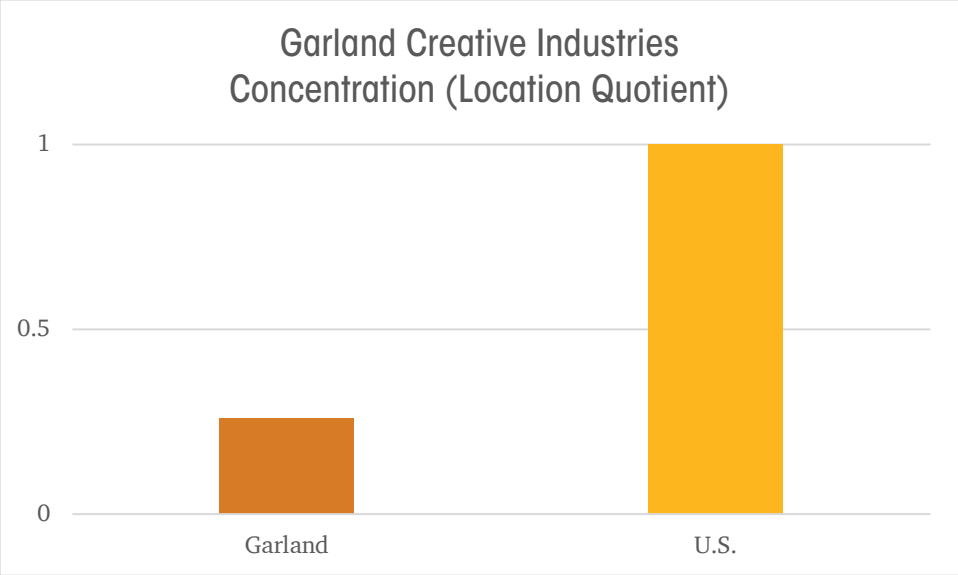
Creative sector occupational growth is comparable and steady in Garland compared to all comparison cities, Dallas County, and the DFW MSA. All cities and areas experienced an annual sector growth rate of between 2-4% from 2017 to 2018.

CREATIVE INDUSTRIES

GARLAND CREATIVE SECTOR INDUSTRY SNAPSHOT	
Sales	$104,268,255
Earnings per job	$26,078
Total Earnings	$41,751,288
LQ	0.26

Creative industries in Garland generated approximately and $41.8 million in earnings and $104.3 million in sales in 2018.[1] Earnings per job were $26,078. Commercial printing industries in Garland are highly concentrated and top the lists for industry earnings and sales.

Garland's creative industry "location quotient" was 0.26, meaning that the size of Garland's creative industries compared to the size of Garland's overall industries is about 25% relative to the size of creative industries in the U.S. compared to size of overall industries U.S.



[1] What is the difference between industry earnings and sales? Industry earnings represent employee "take home" earnings generated in creative sector industries, whereas industry sales represent the total revenue generated in those same industries.

GARLAND INDUSTRY CONCENTRATIONS, BY TOTAL EARNINGS

Industry	Total Earnings
Commercial screen printing	$41,751,288
Commercial printing (except screen and books)	$11,943,255
Interior design services	$7,510,536
Graphic design services	$3,913,788
Independent artists, writers, and performers	$2,258,057
Motion picture theaters (except drive-Ins)	$1,693,011
Architectural services	$1,523,978
Periodical publishers	$1,486,760
Advertising agencies	$1,280,935
Photography studios, portrait	$1,007,458

Creative industries in Garland that account for the highest total earnings include Commercial Screen Printing ($41.8 million in total earnings); Commercial printing (except screen and books) ($11.9M); Interior design services ($7.5M); and Graphic design services ($3.9M).

GARLAND INDUSTRY CONCENTRATIONS, BY EARNINGS PER JOB

Industry	Earnings per job
Software publishers	$155,288
Internet publishing and broadcasting and web search portals	$120,335
Architectural services	$113,006
Advertising agencies	$106,772
All other publishers	$95,480
Direct mail advertising	$89,028
Support activities for printing	$76,995
Commercial printing (except screen and books)	$64,966
Book, periodical, and newspaper merchant wholesalers	$64,463
Interior design services	$62,849

The creative industries in Garland that account for the highest industry earnings per jobs include Software publishers ($155K); Internet publishing and broadcasting and web search portals ($120K); Architectural services ($113K); and Advertising agencies ($106K).

GARLAND INDUSTRY CONCENTRATIONS, BY SALES

Industry	Total Sales
Commercial screen printing	$32,386,920
Commercial printing (except screen and books)	$20,475,952
Interior design services	$6,065,863
Motion picture theaters (except drive-Ins)	$5,310,819
Graphic design services	$3,472,874
All other publishers	$3,414,224
Book, periodical, and newspaper merchant wholesalers	$3,358,640
Periodical publishers	$3,168,383
Architectural services	$2,926,560
Advertising agencies	$2,680,516

The creative industries in Garland that brought in the highest revenue were Commercial screen printing ($32.4M); Commercial printing (except screen and books) ($20.5M); Interior design services ($6.1M); and Motion picture theaters (except drive-ins) ($5.3M). The top two creative industries with the highest sales – both printing industries – also top the industry earning list.

GARLAND INDUSTRY CONCENTRATIONS, BY LOCATION QUOTIENT

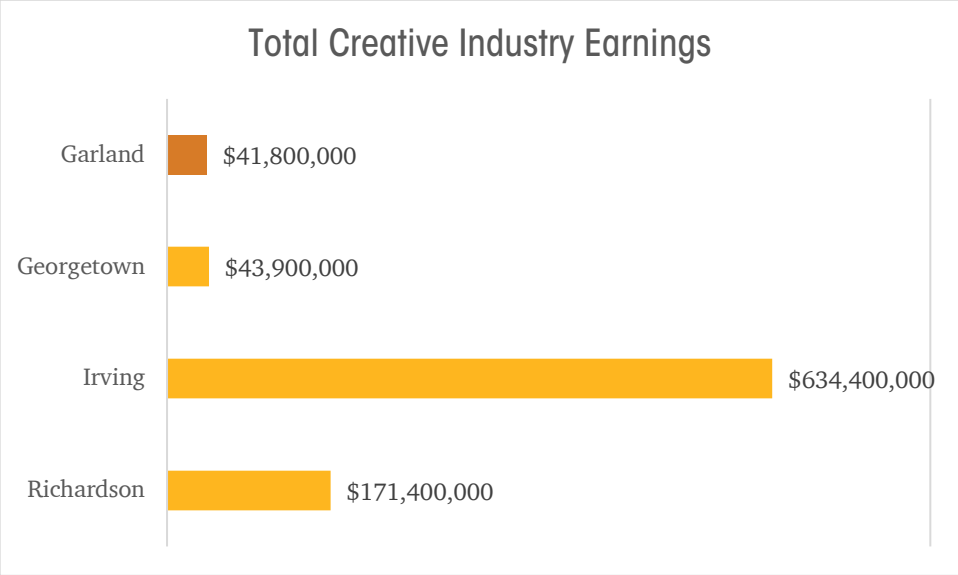
Industry	LQ
Commercial screen printing	6.28
Musical instrument manufacturing	1.38
All other publishers	1.25
Sewing, needlework, and piece goods stores	0.92
Musical instrument and supplies stores	0.80
Interior design services	0.69
Book stores	0.68
Motion picture theaters (except drive-Ins)	0.62
Commercial printing (except screen and books)	0.61
Graphic design services	0.42

Garland has a relatively very large commercial screen printing industry. Garland's commercial screen printing industry is six times the size of the commercial screen printing industry in the U.S. (relative to the size of the overall economy).

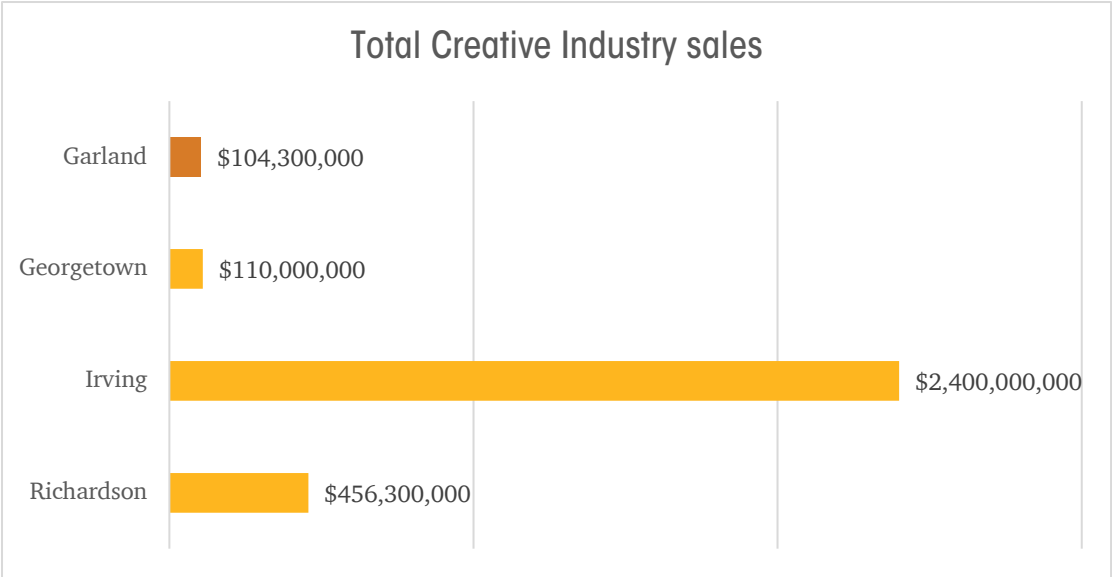
Creative Industries: Comparisons to peer communities

CREATIVE INDUSTRIES COMPARISON SNAPSHOT

	Garland	Georgetown	Irving	Richardson
Total Population	239,488	101,964	189,661	74,387
Total Creative Industry earnings	$41,800,000	$43,900,000	$634,400,000	$171,400,000
Growth, 2017-2018	0%	6%	-5%	1%
Growth, 2017-2018, in dollars	$192,000	$2,500,000	-$36,600,000	$2,500,000
Total Creative Industry sales	$104,300,000	$110,000,000	$2,400,000,000	$456,300,000
PER CAPITA				
Total Creative Industry earnings	$174.54	$430.54	$3,344.92	$2,304.17
Total Creative Industry sales	$435.51	$1,078.81	$12,654.16	$6,134.14



When comparing creative industry earnings, Garland and Georgetown continue to perform similarly, at $41.8 million for Garland and $43.9 million for Garland. Richardson and Irving likewise continue to suggest a larger overall creative economy, with industry earnings at $171.4 million and $634.4 million respectively.



The total creative industry sales comparison follows a similar pattern: Garland and Georgetown perform similarly at $104.3 million and $110 million. Richardson and Irving show stronger signs at $456.3 million and $2.4 billion in creative industry sales, respectively.

It is worth noting that the highest earning creative industry in both Irving and Richardson – by more than double – is Software publishers. This may explain some of the disparities between these communities on the one hand, and Garland and Georgetown on the other. Both Irving and Richardson, however, do show signs of economic health in a variety of creative industries, so this concentration of software publishing revenue, while important, does not account for the total variation between communities.

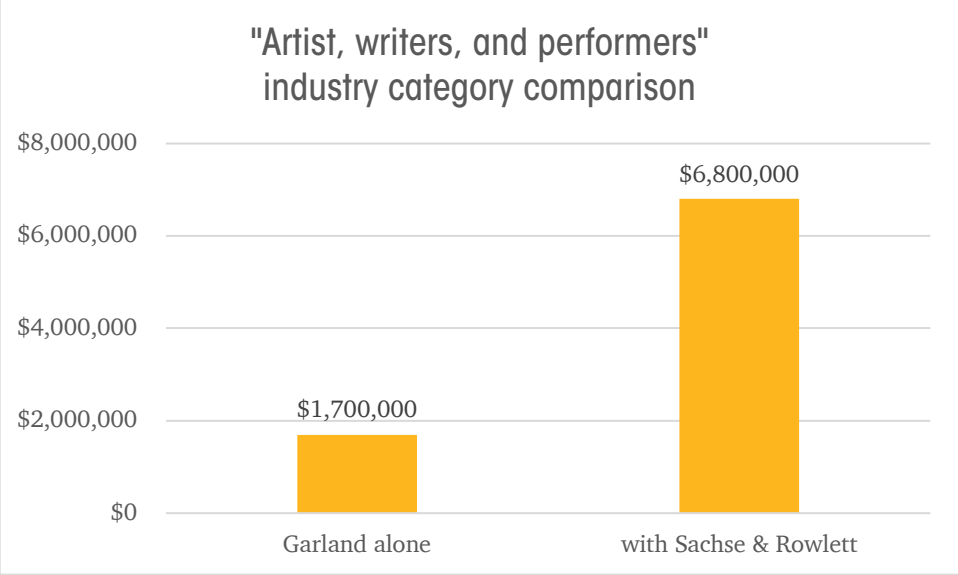
CONTRIBUTIONS FROM SACHSE & ROWLETT

This economic analysis thus far observes Garland alone.[2] In this section we also observe the contributions that Sachse and Rowlett make to Garland's overall economic sector, given that those communities' proximity and the fact that they are both served by Garland ISD.

GARLAND ALONE VS. INCLUDING SACHSE & ROWLETT

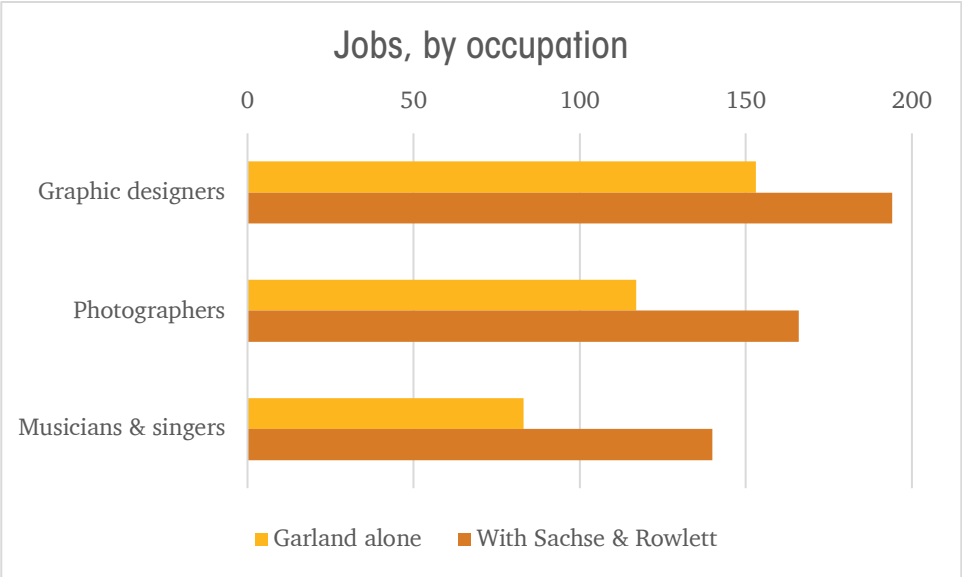
	Garland alone	per capita	w/ Sachse & Rowlett	per capita
Creative Jobs	1,729		2,284	
Industry earnings	$ 41,800,000	$ 174.54	$ 62,800,000	$ 203.04
NP revenue	$ 980,300	$ 4.09	$ 980,300	$ 3.17

Including Sachse and Rowlett do not dramatically change the per capita earnings or jobs in the city, though creative industry earnings are slightly higher per capita in the larger area analysis. There are no nonprofits recorded in Sachse or Rowlett, so nonprofit revenues are the same in both analyses.



One interesting finding: There appears to be very high industry earnings in the category "Artist, writers, and performers" in the larger analysis area including Sachse and Rowlett. For this category in Garland alone, 2018 saw $1.7 million in industry earnings. When we include Sachse and Rowlett, industry earnings jump significantly to $6.8 million.

[2] Geographic analysis assumptions are detailed below in the "Data Analysis Notes and Assumptions" section.



When Sachse and Rowlett are included, the occupation categories graphic designer, photographer, and musician and singer see noteworthy increases. In the larger geographic area, the musician and singer category in particular increase by 69%.

SITUATING THE CULINARY ARTS

CULINARY SNAPSHOT	
Jobs	3,224
Median Hourly Earnings	$15.23
Industry Sales	$220,392,456

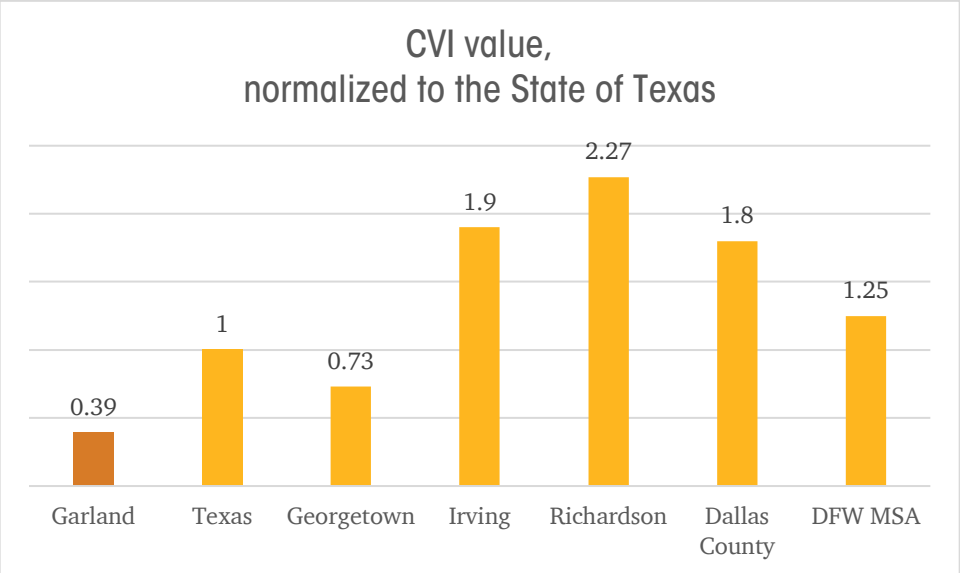
Although the culinary arts are part of the arts and culture sector, data on the culinary arts from the Bureau of Labor Statistics and other sources on the culinary sector are difficult to disaggregate and compare to other cultural arts sector economic activity. As the table above reveals, if the culinary arts and culinary industry activity were aggregated into the overall Garland creative economy, they would account for a huge proportion of overall creative sector economic activity. Culinary sector industry sales in 2018 are $220.4 million compared to $104.3 million for the entire remainder of Garland's creative sector. Because of this, the culinary arts have not been included in the main analysis above in this report. The culinary arts are a critical form of cultural expression and will be addressed and included in the Cultural Arts Master Plan. However, given the sheer size of the restaurant industry and other culinary activity, it is misleading and confusing to include culinary arts in the overall creative sector analysis.

COMPARING GARLAND'S CREATIVE ECONOMY TO TEXAS AS A WHOLE

GARLAND TO STATE OF TEXAS COMPARISON, PER CAPITA

	Garland	Texas
Creative Occupations	0.005	0.014
Cultural Nonprofit Revenues	$ 4.09	$ 73.87
Performing Arts Participation	$ 6.86	$ 43.25
Bookstore and Electronic Media Store Sales	$ 57.02	$ 60.12
Music Instrument Sales	$ 8.56	$ 11.35
Art Gallery Sales	$ 9.05	$ 71.00

Per capita, Garland shows generally lower creative sector revenues and sales than in the State of Texas as a whole. Garland has approximately three times fewer creative jobs per capita than in Texas as a whole. Cultural nonprofit, performing arts, and art gallery revenue are significantly lower in Garland. Bookstore and electronic media store sales and Music instrument sales are about the same in Garland and Texas as a whole.



The "Creative Vitality Index" was created by the Western States Arts Federation for use with their CVSuite software. CVSuite is the data aggregation platform used in this analysis. A Creative Vitality Index value, or CVI value, allows you to benchmark the overall health of one city or region's creative economy to another. For this analysis, we have indexed the creative health of Garland and its comparison cities to Texas as a whole. Thus, Texas has a CVI value of 1, and geographies with lower than 1 CVI values could be said to have a creative economy less healthy than the state as a whole, while

geographies with a higher than 1 CVI value could be said to have a creative economy that is more healthy than the state as a whole, according to this metric.

Garland's CVI value, 0.39, ranks lower than the state as a whole, and the lowest among the comparison communities. Georgetown is the only other comparison geography with a CVI value less than 1, at 0.73. Dallas County has a CVI value of 1.8, and the MSA has a value of 1.25, suggesting opportunities for Garland to explore ways to capture more of the region's overall arts economy.

Visions for the Arts: Policies, Plans, Funding, & Structures of Support

The cultural arts in Garland are supported by an intersecting network of plans, policies, departments, and funding structures. This section outlines the visions, objectives, and systems of support that hold up the arts at the City of Garland. The Cultural Arts Master Plan will build from and through these systems.

GARLAND COMPREHENSIVE PLAN

A role for the arts in Garland's growth

The City of Garland's Comprehensive Plan, adopted in 2012, envisions that in 2030,

> Garland is a community that blends old and new into a distinctive destination for people and businesses. We successfully adapt to changing needs and benefit from new opportunities, strengthening our identity as a sustainable community with a hometown feel. We are a community known for our appealing neighborhoods, globally-connected business hub, and beautiful parks, active lakefront, and natural
> areas.

The Comprehensive Plan contains several implementation objectives that either directly define a role for the arts in Garland's development or suggest overlapping opportunities with the arts.

Directly addresses the arts:

> Implementation objective #19: Increase public experiences related to public art, performance, and other cultural events (p. 8-13)
> #31: Develop a public art program to fund and establish works of art in public places (8-19)

In the years since the Comprehensive Plan was adopted, the Garland Cultural Arts Commission has made great strides to successfully advance these implementation objectives related to advancing a public art program, and other performance and cultural events.

Potential role for the arts:

> Implementation objective #16: Upgrade and expand existing park facilities (p. 8-12)
> #18: Continue recreation programming of park facilities to encourage residents' participation and use of facilities (8-13)
> #21: Enhance community identity through implementation of updated branding concepts, development standards, zoning codes, and maintenance standards that incorporate Envision Garland goals and strategies (8-14)
> #22: Provide for enhanced gateways at primary entries into Garland (8-14)
> #25: Initiate anti-littering campaign (8-16)

The Parks, Recreation, and Arts Department, other City departments, and community members and stakeholders have approached the role of the arts in addressing objectives such as these with enthusiasm. The Cultural Arts Master Plan will help to confirm and clarify these opportunities and partnerships.

Community Design & Catalyst Areas

The Comprehensive Plan's Community Design policy (p. 7-8) seeks to help the City of Garland

> Operate as a market leader by incorporating placemaking principles and elements of the public realm, such as features of Complete Streets, streetscape enhancements, and public art, into public projects, including infrastructure.

The Cultural Arts Master Plan can support placemaking and design throughout Garland by tapping into the rich pool of research, example projects, and best practices for neighborhood-scale creative placemaking that have been gathered by national organizations such as ArtPlace America.

The Comprehensive Plan also identifies several "Catalyst Areas" for targeted development and design. Several of these Catalyst Areas suggest opportunity for the arts to play a role. The Downtown Catalyst Area seeks to "accommodate diverse land uses and create a hub," and the Performing Arts Center and other civic activities are identified as part of that equation (p. 4-20).

The South Garland Avenue (p. 4-21), Centerville Marketplace (4-22), and Broadway/Centerville (4-23) Catalyst Areas all seek to "explore work and resident friendly, small-scale "place-making" opportunities throughout the area (e.g. pocket

parks, plazas, public art).” All of these interventions can be supported and explored in the Cultural Arts Master Plan.

OUR GARLAND: PARKS PLAN

The Our Garland: Parks Plan, adopted in 2020, seeks to "inspire people to live, work, play, and thrive in Garland," by creating "dynamic experiences through parks, arts, and play."

This mission is broken up into four main goal categories: Places and Spaces, Experiences, Engagement, and Organizational Excellence. The arts will undoubtedly have a role to play in all of these goal categories. The strongest direct role for the arts, however, is clearly in helping the Parks Department to achieve their "Experiences" goals.

Under "Experiences" the Parks Master Plan points to three main areas of activity:

1) Programs and classes: Strengthen the mix and quality of time-honored and trendsetting services that appeal to and are accessible to our diverse community.
2) Cultural Arts: Increase appreciation, awareness, and engagement in diverse artistic experiences
3) Events: expand the variety and frequency of special events to build community and bolster economic impact (p. 13).

There is a clear role for the arts to play in all three of these three Experience areas of activity.

Direct Recommendations for a Cultural Arts Master Plan

The Parks Plan makes the direct recommendation for a Cultural Arts Master Plan, "to explore and identify the need for heritage and history programs and cultural arts opportunities for the younger and growing demographics of Garland" (p. 175). This sets up a relationship and opportunity for the current Cultural Arts Master Planning to work in alignment with the Parks Plan.

Arts-related Recommendations

The Parks Plan also makes many arts-specific recommendations, which are listed here:

- Develop programs to meet needs for more creative and cultural arts programs (where unmet by the private sector) for both youth and adults (p. 175)
- Implement expanded performing arts programming for younger demographic groups (175)
- Expand creative arts programming for both youth and adults (175)

- Improve coordination of programs offered by Recreation and Cultural Arts divisions within the department (175)
- Utilize new facilities, including amphitheater, rec centers, […] expand program opportunities (14-15)
- Recommendation for renovations – especially back of house renovations – for the Performing Arts Center (172)
- Utilize a performing arts professional on a contract basis to put on more local concerts, plays, and arts related special events (indoor and outdoor) (176)
- Expand cross promotion of program opportunities
    - Use Cultural Arts programs to promote Recreation programs
    - Use Recreation programs to promote Cultural Arts programs (181)
- Expand partnerships to meet programming gaps. There is a need for expanded performing arts programming, especially for younger demographic groups, and a need for more creative arts programming for both youth and adults. These needs could be met through new and expanded partnerships (186).

Resident-Identified Opportunities

Residents also identified opportunities to develop the arts in Garland during the Parks Plan engagement process, such as:

- Highlighting historic and artistic cultural aspects of what makes Garland great
- A desire for more creative arts/visual arts, and sense that classes at the rec centers currently focus mostly on performance
- Expansion of adult programming at rec centers
- Expansion of coordination between GAC and rec centers
- Opportunity for GAC to develop programming relationship with younger and growing demographic groups
- Increasing cross-promotion between Rec center programs and Cultural Arts programs (p. 173)

These conversations provide an excellent launching-point for honing our thinking, engagement, and partnership development during the Cultural Arts Master Planning process.

CULTURAL ARTS POLICY

The City of Garland Cultural Arts Policy was written in 1988, with updates in 2008 and 2015. An update of the policy may be a desired recommendation in the Cultural Arts Master Plan.

The policy identifies the role of the City of Garland in regard to arts activity as one of "assistance to" the arts rather than "responsibility for" provision of arts and cultural services. Five major goals are outlined:

1) To create a climate where Garland's artists and cultural organizations can thrive.
2) To foster a high level of quality, creativity, and diversity in all forms of the arts and cultural programs within the city.
3) To strive to guarantee that all citizens have access to the arts and the means of cultural expression.
4) To provide diverse cultural programs at the Granville Arts Center and Plaza Theater in addition to encouraging programs throughout the city.
5) To continue to support the local arts and historic groups through a consistent and fair policy of allocating hotel/motel funds through the Garland Cultural Arts Commission, Inc.

The policy outlines how funding is managed and prioritized among and between arts established arts and historic organizations, emerging cultural organizations, and minority arts organizations. The policy also explains the process and expectations for artwork donations to the City, public art projects pursued by the City, and support for Heritage Crossing and the Landmark Museum under its historic designation.

PUBLIC SECTOR PARTNERS

The Garland Cultural Arts Commission & GCAC, Inc.

The Garland Cultural Arts Commission (GCAC) serves a central, critical role to the health of the arts in Garland both as a funder and as a hub for leadership, organization, and activates. The GCAC is the central decision-making body for the cultural arts at the City of Garland. The Commission, founded in 1986, is a nine-member body that serves to advance visibility and opportunity in the arts in Garland. The Commission directly oversees the policies and procedures of the Granville Arts Center facilities.

One year after its formation, the GCAC formed the GCAC, Inc. in order to expand their ability to leverage outside funding for the arts in Garland. GCAC, Inc. manages a sub-grant program that uses funds from 15% of the hotel/motel tax and other outside donations. GCAC, Inc. partners with GISD to sponsor an annual visual arts juried competition. This sub-grant program is the primary way that the City of Garland manages arts funding. The sub-grant program consists of a general granting process for organizations and a Youth Subsidy Program grant for organizations that are working "to create and continue the opportunity for more youth in Garland to be actively involved in development their talents and abilities" in the cultural arts, "regardless of race or family income level."

The City of Garland Economic Development Department

The City of Garland Economic Development Department has already begun conversations with the Cultural Arts Master Plan team, and looks forward to identifying opportunities to integrate economic development and arts development opportunities and goals in Garland.

The Economic Development Department showcases the role that the arts and culture play in contributing to Garland's high quality of life. On their website they highlight facilities such as the Granville Arts Center, the Atrium, and the Plaza Theatre. They celebrate cultural groups like Garland Civic Theatre, Garland Summer Musicals, and Garland Symphony Orchestra as major attractions in the city. They also highlight the Garland Landmark Museum as an attraction.

The Economic Development Department understands the role that the arts play in making Garland a great place to live for current and prospective residents, businesses, and development. Further opportunities exist to expand and clarify the ways that the arts

and economic development can and do intersect in Garland. The Creative Economy analysis in this report points to many interesting opportunities and intersections for the arts and economic development work in Garland, such as "How can the City and partners support creative work in Garland that is not necessarily directly in the creative economy?" and "How can Garland enhance opportunities for working artists who live in the community currently?"

Office of Neighborhood Vitality

Garland's Office of Neighborhood Vitality will be a critical partner for supporting the arts in Garland, especially in terms of expanding opportunity in the arts to all areas of the city. The Office works together with communities themselves to produce projects which promote safe, attractive, and economically stable neighborhoods. The Office manages a "Neighborhood Vitality Matching Grant," wherein neighborhood groups can propose beautification and enhancement projects on publicly owned property and right-of-way.

Recently, the Office has been exploring ideas for projects that utilize the arts to foster great neighborhoods. There is great opportunity to continue to develop the relationship between these Neighborhood Vitality activities and similar objectives and activities by the Parks Department, the GCAC, and the public art program. Aligning all of this promising energy toward the same goals and expectations will grow opportunity for all partners to bring the arts more impactfully into the lives of residents of all types and in all parts of Garland.

Community Multicultural Commission

Garland's Community Multicultural Commission (CMC) advises City Council and City of Garland staff on issues related to inclusion, diversity, and quality of life for all residents of Garland. The CMC seeks to provide insight on "Cultural Development and Empowerment" for the diverse needs of Garland residents, especially considering the city's recent demographic changes. Culturally reflective and relevant opportunities are critical to the success of this Cultural Arts Master Plan, and the CMC should be sought out as a project partner on this topic.

Garland ISD Visual & Performing Arts

Garland ISD's Visual and Performing Arts programs believe that providing basic knowledge, skills, and appreciation of visual and performing arts as part of a whole education enables all students to develop self-esteem, self-discipline, self-motivation, and cooperation. GISD advances this vision through Visual Arts; Theatre, Dance, and Debate;

and Music programs. GISD's Theatre, Dance, and Debate program enjoys a longstanding partnership with the Granville Arts Center and core performing arts organizations, which provide opportunities for students in the program to work on professional-level productions.

The Visual Arts program is actively exploring a wide scope of activites to expand the presence of visual arts opportunities for students and emerging professionals in Garland. The program has worked closely with the GCAC and other City departments to expand these opportunities, including through community events such as Big Art Day, the Dia de los Muertos celebration, and more.

GISD's Visual and Performing Arts programs are enthusiastic partners for expanding opportunity for cultural arts in Garland to improve quality of life, provide important professional skills training for young people, and beautify the city. GISD should be included as a critical partner to the City in the Cultural Arts Master Planning process.

CITY OF GARLAND CULTURAL ARTS FUNDING

As discussed above, funding for the arts at the City of Garland is overseen by GCAC, Inc., the nonprofit wing of the GCAC. Since 1987, GCAC, Inc. has managed an award of 15% of Garland's hotel/motel occupancy tax received by the City. GCAC, Inc. distributes this funding through its sub-granting program.

The City of Garland Cultural Arts Policy states that the City's role in supporting the arts is one of assistance rather than provision. Organizations that receive City funding must typically meet a private-funded matching amount. It is important in the policy as it stands that arts organizations leverage public dollars to develop sustainable funding from private sources as well.

Not all of the HOT funds are passed through to the sub-granting program. Some HOT funds are held back and act as the GCAC, Inc. budget. GCAC, Inc. uses these funds for public art and concerts, among other things.

The City of Garland does not have a "percent for art" policy. "Percent for art" is a common funding mechanism for the arts seen in cities around the country, where some amount – commonly one-half of one percent, one percent, or two percent – of capital improvement project budgets are dedicated to public art, typically tied in some way to the new development. A percent for art program may be an avenue for exploration for the Cultural Arts Master Plan.

Appendix A: Economic Data Analysis Notes & Assumptions

This addendum to the Situational Analysis details the underlying assumptions and choices that the project team made when analyzing Garland's creative economy.

Data Sources

For this analysis, the project team used data assembled by WESTAF (The Western States Arts Federation) in their online tool CVSuite. CVSuite provides critical arts economy data including creative occupation and industry concentrations, earnings, sales, and nonprofit revenues. For this analysis all data is from 2018, the most recent available year. Using this resource, the project team is able to provide a snapshot of the current arts economy, observe change over time, and compare key indicators to other similar communities. Importantly, the project team can use this resource to customize creative occupation and industry inclusions and omissions, tailoring the analysis to be clear and usable in alignment with Garland's overall approach to local economic development.

Aligning the Data Strategy with Other City of Garland Departments

The project team coordinated with the City of Garland Economic Development Department on this analysis, in recognition of the critical importance of aligning the Cultural Arts Master Planning process with the standards and common practices of other departments in the City of Garland. We wished to develop a better understanding of the Economic Development Department's overall approach to defining the creative sector, how best to support it, and how the arts and creative occupations can best contribute to broad economic development in Garland. The project team also coordinated with the City of Garland Planning Department about data practices, sources, and spatial data decision-making and analysis. The assumptions detailed below comport with the coordination efforts between the project team and these departments.

Grounding in Common Practices

The project team made a series of informed assumptions about which industries and occupations are included in Garland's creative sector. CVSuite allows for code customization for industries (North American Industry Classification System, or NAICS) and occupations (Standard Occupational Classification, or SOC). A complete list of creative sector industries and occupations that have been used for this study can be found in Appendix B.

Defining the arts economy - which industries and occupations to include or omit – is not an exact science, precisely because arts activity crosses into so many different fields and areas of the economy. Nevertheless, research points to common standards and definitions. In "America's Creative Economy: A Study of Recent Conceptions, Definitions, and Approaches to Measurement Across the USA" from the National Endowment for the Arts, researchers sampled assumptions about the creative economy made by governments across the country at the regional, state, and municipal levels. The report identifies occupations and industries that 75% and 50% of sampled governments include in their own creative sector analyses. The project team used the 50% list as a "baseline" for industry and occupation codes to include, and then made a series of informed decisions that deviated from the "50% list."

In early discussions, the project team and the Economic Development Department agreed that it would be appropriate to view the contributions of the arts to Garland's economic development as two-fold, including both the development and expansion of creative industries themselves, and also the broader impact of creative work and creative jobs throughout Garland's economy. Using the "50% list" as a starting point, the project team took a "broad lens" for including creative occupations and industries. This allowed us to account for both the contributions of Garland's "bread and butter" creative economy, and also creative economic activity in the broader Garland economy.

Deviations from the "50% List"

The project team began with the list of industry and occupation categories that 50% or more of governments report including in the "America's Creative Economy" report. From there, the team made several tactical deviations, which are described here.

For industry codes, we removed the category "wired telecommunication carriers," which are defined by the Census as "establishments primarily engaged in operating, maintaining or providing access to facilities for the transmission of voice, data, text, sound, and video using wired telecommunications networks." This industry would be a useful indicator of arts activity related to broadcast transmission. However, due of the ubiquity of cell and data transmission by telecom companies such as AT&T, Sprint, and others, this category – if included – would outpace and overwhelm the entire rest of the creative sector in terms of industry sales and earnings. The benefit of including this category (capturing broadcasting activity) is not worth the downside (including cell phone companies).

Several other industry and occupation codes were included that were not on the "50% list." These are included for various reasons: Some are new categories that did not exist

when the "America's Creative Economy" research was conducted. An example is the occupation category "Tailors, dressmakers, and custom sewers," which is a newer code. Others are included to reflect a more locally responsive understanding of the contributions to Garland's creative economy. For example, the occupation code "Ushers, lobby attendants, and ticket takers" was included because the project team recognizes the importance of Garland's core performing arts theaters to its cultural identity.

For both industry and occupation codes, culinary arts categories were analyzed separately due to the larger size of that industry. We believe the contributions of the culinary arts to Garland's creative economy are important. However, they exist in the community at a larger scale than other arts activity and were therefore appropriate for an isolated analysis.

Self-Employment & Non-Primary Employment

Beyond primary occupation and industry activity, CVSuite allows the option of including self-employment and non-primary employment ("extended proprietor") activities. Both self-employment and non-primary employment activities were included in the data for this analysis. Self-employment and non-primary employment are common in many parts of the economy, but they are particularly important in the creative economy. Nationally, about 47% of the jobs in the creative industries are actually income streams from self-employment. While some creative workers rely on creative freelance work as their primary source of income, for others it is a supplemental source of income.

Spatial Assumptions

Aggregated CVSuite data is available at the County, MSA, and ZIP code level. Since Garland shares a county and MSA with Dallas, the project team defined Garland as a cluster of ZIP codes. However, ZIP code boundaries do not perfectly overlap with City of Garland boundaries, so the project team consulted with the Economic Development and Planning departments to decide which ZIP codes to include in our definition of Garland. The following ZIP codes were used to represent Garland for the purpose of this analysis:

75040
75041
75042
75043
75044

The ZIP code 75048 contains a sliver of land on the northern boundary of Garland, but mostly resides within the City of Sachse. Additionally, the ZIP codes 75088 and 75089 represent the City of Rowlett. After discussing with the Economic Development Department, it was determined that it would be helpful to observe these data both with and without these three additional ZIP codes. It is understood that Sachse and Rowlett are not part of City of Garland proper but do share creative sector ecosystem overlaps, such as Garland ISD, which serves all of these communities. The Economic Development team suggested an iterative approach, assessing the impact of Sachse and Rowlett by including then excluding them in our analysis in order to better understand their impact. The Planning Department also gave their blessing to follow this approach. The majority of this creative sector economic analysis is done using the smaller 5-ZIP code group. The larger ZIP code group including Sachse and Rowlett is analyzed in the indicated separate subsection of the report.

The following ZIP codes were used to represent the comparison community of Richardson, TX:
75080
75081
75082

75074 was excluded, as most of this ZIP code is in Plano, not Richardson.

The following ZIP codes were used to represent the comparison community of Irving, TX:
75063
75039
75038
75062
75060

75061 was excluded, as over half of this ZIP code is outside of Irving city limits.

The following ZIP codes were used to represent the comparison community of Georgetown, TX:
78628
78633
78626

Georgetown city limits and ZIP codes overlap poorly. However, the other area that these ZIP codes cover is rural, with a relatively small residential and economic footprint, so this was still deemed an appropriate spatial boundary for comparison.

Appendix B: Complete List of Occupation & Industry Codes Used for This Analysis

Industry codes (2017 NAICS codes)

32 - Manufacturing
323111 - Commercial printing (except screen and books)
323113 - Commercial screen printing
323117 - Books printing
323120 - Support activities for printing

33 - Manufacturing
332323 - Ornamental and architectural metal work manufacturing
337212 - Custom architectural woodwork and millwork manufacturing
339910 - Jewelry and silverware manufacturing
339992 - Musical instrument manufacturing

42 - Wholesale trade
424920 - Book, periodical, and newspaper merchant wholesalers

45 - Retail trade
451130 - Sewing, needlework, and piece goods stores
451140 - Musical instrument and supplies stores
451211 - Book stores
453920 - Art dealers

51 - Information
511110 - Newspaper publishers
511120 - Periodical publishers
511130 - Book publishers
511191 - Greeting card publishers
511199 - All other publishers
511210 - Software publishers
512110 - Motion picture and video production
512120 - Motion picture and video distribution
512131 - Motion picture theaters (except drive-Ins)
512132 - Drive-in motion picture theaters
512191 - Teleproduction and other postproduction services
512199 - Other motion picture and video industries

512230 - Music publishers
512240 - Sound recording studios
512250 - Record Production and Distribution
512290 - Other sound recording industries
515111 - Radio networks
515112 - Radio stations
515120 - Television broadcasting
515210 - Cable and other subscription programming
519110 - News syndicates
519120 - Libraries and archives
519130 - Internet publishing and broadcasting and web search portals

54 - Professional, scientific, and technical services
541310 - Architectural services
541320 - Landscape architectural services
541410 - Interior design services
541420 - Industrial design services
541430 - Graphic design services
541490 - Other specialized design services
541810 - Advertising agencies
541820 - Public relations agencies
541830 - Media buying agencies
541840 - Media representatives
541850 - Display advertising
541860 - Direct mail advertising
541890 - Other services related to advertising
541921 - Photography studios, portrait
541922 - Commercial photography

61 - Educational services
611610 - Fine arts schools (private)

71 - Arts, entertainment, and recreation
711110 - Theater companies and dinner theaters
711120 - Dance companies
711130 - Musical groups and artists
711190 - Other performing arts companies
711310 - Promoters of performing arts, sports, and similar events with facilities
711320 - Promoters of performing arts, sports, and similar events without facilities
711410 - Agents and managers for artists, athletes, entertainers, and other public figures

711510 - Independent artists, writers, and performers
712110 - Museums
712120 - Historical sites
712130 - Zoos and botanical gardens

81 - Other services (except public administration)
811420 - Reupholstery and furniture repair
812921 - Photofinishing laboratories (except one-hour)

Occupation codes (SOC codes)

11 - Management occupations
11-2011 - Advertising and promotions managers
11-2021 - Marketing managers
11-2031 - Public relations and fundraising managers

13 - Business and financial operations occupations
13-1011 - Agents and business managers of artists, performers, and athletes

17 - Architecture and engineering occupations
17-1011 - Architects, except landscape and naval
17-1012 - Landscape architects

25 - Education, training, and library occupations
25-4011 - Archivists
25-4012 - Curators
25-4013 - Museum technicians and conservators
25-4021 - Librarians
25-4031 - Library technicians
25-9011 - Audio-visual and multimedia collections specialists

27 - Arts, design, entertainment, sports, and media occupations
27-1011 - Art directors
27-1012 - Craft artists
27-1013 - Fine artists, including painters, sculptors, and illustrators
27-1014 - Multimedia artists and animators
27-1019 - Artists and related workers, all other
27-1021 - Commercial and industrial designers
27-1022 - Fashion designers
27-1023 - Floral designers

27-1024 - Graphic designers
27-1025 - Interior designers
27-1027 - Set and exhibit designers
27-1029 - Designers, all other
27-2011 - Actors
27-2012 - Producers and directors
27-2031 - Dancers
27-2032 - Choreographers
27-2041 - Music directors and composers
27-2042 - Musicians and singers
27-2099 - Entertainers and performers, sports, and related workers
27-3011 - Radio and television announcers
27-3021 - Broadcast news analysts
27-3022 - Reporters and correspondents
27-3031 - Public relations specialists
27-3041 - Editors
27-3042 - Technical writers
27-3043 - Writers and authors
27-3099 - Media and communication workers, all other
27-4011 - Audio and video equipment technicians
27-4012 - Broadcast technicians
27-4013 - Radio operators
27-4014 - Sound engineering technicians
27-4021 - Photographers
27-4031 - Camera operators, television, video, and motion picture
27-4032 - Film and video editors
27-4099 - Media and communication equipment workers, all other

39 - Personal care and service occupations
39-3031 - Ushers, lobby attendants, and ticket takers
39-3092 - Costume attendants
39-3099 - Entertainment attendants and related workers, all other
39-5091 - Makeup artists, theatrical and performance

49 - Installation, maintenance, and repair occupations
49-9063 - Musical instrument repairers and tuners

51 - Production occupations
51-6041 - Shoe and leather workers and repairers
51-6051 - Sewers, hand

51-6052 - Tailors, dressmakers, and custom sewers
51-7011 - Cabinetmakers and bench carpenters
51-7021 - Furniture finishers
51-7031 - Model makers, wood
51-9151 - Photographic process workers and processing machine operators

Separate Economic Analysis

Industry codes (2017 NAICS codes)

72 - Accommodation and food services
722320 - Caterers
722330 - Mobile food services
722511 - Full-service restaurants

Occupation codes (SOC codes)

35 - Food preparation and serving related occupations
35-1011 - Chefs and head cooks
35-1012 - First-line supervisors of food preparation and serving workers
35-2013 - Cooks, private household
35-2014 - Cooks, restaurant
35-2015 - Cooks, short order
35-3031 - Waiters and waitresses
35-9031 - Hosts and hostesses, restaurant, lounge, and coffee shop

CIVIC
ARTS

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 06/08/2021

Item Title: Sale of Property - 1130 Meandering Way

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 1130 Meandering Way. The City of Garland has received an unsolicited offer from the Garland Housing Finance Corporation related to the purchase of City owned property obtained through a 2020 Sheriff's Sale. The Garland Housing Finance Corporation has presented an offer of $48,500 for the property. The City of Garland will receive $27,003 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to the Garland Housing Finance Corporation. This property has been held by the City of Garland since January 2020 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

1130 Meandering Offer

1130 Meandering Resolution

1130 Meandering Map and Picture

1130 Meandering Deed

PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcm.com

April 22, 2021

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Garland Housing Finance Corporation to purchase 1130 Meandering Way, Garland, Texas

Dear Mr. Worsham:

Garland Housing Finance Corporation has offered to purchase 1130 Meandering Way, Garland, Texas (LOT 50, BLOCK 10, BUCKINGHAM VILLAGE ESTATES NO. 3 ADDITION, AKA 1130 MEANDERING WAY, CITY OF GARLAND, TEXAS AS RECORDED IN THE DALLAS COUNTY MAP RECORDS) for $48,500.00. In addition to that amount, all post-judgment taxes for the years 2019-2020 will be paid at closing. The total amount of post-judgment taxes will be approximately $2,405.97 of which the City of Garland will receive approximately $670.85.

This property was sold at a Sheriff's Sale on March 3, 2020 pursuant to delinquent tax collection suit number TX18-00005. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, $40,000.00.

The property's most recent value according to the Appraisal District is $50,000.00. The total judgment amount was $42,175.88, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total $9,474.98. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	26065500100500000
Property address:	1130 Meandering Way
Cause No.:	TX18-00005
Offer Amount:	$48,500.00
DCAD Value:	$50,000.00
Judgment Date:	March 6, 2019
Sheriff's Sale Date:	March 3, 2020
Judgment amount:	GISD 2015-2018 taxes $6,894.62 (54.2%)
	City 2015-2018 taxes $3,212.85 (25.2%)
	County 2015-2018 taxes $2,623.94 (20.6%)
Total Judgment for Taxes:	$12,731.41
City Abatement Liens:	$6,884.18
City Post Sale Demolition:	$5,669.87
Court costs:	$5,689.96
Sheriff's fees for sale:	$1,865.02
Publication fees for sheriff's sale, paid by lawfirm:	$420.00
Total Costs:	$7,974.98

Checks to be disbursed as follows:

1.	**Dallas County District Clerk**	$5,689.96
2.	**Dallas County Sheriff**	$1,865.02
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$420.00
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Liens)**	$20,042.45
6.	**City of Garland (Pro-rata Judgment tax year distribution)**	$4,790.37
7.	**Garland ISD (Pro-rata Judgment tax year distribution)**	$10,279.90
8.	**Dallas County (Pro-rata Judgment tax year distribution)**	$3,912.30
	TOTAL	$48,500.00

Post Judgment Tax Distribution:

9.	**City of Garland (Post Judgment tax year distribution)**	$670.85
10.	**Garland ISD (Post Judgment tax year distribution)**	$1,172.15
11.	**Dallas County (Post Judgment tax year distribution)**	$562.97
	TOTAL Post Judgment Distribution	$2,405.97
	TOTAL Distribution	$50,905.97

RESOLUTION NO. ____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 192nd Judicial District Court of Dallas County, Texas in cause number TX18-00005, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City does hereby consent to the sale of property commonly known as 1130 Meandering Way, situated in the City of Garland, County of Dallas, State of Texas to wit:

LOT 50, BLOCK 10, BUCKINGHAM VILLAGE ESTATES NO. 3 ADDITION, AKA 1130 MEANDERING WAY, CITY OF GARLAND, TEXAS AS RECORDED IN THE DALLAS COUNTY MAP RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ___ day of _____, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

1130 MEANDERING WAY

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Garland Housing Finance Corporation, 1675 W. Campbell Road, Garland, TX 75044** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1130 Meandering Way**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

LOT 50, BLOCK 10, BUCKINGHAM VILLAGE ESTATES NO. 3 ADDITION, AKA 1130 MEANDERING WAY, CITY OF GARLAND, TEXAS AS RECORDED IN THE DALLAS COUNTY MAP RECORDS (the "Property").

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX18-00005 in the 192nd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 202_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 202_, by _____, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 06/08/2021

Item Title: Sale of Property - 504 Clark Street

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 504 Clark Street. The City of Garland has received an unsolicited offer from Allegiantstar Solutions, LLC related to the purchase of City owned property obtained through a 2014 Sheriff's Sale. Allegiantstar Solutions, LLC has presented an offer of $22,992 for the property. The City of Garland will receive approximately $5,314 from the proceeds of this sale.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Allegiantstar Solutions, LLC. This property has been held by the City of Garland since September 2014 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

504 Clark Offer
504 Clark resolution
504 Clark Deed
504 Clark Map and Picture

PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcm.com

February 19, 2020

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Allegiantstar Solutions, LLC to purchase
504 Clark Street, Garland, Texas

Dear Mr. Worsham:

Allegiantstar Solutions, LLC has offered to purchase 504 Clark Street, Garland, Texas (LOT 2, BLOCK R, COOPERS 3RD INSTALLMENT ADDITION, aka 504 CLARK STREET, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 12, PAGE 409, OF THE DALLAS COUNTY MAP RECORDS) for $22,992.00. In addition to that amount, all post-judgment taxes for the years 2013-2014 will be paid at closing. The total amount of post-judgment taxes will be approximately $1,122.06 of which the City of Garland will receive approximately $308.42. Allegiantstar Solutions, LLC is in the process of purchasing 500 Clark Street and would like both lots to build.

This property was sold at a Sheriff's Sale on September 2, 2014 pursuant to delinquent tax collection suit number TX13-40281. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, $12,000.00.

The property's most recent value according to the Appraisal District is $14,000.00. The total judgment amount was $39,963.31, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total $7,352.51. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Exhibit A
Re-sale Disbursement Worksheet

CAD Acct #:	26103500180020000
Property address:	504 Clark Street
Cause No.:	TX13-40281
Offer Amount:	$22,992.00
DCAD Value:	$14,000.00
Judgment Date:	January 27, 2014
Sheriff's Sale Date:	September 2, 2014
Judgment amount:	GISD 1998-2012 taxes $13,896.10 (54.8%)
	City 1998-2012 taxes $6,293.15 (24.8%)
	County 1998-2012 taxes $5,187.39 (20.4%)
Total Judgment for Taxes:	$25,376.64
City Abatement Liens:	$10,462.90
Court costs:	$5,414.42
Sheriff's fees for sale:	$1,581.09
Publication fees for sheriff's sale, paid by Perdue Brandon:	$357.00
Total Costs:	$7,352.51

Funds to be disbursed as follows:

1.	**Dallas County District Clerk**	$5,414.42
2.	**Dallas County Sheriff**	$1,581.09
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$357.00
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$3,506.45
6.	**Garland ISD (Pro-rata Judgment tax year distribution)**	$7,742.70
7.	**Dallas County (Pro-rata Judgment tax year distribution)**	$2,890.34
	TOTAL Judgment Distribution	$22,992.00

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$308.42
9.	**Garland ISD (Post Judgment tax year distribution)**	$525.75
10.	**Dallas County (Post Judgment tax year distribution)**	$287.89
	TOTAL Post Judgment Distribution	$1,122.06

	TOTAL Distribution	$24,114.06

RESOLUTION NO. ____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 193rd Judicial District Court of Dallas County, Texas in cause number TX13-40281, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That City does hereby consent to the sale of property commonly known as 504 Clark Street, situated in the City of Garland, County of Dallas, State of Texas to wit:

LOT 2, BLOCK R, COOPERS 3RD INSTALLMENT ADDITION, aka 504 CLARK STREET, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 12, PAGE 409, OF THE DALLAS COUNTY MAP RECORDS (the "Property").

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ___ day of _____, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Allegiantstar Solutions, LLC, 7806 Lindsey Drive, Rowlett, TX 75088** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **504 Clark Street**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

LOT 2, BLOCK R, COOPERS 3RD INSTALLMENT ADDITION, aka 504 CLARK STREET, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 12, PAGE 409, OF THE DALLAS COUNTY MAP RECORDS (the "Property").

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX13-40281 in the 193rd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 202_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 202_, by _____, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

504 Clark St.
Map and Picture

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: 06/08/2021

Item Title: Wholesale Wastewater Contract - City of Rowlett

Submitted By: Wes Kucera, Managing Director

Summary of Request/Problem

In addition to treating its own wastewater, the City of Garland provides treatment services for the Cities of Rowlett and Sachse, and for portions of the Cities of Sunnyvale, Dallas and Richardson. Since 1991, the City has collaborated with the City of Rowlett to provide wastewater treatment services. The City of Rowlett has requested a renewal to continue these services. This new contract supersedes the existing Wastewater Treatment Contract dated June 8, 1994 and will provide treatment services for twenty (20) years from the effective date.

City Council considered this item at the May 17, 2021 Work Session.

Recommendation/Action Requested and Justification

Recommend City Council authorize the City Manager to execute the contract with the City of Rowlett for wastewater treatment services.

Attachments

Wholesale Wastewater Contract - City of Rowlett

WHOLESALE WASTEWATER CONTRACT

This Wholesale Wastewater Contract (the "Contract") is made and entered into this, the _____ day of _____, _____, (the "Effective Date") by and between the City of Garland, Texas, a Texas home-rule municipality ("Garland"), and the City of Rowlett, Texas, a Texas home-rule municipality, ("Rowlett").

WHEREAS, Garland and Rowlett have previously entered into that certain Wastewater Treatment Contract Between the City of Rowlett and the City of Garland dated June 8, 1994 ("1994 Agreement"), together with any and all amendments thereto, providing for wastewater treatment services; and

WHEREAS, Garland and Rowlett agree that this Contract is understood and intended to supersede and replace the terms and conditions of the 1994 Agreement.

Garland and Rowlett, in consideration of the terms, covenants and conditions herein contained, hereby agree as follows:

1. Definitions

When used in this Contract, the following terms, when capitalized, shall be defined as follows. In the event a definition herein conflicts with the same definition in Article VIII, "Industrial Wastes", Section 22.140(C) of the City of Garland Code of Ordinances, as amended, the definition in the Code of Ordinances will prevail:

1.1 Act or "the Act" - The Federal Water Pollution Control Act, also known as the Clean Water Act ("CWA"), as amended (33 U.S.C. 1251, et seq.).

1.1.1 Approved Connection Points - the Points of Entry identified in Exhibit A, as it may be amended from time to time.

1.1.2 Basin Map - The map attached hereto as Exhibit "B, which identifies the service area under this Contract."

1.2 Biochemical Oxygen Demand (BOD) - A measurement of the amount of oxygen utilized by the decomposition of organic material, over a specified time (usually five days) in a wastewater sample; it is used as a measurement of the readily decomposable organic content of a wastewater.

1.2.1 Business Day - shall mean any day other than a Saturday, Sunday, or official City holiday in which either Garland's or Rowlett's City Hall offices are closed for business.

1.3 Calibration - Field verification of metering station flow measurement accuracy utilizing flow meter calibration and field measured velocity profile data.

1.4 Capital Improvements - Construction of or improvements to any facilities that provide utility services and benefits common to all customers and that have a life expectancy of three or more years, whether such capital improvements are located within the jurisdictional limits of Garland or Rowlett, including but not limited to wastewater treatment facilities, metering and sampling facilities, control systems and appurtenances, and all major collectors and interceptors and lift stations, if any, associated therewith.

1.5 Composite Sample -The sample resulting from the combination of several discrete wastewater samples collected at equal time intervals, or proportionally to the flow rate of the discharge.

1.6 Rowlett System or Rowlett's System - The facilities of Rowlett used for pretreatment, collection or transportation of wastewater to the Point of Entry.

1.7 Delivery Facilities or Delivery Facility - All facilities necessary for the transmission of wastewater to the Garland System from the point the line from the Rowlett system enters the Metering and Sampling Facility and forward to the Point of Entry including the connection point facilities and the Metering and Sampling Equipment.

1.8 Director - Garland's Managing Director of Water and Wastewater or his designee.

1.9 Domestic Accounts - Those accounts under which wastewater is being discharged that does not exceed the quality parameters outlined in Section 7.3.

1.10 Facility Expansion - The expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new or existing development.

1.11 Garland System or Garland's System - Garland's wastewater collection and treatment system, which is a Publicly Owned Treatment Works under Section 307 of the Act. For purposes of this Contract, the Garland System includes all wastewater treatment plants of Garland as a unified system.

1.12 General Benefit Capital Facilities - Wastewater facilities that provide utility services and benefits common to all customers; this includes wastewater treatment facilities, metering and sampling facilities, control systems and appurtenances, and all major collectors and interceptors that are eighteen inches and greater in diameter.

1.13 In Writing - means a written document signed by both parties to this Contract.

1.14 Indirect Discharge - The introduction of pollutants into the Publicly Owned Treatment Works from any nondomestic source regulated under section 307(b), (c), or (d) of the Act.

1.15 Industrial User - A source of Indirect Discharge.

1.16 Industrial Wastes - All water-borne solids, liquids or gaseous substances resulting from industrial, manufacturing or food processing operations, or from the development of a natural resource, or any mixture of these with water or domestic sewage.

1.17 Infiltration - Water that has migrated from natural sources into the wastewater system.

1.18 Inflow - Water other than sewage that enters a wastewater system (including sewer service connections) from sources such as, but not limited to, roof leaders, cellar drains, yard drains, area drains, drains from springs and swampy areas, manhole covers, cross connections between storm sewers and sanitary catch basins, cooling towers, storm waters, surface runoff, street wash waters or drainage. Inflow does not include, and is distinguished from, infiltration water.

1.19 Liquid Waste - The water-borne solids, liquids, and gaseous substances derived from certain sources including, but not limited to, grease traps, septic tanks, chemical toilet waste, and sand trap waste.

1.20 Metering and Sampling Equipment – The metering and telemetry equipment required to accurately measure or sample wastewater flows. The Metering and Sampling Equipment shall be contained with Metering and Sampling Facility(s).

1.21 Metering and Sampling Facility - The meter station, including the Metering and Sampling Equipment, at the Point of Entry or other such locations as may be mutually agreed upon in writing. The plural and singular version of this term are used interchangeably in this Contract, depending upon the context.

1.22 Non-domestic Account - Those accounts under which wastewater is being discharged that exceeds the quality parameters outlined in Section 7.3.

1.23 Non-metered Area - Areas within Rowlett's corporate, certificated or service area boundaries that generate wastewater that do not drain into a part of the Rowlett System for which wastewater flow is measured by an approved metering and sampling facility.

1.24 Point of Entry - Any points at which Rowlett's wastewater enters the Garland System, by whatever means, whether metered or unmetered.

1.25 Pretreatment - The reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of pollutant properties in wastewater prior to or in lieu of introducing such pollutants into the Publicly Owned Treatment Works. The reduction or alteration can be obtained by physical, chemical or biological processes, by process changes, or by other means, except by diluting the concentration of the pollutants unless allowed by an applicable pretreatment standard.

1.26 Pretreatment Requirements - Any substantive or procedural requirement related to pretreatment imposed on an industrial user, other than a pretreatment standard.

1.27 Pretreatment Standard or Standards - Pretreatment standards shall mean prohibitive discharge standards, categorical pretreatment standards, and local limits.

1.28 Process Wastewater - Any water which, during manufacturing or processing, comes into direct contact with or result from the production or use of a raw material, intermediate product, finished product, by-product, or waste product.

1.29 Publicly Owned Treatment Works (POTW) –A treatment works as defined by Section 212 of the Act (33 U.S.C. 1292), which is owned by the State or a municipality. This definition includes any devices or systems used in the collection, storage, treatment, recycling and reclamation of sewage or industrial wastes and any conveyances which convey wastewater to a treatment plant. The term also means the municipal entity having jurisdiction over the industrial users and responsibility for the operation and maintenance of the treatment works.

1.30 Significant Industrial User-

(A) Industrial users subject to categorical pretreatment standards; and

(B) Any other industrial user that:

(i) Discharges an average of 25,000 gpd or more of process wastewater;

(ii) Contributes a process waste stream which makes up 5 percent or more of the hydraulic or organic loading of the treatment plant; or

(iii) Is designated as significant by Garland on the basis that the industrial user has a reasonable potential for adversely affecting the Publicly Owned Treatment Works' operation or for violating any pretreatment standard or requirement.

1.31 Standard Methods - Those testing or analysis procedures as prescribed in the then current edition of "Standard Methods for Examination of Water and Wastewater," published by the American Public Health Association or the U.S. Environmental Protection Agency Manual of Methodologies for the Examination of Water and Wastewaters, or as will otherwise comply with procedures specified in state and federal discharge permits held by Garland.

1.32 Strength - The concentration of dissolved and suspended matter in sewage, as indicated by biochemical oxygen demand or suspended solids.

1.33 System Cost - Operating expenses and capital related costs incurred by Garland pursuant to the provision of wastewater collection and treatment service to the wholesale class of sewer customers. Such costs are to be collected by Garland as a component of the annual cost of providing wholesale wastewater service.

1.34 Suspended Solids – The total suspended matter that floats on the surface of, or is suspended in, water, wastewater, or other liquid, and which is removable by laboratory filtering.

1.35 Unauthorized Discharge – Any discharge of wastewater into or adjacent to waters in the state at any location not permitted.

1.36 Wastewater - Liquid and water-carried industrial wastes, and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, which are contributed to the Publicly Owned Treatment Works.

2. Connection to the Garland System

2.1 Garland hereby grants to Rowlett, upon compliance with the terms and conditions contained herein, permission to connect Rowlett's System to the Garland System for the term of this Contract provided that Rowlett is not in material breach of any provision of this Contract.

2.2 Garland agrees to accept all conforming wastewater as provided in Chapter 22 of the City of Garland Code of Ordinances, delivered by Rowlett in accordance with this Contract at the Point(s) of Entry designated on Exhibit "A", attached hereto and incorporated herein, and at such additional points as may later be mutually agreed upon by the parties In Writing. Rowlett agrees to deliver all of its wastewater flows from the area depicted in the Basin Map, attached as Exhibit "B", to Garland unless otherwise approved in writing by Garland.

2.3 The cost of all delivery facilities necessary to convey wastewater to Approved Connection Points, whether shown on Exhibit "A" or mutually agreed upon at a later date by the parties, together with the cost of connection of the Rowlett System to the Garland System, shall be borne by Rowlett. In the event Garland requests Rowlett to increase the size of any such delivery facility, the difference in the cost of the delivery facilities that would be necessary to convey wastewater to the designated Points of Entry, and the cost of the delivery facilities as requested by Garland, shall be at Garland's expense and may be allocated as a System Cost if so determined in future cost-of-service studies.

2.4 Unless mutually agreed to In Writing by Garland and Rowlett, Rowlett shall be responsible for the design, contracting, construction, and financing of Delivery Facilities including the cost and acquisition of any necessary rights-of-way and easements to and from such facilities. All designs, materials, and specifications of the Metering and Sampling Facilities (including the Point of Connection and Metering and Sampling Equipment) shall be as mutually agreed by the parties. Plans and specifications for any Delivery Facility which directly connects to the Garland System shall be submitted to the Director for written approval. Such approval shall not be unreasonably withheld or delayed. Construction of Delivery Facilities by Rowlett shall not begin until Garland has given its approval. Rowlett agrees that Garland has the right to make periodic inspections during the construction phase of the Delivery Facilities. Final acceptance of Delivery Facilities that are to be dedicated or conveyed to Garland is subject to the inspection and written approval of the Director, which acceptance shall not be unreasonably denied or delayed.

2.5 2.5 After the effective date of this Contract, Rowlett shall provide written notice to the Director if any new user or new development will require greater capacity than 100,000 gallons per day.

3. Maintenance of Rowlett System

3.1 Rowlett agrees to maintain Rowlett's System in good condition and to make repairs in a timely manner. Garland shall not have any responsibility or liability for the operation of the Rowlett's System, it being Rowlett's sole responsibility to provide adequate facilities to deliver its wastewater to the Garland System.

4. Metering and Sampling Facilities

4.1 (a) On the effective date of this Contract, if Rowlett purchases Metering and Sampling Facilities, Rowlett shall transfer ownership of all Metering and Sampling Facilities, including all Metering and Sampling Equipment, to Garland at no cost and Garland shall have the exclusive right to enter, use, operate, and maintain Metering and Sampling Facilities and Garland shall become solely responsible for the operational and maintenance responsibilities associated with these facilities. Should additional Points of Entry be added by Rowlett thereafter to deliver Rowlett's wastewater to the Garland System, Rowlett shall construct Metering and Sampling Facilities for each such Point of Entry that are designed and engineered in a manner satisfactory to Garland, and shall transfer ownership of such newly constructed facilities at no cost to Garland, together with all necessary access easements and rights-of-way to Garland in a form satisfactory to Garland, together with the authority to operate, repair, and maintain the facilities as specified in this section. Rowlett will always provide Garland a route of ingress and egress to Metering and Sampling Facilities, which shall be accessible to Garland without notice. Garland shall have the discretion to construct improvements, expansions, and replacements to these facilities as a System Cost and at the timing of Garland's needs. The cost of improvements and expansions to Metering and Sampling Facilities shall be included as a System Cost. Garland shall permit Rowlett to review proposed construction, expansion, and replacement plans. Rowlett will grant and provide to Garland such permits or easements as are necessary for the continuous operation and maintenance of all metering and sampling facilities. All such costs incurred by Garland for operation, maintenance, construction, expansion, and replacement of Metering and Sampling Facilities shall be considered System Costs, unless otherwise provided in this section.

(b) Alternatively, Rowlett may, subject to Garland's approval, enter into an agreement with a third-party for the lease, maintenance, repair and calibration of the Metering and Sampling Equipment. Should Rowlett exercise this option, it shall have

responsibility of repairing, maintaining and calibrating the Metering and Sampling Equipment; however, all repair, maintenance and calibration shall be performed by the third-party company.

(c) Rowlett shall notify Garland, in writing, at least 72 hours in advance, of any repair, maintenance or calibration to performed by the third-party company.

(d) Rowlett will always provide Garland a route of ingress and egress to Metering and Sampling Facilities, which shall be accessible to Garland without notice. Rowlett will grant and provide to Garland such permits or easements as are necessary for the continuous operation and maintenance of all metering and sampling facilities.

(e) All costs incurred by Garland for operation, maintenance, construction, expansion, and replacement of Metering and Sampling Facilities shall be considered System Costs; however, the costs of any maintenance performed by a third-party company pursuant to an agreement with Rowlett shall be borne by Rowlett.

(f) All costs for third-party repairs, maintenance, and calibration of the Metering and Sampling Equipment shall be paid by Rowlett.

4.2 Unless otherwise agreed to by both parties In Writing, Garland shall have the option to construct Rowlett Metering and Sampling Facilities not currently in existence, subject to Rowlett's written approval, which shall not be unreasonably withheld or delayed. All construction costs, including, but not limited to, site acquisition and preparation, design and engineering, construction and equipment for such facilities, together with the costs of necessary easements and rights-of-way, shall be System Costs, including any and all necessary modifications to accommodate a complete initial installation satisfactory to Garland. If Rowlett constructs new Metering and Sampling Facilities, Rowlett shall transfer ownership of the newly constructed facilities at no cost to Garland, together with all necessary access easements and rights-of-way to Garland in a form satisfactory to Garland, together with the authority to operate, repair, and maintain the facilities as specified in Section 4.1(a). Thereafter, Garland shall operate, repair and maintain the facilities as a System Cost, subject to the provisions of Section 4.1.

4.3 Expenses incurred by Garland for the operation and maintenance of Metering and Sampling Facilities shall be System Costs and shall include, without limitation, the following:

(A) Cost of electricity and batteries at the facility;

(B) Cost of the initial installation of the telemetry service at the facility and to the control center and cost of monthly lease charge for connectivity;

(C) Cost of calibration and field measured Velocity Profiles performed by a third-party company pursuant to an agreement with Rowlett or Section 6.4.1 of this Contract;

(D) Cost of parts, materials and supplies required for repairs, calibrations and upgrading of the facilities, other than calibrations performed by a third-party company under contract with Rowlett or pursuant to Section 6.4.1 of this Contract;

(E) Labor cost plus fringe benefits and indirect costs for repairs, calibrations and upgrading of the facilities, other than calibrations performed by a third-party company under contract with Rowlett or pursuant to Section 6.4.1 of this Contract;

(F) Maintenance costs of ingress and egress to the Metering and Sampling Facilities site.

(G) Administrative costs, including but not limited to record and bookkeeping, cost of service studies and costs associated with ratemaking.

4.4 Replacement of facilities described in this section or equipment therein occasioned as a result of obsolescence due to age, excessive maintenance, growth or other reasons as determined by the Director, excluding damage caused due to the negligence of a third-party company under an agreement with Rowlett, including failure to perform necessary maintenance, shall be a System Cost. Any replacement facility or equipment therein shall comply with Garland's standards and specifications.

5. Rights-of-Way

5.1 Rowlett shall grant, without charge to Garland, such easements and rights-of-way along public highways or other property owned by Rowlett, to the extent lawful and as reasonably necessary, to construct or maintain mains or facilities within the corporate limits of Rowlett to provide wastewater collection to Rowlett and to other areas; provided, however, that nothing herein shall impose upon Rowlett an obligation to acquire title or easement rights with regard to any property nor to permit access, construction or maintenance that may impose an undue burden on Rowlett. Whenever by reason of reconstruction, widening or straightening or streets, replacement of water or sewer lines, traffic signals, traffic signs and markings or any other public works project it shall be deemed necessary by Rowlett to remove, alter change, adapt, or conform the underground

or overhead facilities of Garland located in rights-of-way or other property owned by Rowlett, such alterations shall be made by Garland at Garland's expense within thirty days from the issuance of written notice to Garland to make the alterations unless a different schedule has been approved by Rowlett. Garland shall grant, without charge to Rowlett, such easements and rights-of-way along with public highways or other property owned by Garland, as to the extent lawful and as reasonably necessary, to construct and maintain wastewater mains or facilities within Garland to provide wastewater collection to Rowlett. Whenever by reason of reconstruction, widening or straightening or streets, replacement of water or sewer lines, traffic signals, traffic signs and markings or any other public works project it shall be deemed necessary by Garland to remove, alter change, adapt, or conform the underground or overhead facilities of Rowlett located in rights-of-way or other property owned by Garland, such alterations shall be made by Rowlett at Rowlett's expense within thirty days from the issuance of written notice to Rowlett to make the alterations unless a different schedule has been approved by Garland. All work done by or on behalf of Garland under this paragraph will be performed in accordance with specifications equal to those applying to work of a similar nature performed within Garland, but neither party hereto will be required to restore the other's property to a condition exceeding its original condition, unless otherwise mutually agreed In Writing. Garland and Rowlett agree to coordinate the location of the mains and facilities in the other's easements and rights-of-way in order to prevent conflicts insofar as reasonably practicable.

6. Metering and Sampling

6.1 All flow discharged into the Garland System by Rowlett shall be metered, except as provided in below Section 6.2. Should both parties agree In Writing that metering is not possible in one or more areas on the Basin Map, the agreed upon method for determining the discharge volume for such area(s) shall be deemed to include an adjustment for infiltration and inflow.

6.2 If, in the judgment of the Director, the wastewater generated within one or more areas of the Basin Map applicable to Rowlett cannot be accurately measured by an approved metering station, then the charge for sanitary sewer service within that drainage area will be based on 80% of the metered water usage. Garland shall have the right to audit Rowlett's water usage records and Rowlett shall produce them to Garland within ten business days of Garland's written request. Rowlett shall have access to the metering and sampling facilities at all reasonable times; provided, however, that any reading, calibration or adjustment to such metering equipment shall be done by employees or agents of Garland. Garland shall notify Rowlett at least 72 hours in advance of the date and time for any reading, calibration or adjustment, and Rowlett may be present and observe, if so desired.

6.2.1 If Rowlett has opted to hire a third-party company to calibrate the Metering and Sampling Equipment, then, within two weeks after any calibration, either Party shall have the right, at its own expense, to conduct, under Garland's supervision, its own calibration of the meter. The Party seeking calibration shall notify the other Party, In Writing, of its intention to calibrate the meter at least 72 hours in advance and shall coordinate with Garland in scheduling the calibration. All Parties to this Agreement shall have the right to attend and observe any such calibration of the meter.

6.2.2 If Garland calibrates the Metering and Sampling Equipment, Rowlett shall have the right, at its own expense, to conduct, under Garland's supervision, its own calibration of the meter. Rowlett shall notify Garland, in writing, of its intention to calibrate the meter at least 72 hours in advance and shall coordinate with Garland in scheduling the calibration.

6.3 All readings of meters will be entered into data collection systems maintained by Garland and will be electronically transmitted to or shared with Rowlett. Rowlett shall be furnished with monthly totalizer readings for each Point of Entry Metering and Sampling Facility.

6.4 The Metering and Sampling Equipment shall be calibrated and serviced at least once every six months (that is, once every 180 days). Copies of the results of any meter calibration, velocity profiles, and all related information shall be provided simultaneously to all Parties to this Contract. If Rowlett has opted for a third-party to calibrate and service the Metering and Sampling Equipment, the contract between Rowlett and the third-party must be in writing and shall require the third-party company perform any necessary obligations under this Contract, including the obligation to obtain and distribute information gathered in the course of its work to both Parties as set forth herein.

6.4.1 If Rowlett has hired a third-party company to calibrate and service the meters, but the Metering and Sampling Equipment has not been calibrated and serviced within the preceding 180 days, then Garland shall have the right to hire a third-party company to perform the calibration and servicing. The costs Garland incurs for this calibration and service of the Metering and Sampling Equipment shall be billed as a direct cost to Rowlett.

6.5 After a calibration is completed, if it is determined that a meter is out of calibration and under-metering or over-metering wastewater flow by more than 5%, the company or entity performing the calibration shall provide written notice to all Parties within five (5) business days of such determination. The registration of the flow as determined by the meter shall be corrected for a period extending back to the time such

inaccuracy began, if such time is ascertainable; or, if such time is not ascertainable, then for a period extending back to the date of the last calibration.

6.5.1 In the event a meter calibration finds that Rowlett has been undercharged, Garland shall invoice Rowlett for the difference between the amount Garland billed Rowlett and the amount Garland should have billed Rowlett for the appropriate time period (i.e., back to the earlier of the date the inaccuracy began or the most recent calibration). Rowlett shall pay this amount within twelve months of the date the inaccuracy was discovered. In the event the calibration finds that Rowlett was overcharged, Garland shall credit Rowlett's account for the appropriate amount within twelve months of the date the inaccuracy was discovered.

6.5.2 Interest shall not accrue on any payment or credit contemplated by Section 6.5.1 until twelve months after the date the inaccuracy was discovered. Interest on any outstanding balance shall thereafter accumulate at the normal rate, beginning on the first day after the twelve-month payment period.

6.6 It is contemplated by the parties that the six-month service and calibration may reveal a meter error. If it is determined that any meter used to determine volume from Rowlett has been out of service or out of repair for a period of more than six months so that the amount of wastewater metered cannot be ascertained or computed from the reading thereof, Garland shall provide written notice to Rowlett within not less than five (5) days thereof, and the wastewater delivered through the period such meter is out of service or out of repair shall be the average use of the last twelve months, divided by three-hundred and sixty-five, and the result multiplied by the number of days the meter is out of service or out of repair.

6.6.1 The Parties agree that ninety (90) days after any calibration, the meter shall, for all purposes, be considered correct and accurate as of the date of the calibration.

6.7 Garland shall periodically determine the quality of the wastewater at the Metering and Sampling Facilities or other agreed upon sampling points for the purposes of billing for the Strength of the wastewater. The sampling and testing shall occur on a random basis once per month. To determine the quality of the wastewater, Garland shall collect 24-hour time-weighted or flow-weighted composites for a period of not less than one 24-hour period per month for a total of twelve, 24-hour sampling periods per year. If, at the request of Rowlett or at the request of the Director, more extensive monitoring is desired, such additional monitoring shall be paid for by the party making the request and shall be done in compliance with this Section. If Rowlett requests such additional monitoring, Garland shall invoice Rowlett and payment shall be made within thirty days

after receipt of invoice. Garland shall analyze the samples collected in accordance with standard methods and will provide analysis reports to the Rowlett, if requested.

6.8 If in the opinion of the Director, compliance monitoring is required, the Director may order that additional monitoring be performed with or without prior notice to Rowlett. Compliance monitoring is to be in addition to the periodic sampling set forth in Section 6.7. All information obtained as a result of such compliance monitoring shall be provided to the Rowlett upon request. Garland will provide notice of such compliance monitoring to Rowlett within a reasonable time thereafter.

6.9 Costs incurred by Garland under this section will be considered to be a System Cost.

7. Rates and Charges

7.1 Wholesale wastewater rates established hereunder will be determined based upon cost-of-service rate study analysis using the methodologies and principals generally accepted within the industry and detailed further herein, as applicable. The cost of such analysis will be considered a System Cost. The rates imposed on Rowlett, as a wholesale wastewater customer, shall be determined using the same methodology as Garland's other wholesale wastewater customers.

7.2 The parties agree that the methodologies and principals used to conduct a cost-of-service rate study shall be generally accepted within the industry as promulgated by the Water Environment Federation within the WEF Manual of Practice No. 27, Financing and Charges for Wastewater Systems, as revised. Notwithstanding the forgoing, the following methodologies and principals are agreed to between the parties until agreed otherwise in writing:

(A) The cost of service for the wholesale class shall include allocated reasonable and necessary operation and maintenance expenses based on the then-adopted and approved budget for the wastewater utility, budgeted debt service including principal and interest payments, capital outlay and budgeted funds necessary to comply with Garland's established financial policies such as, but not limited to, operating cash reserves, externally required or internally adopted debt coverage requirements, repair and replacement reserves, and any other reserve requirements that may be necessary to maintain the financial stability of the City of Garland's wastewater system.

(B) To determine the allocation and distribution of costs to the wholesale customer class, the analysis shall consider at least the following factors: total volume, rate

of flow, wastewater quality, metering, and customer-related costs such as accounting, billing, and monitoring.

(C) Capital-related costs will consist of budgeted cash capital outlays as well as budgeted debt service payments including principal and interest and debt service coverage as may be required.

7.3 The initial rates for this contract shall be those adopted by the Garland City Council in September, with an effective date of October. The initial rate is per 1000 gallons. Garland shall provide Rowlett with written notice, no later than July 31st, of any proposed rate increase in order to allow Rowlett sufficient time for budgeting purposes. A failure to provide such written notice shall postpone the effective date of the rate increase to October of the following year. Any challenge to a rate established by the Garland City Council must be brought within ninety days of its adoption.

An additional charge will be made for excess Strength discharges at any Point of Entry. A surcharge for each mg/l of BOD in excess of 250 mg/l and for each mg/l of TSS in excess of 250 mg/l shall be assessed. Excess Strength determination will be based on monthly sampling.

Rowlett agrees that the Garland City Council has the right to revise, by ordinance, the allowable discharge Strengths, consistent with applicable regulations. At the effective date of this Contract, the allowable discharge Strength is 250 mg/l for BOD and 250 mg/l for TSS.

Surcharge - Rowlett shall pay a surcharge to Garland for concentrations of BOD exceeding 250 mg/l and TSS exceeding 250 mg/l at the rate provided in Article II "Utility Rates and Fees," Chapter 50 of the Code of Ordinances of the City of Garland, subject to increase or decrease without formal amendment of this Contract as the surcharge is amended by ordinance from time to time. The excess charge will be calculated each month. It will be based on the rate of excess discharge for that month. The surcharge will be assessed the entire month for each portion of the month that discharges from Rowlett exceed applicable limits.

7.4 Bills for wastewater treatment and disposal service shall be submitted to Rowlett on a monthly basis. Amounts billed shall be due and payable not more than thirty days from the billing date. The bills will show current charges, as well as past-due charges, if any. Current charges shall be the amount due for wastewater collection, treatment and disposal service provided since the prior billing period. Past-due charges shall be the total amount unpaid from all prior billings as of the current billing date. Payments received by

Garland shall first be applied to the past-due charges, if any, and thereafter to the current charges. Any challenge to a billing must be brought within 60 days of the billing date.

7.5 If Rowlett disputes a bill, it shall nevertheless continue to promptly make the undisputed payment or payments. Dispute of a bill is not grounds for non-payment of undisputed amounts. Interest will accrue on unpaid charges at the rate specified in Sec. 2251.025, Texas Government Code, as amended. In the event a disputed amount is finally determined to be incorrect, then the amount found to be in excess of the amount due will be credited to the Rowlett's account together with an interest charge at the above rate, calculated from the date payment of the disputed bill was received, if Rowlett has otherwise paid the disputed amount. Payment of the undisputed amount shall not be deemed a waiver of the right to dispute a charge in accordance with this contract.

7.6 The parties hereto agree that services obtained pursuant to this Contract are essential and necessary to the operation of Rowlett's waterworks and wastewater facilities and that all payments made by Rowlett hereunder shall constitute reasonable and necessary operating expenses of Rowlett's waterworks and wastewater systems, and the provisions of any and all ordinances of Rowlett authorizing the issuance of any revenue bond issues of Rowlett which are payable from its waterworks and wastewater systems.

7.7 Rowlett agrees, throughout the term of this Contract, to fix and collect such rates and charges for wastewater service to be supplied as will produce revenues in an amount equal to at least (i) all of operation and maintenance expenses of such system, including specifically its payments under this Contract; and (ii) all other amounts as required by law and the provisions of the ordinances or resolutions authorizing its revenue bonds or other obligations now or hereafter outstanding, including the amounts required to pay all principal of and interest on such bonds and other obligations.

7.8 The parties agree that the rates established in accordance with this Contract are reasonable and in the public interest.

7.9 Security Fund. Upon the occurrence of Rowlett's first failure to pay any amount billed for service under this Contract, which amount remains unpaid for more than sixty days after its due date, Rowlett agrees to establish a security fund in the amount of one month's average billings over the preceding 12-month period from which Garland may withdraw funds to secure payment of the billing in the event that a billing dispute is finally resolved in Garland's favor.

The security fund shall be deposited with the City Manager in cash, in the form of an unconditional letter of credit or performance/surety bond, or other instrument in a form acceptable by the City Manager and the City Attorney. The letter of credit, bond, or other instrument shall in no event require the consent of Rowlett prior to the collection by Garland of any amounts covered by the letter of credit, bond, or other instrument should the billing dispute be resolved in Garland's favor. Rowlett shall be entitled to all interest actually earned by Garland on any cash portion of the security fund; Garland shall pay such interest to be paid to Rowlett such interest by Garland on an annual basis.

8. Industrial Connection and Monitoring

8.1 Rowlett agrees that it will, at the time of execution of this Contract, identify and locate all possible Significant Industrial Users which might be subject to Garland's Industrial Pretreatment Program. Any compilation, index or inventory of Significant Industrial Users shall be made available to the United States Environmental Protection Agency, Texas Commission on Environmental Quality and/or its predecessor agencies, and the City of Garland upon request.

8.2 Rowlett agrees that it will not permit any Significant Industrial User within its jurisdiction to connect directly or indirectly either to its system or to the Garland System without at least thirty days' prior written notification to the Director of such intent to connect. Such notification shall provide the Director with information pertaining to volume and composition of flow, and further information as may be requested by the Director.

8.3 Rowlett agrees to conduct any and all monitoring, sampling and inspection of Rowlett System and industrial users as necessary to insure that industrial waste introduced into the Rowlett System meets the quality standards set out in Section 9.2 hereof. Upon request to Rowlett, a representative of Garland will be permitted to observe Rowlett's collection of samples from industrial users. Rowlett agrees to furnish Garland separate duplicate samples for independent testing, and shall provide the Director with sample analysis results and pretreatment records within fifteen days of receipt of laboratory reports from the Industrial User.

8.4 Rowlett agrees that Garland shall have the right to sample wastewater at all Points of Entry and such other locations as may be mutually agreed to in writing by both parties for the purpose of determining the volume and quality of wastewater entering the Garland System. Rowlett agrees to disconnect from its system any industrial user found to be in violation of allowable discharges or who refuses access to its facilities for the purpose of sampling wastewater being discharged into the Rowlett System; provided,

however, that the disconnected industrial user shall be afforded the same rights, privileges of appeal and deficiency cure periods as are industrial users operating within Garland's jurisdiction.

8.5 Following notice to Rowlett by Garland, Rowlett grants to Garland the right to enter Rowlett's jurisdiction if Garland determines that questionable discharges or prohibited discharges are entering the Garland System from the Rowlett System. Rowlett agrees to assist Garland in locating and eliminating such prohibited discharges.

9. Wastewater Quality

9.1 Rowlett agrees that on or before one-hundred twenty days from date of execution of this Contract it shall enact, or shall have enacted, and shall cause to be enforced an ordinance enabling Rowlett to enforce within its jurisdiction regulations governing industrial waste that are at least as stringent as the provisions of the current Garland's Code of Ordinances; Chapter 22, and any necessary and reasonable amendments thereto, and state and applicable federal regulations relating to 1) discharged substances; 2) prohibited discharges; 3) pretreatment requirements; 4) industrial discharge permitting system; and 5) industrial self-monitoring reports. Rowlett agrees to enact and enforce ordinances or any amendments to Garland Ordinance No. 6417, or any future ordinances relating to industrial discharges, prohibited or controlled wastes or pretreatment requirements and such amendments and future ordinances shall become incorporated as additional exhibits to this Contract; provided, however, Garland shall provide Rowlett with a copy of such proposed ordinances or amendments at least sixty days, if possible, prior to the presentation of such ordinances or amendments to the Garland City Council during which time Rowlett shall have an opportunity to review same. Rowlett shall adopt and enforce such proposed ordinances or amendments no later than the effective date of the Garland ordinance or amendment.

9.2 Rowlett agrees that the quality of the wastewater discharged into the Rowlett System shall be equal to or better than the quality standards established by Garland's Code of Ordinances, Chapter 22, or any amendment adopted pursuant to Section 9.1 or applicable state or federal law or regulation. Rowlett shall be responsible to Garland if Rowlett causes the Garland System to be in noncompliance with any federal, state or local statutes, rules, regulations or permit requirements.

9.3 Rowlett shall require all Significant Industrial Users within its jurisdiction that ultimately discharge into the Garland System to apply for and obtain a permit from Rowlett allowing such discharge. Such permit shall require industrial users to abate

prohibited substances from their discharge as a condition to discharging wastewater into the Rowlett System. The permit application shall contain, as a minimum, the following:

(A) Name and Address of Discharger and/or Agent for Discharger;

(B) Description of activities, facilities, and plant processes on the premises, including a list of all raw materials and chemicals used or stored at the facility which are, or could accidentally or intentionally be, discharged to the Public Owned Treatment Works;

(C) Number and type of employees, hours of operation, hours of discharge and proposed or actual hours of operation of the industrial user;

(D) Each product produced by type, amount, process or processes, and rate of production;

(E) A map of the property showing accurately all sewers and drains;

(F) The site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, floor drainages, and appurtenances by size, location, and elevation, and all points of discharge;

(G) Time and duration of all the discharges;

(H) Any other information as may be deemed necessary by the Director to evaluate the wastewater discharge permit application; and,

(I) Plans and specifications sealed by a registered professional engineer detailing all pretreatment facilities and processes including any grease, oil, or sand interceptors and control manholes.

Rowlett shall provide Garland a copy of such application and permit, if issued, within fifteen days after issuance.

10. Infiltration and Inflow

10.1 Rowlett agrees that it has an obligation to minimize infiltration and inflow into its System from entering the Garland System; however, Rowlett agrees that, pursuant to 30 Tex. Admin. Code § 217.53(c)(2), all pipes and joints in the Rowlett system must prevent infiltration and inflow. Rowlett further agrees that all sewer connections within

its jurisdiction which ultimately enter into the Garland System will be constructed in accordance with specifications and standards at least equal to those of the City of Rowlett. . Further, Rowlett covenants and agrees to maintain strict supervision and maintenance of its System to prevent connections through which surface drainage can enter Rowlett's System, in order to prevent such drainage from ultimately being deposited into the Garland System. The parties acknowledge that no sanitary sewer system is watertight and that the prevention of infiltration and inflow imposed by this section is constrained by reasonableness and industry standards. Rowlett shall not make, nor shall it permit to be made, any connection which will directly contribute storm water run-off from rainwater spouts, rainwater areas, streets, gutter drain or other source into its sanitary sewer system.

11. Sludge Disposal

11.1 Rowlett recognizes the importance of processing and disposing of sludge in a timely and proper manner. Rowlett will cooperate with Garland in any environmentally sound sludge processing and disposal program meeting federal and state standards within the area served by Rowlett.

12. Wastehaulers

12.1 Rowlett shall not introduce or permit to be introduced, and shall prohibit the introduction of, liquid waste into the Rowlett System by liquid waste haulers, either directly or indirectly.

13. Reports and Records

13.1 If requested by the Director or Rowlett, the other party shall provide the following data on a quarterly basis:

(A) Actual number of Rowlett accounts discharging directly or indirectly into the Garland System or Rowlett System within its service area;

(B) Classification of domestic and nondomestic accounts within its service area by number and percentage of accounts discharging directly or indirectly into the Garland System or Rowlett System within its service area; and,

(C) Additional data which may assist Garland or Rowlett in developing methodology for cost-of-service studies, planning studies for analyzing federal grants, and system access fees; provided, however, that neither party shall request data that will require

either party to incur unreasonable expenses in providing such data or require the production of confidential information.

14. Notices

Any notice, communication, request, reply or advice herein provided or permitted to be given, made or accepted by either party to the other party must be in writing to:

City of Garland: Managing Director of Water and Wastewater Utilities
City of Garland
200 N. Fifth Street
Garland, Texas 75040

Rowlett: City Manager
City of Rowlett
4000 Main Street
Rowlett, Texas 75088

The parties hereto shall indicate in writing any change that may occur in such respective addresses from time to time.

15. Inspection and Audit

Complete records and accounts shall be maintained by each party hereto for a minimum period of five years. Each party shall at all times, upon notice, have the right at reasonable times to examine and inspect records and accounts during normal business hours; and further, if required by any law, rule or regulation, make the records and accounts available to federal and state auditors.

16. Consent

Whenever, under the terms of this Contract, Garland is permitted to give its written consent or approval, Garland, in its discretion, may give or may refuse such written consent or approval and, if given, may restrict, limit or condition such consent or approval in any manner it shall deem advisable; however, consent will not be unreasonably withheld or delayed.

17. Waiver, Remedy, Severability

17.1 No waiver by either party hereto of any term or condition of this Contract shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

17.2 In addition to any other remedy as may be provided by law, this Contract shall be specifically enforceable by the parties hereto. Venue for any action shall be in Dallas County, Texas.

17.3 It is agreed that, in the event any term or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of such term or provision shall in no way affect any other term or provision contained herein; further, this Contract shall then continue as if such invalid term or provision had not been contained herein.

18. Ownership and Liability

18.1 No provision of this Contract shall be construed to create any type of joint or equity ownership of any property, any partnership or joint venture, nor shall same create any other rights or liabilities and Rowlett payments (whether past, present, or future) will not be construed as granting Rowlett partial ownership of, pre-paid capacity in, or equity in the Garland System.

18.2 Liability for damages arising out of the transportation, delivery, reception, treatment, and disposal of all wastewater discharged into the Garland System by Rowlett shall remain with Rowlett, together with title and ownership thereto, until such wastewater passes through the Point of Entry to the Garland System, at which time title, ownership and liability for such damage shall pass to Garland, save and except that title to any prohibited discharge and any liability therefor shall not pass to Garland unless such prohibited discharge originated in the Garland System. Any effluent produced by and discharged by Garland from any treatment plants owned and/or operated by Garland shall be owned by Garland, regardless of originating source of wastewater. **Further, to the extent allowed by law, the parties hereto agree to indemnify, save and hold the other party harmless from any and all claims, demands, causes of action, damages, losses, costs, fines and expenses, including reasonable attorney's fees, that may be asserted by anyone at any time on account of the transportation, delivery, reception, treatment and/or disposal while title to the wastewater is in such party. If such liability for damages is not attributable to a specific customer or Garland, such liability shall become a Garland System Cost.**

18.3 Contracts made and entered into by either Rowlett or Garland for the construction, reconstruction or repair of any delivery facility shall include the requirements

that the independent contractor(s) must provide adequate insurance protecting both the Rowlett and Garland as insured. Such contract must also provide that the independent contractor(s) covenant to indemnify, hold harmless and defend both the Rowlett and Garland against any and all suits or claims for damages of any nature arising out of the performance of such contract.

19. Compliance with Permit Conditions

Rowlett acknowledges that Garland is the holder of discharge permits issued by the United States and the State of Texas. Rowlett agrees that it will comply with all such permit conditions in any way relating to the collection system and the discharge into the collection system. **Rowlett agrees that in the event a fine is assessed against Garland for any violation of any permit condition, and the violation is attributable to any act of omission or commission by Rowlett, to indemnify Garland and pay to Garland the amount of such fine. If a violation is joint between Garland and Rowlett, each party shall be responsible for its proportionate responsibility.** If such fine is not attributable to a specific customer, such fine shall be considered a System Cost and allocable to the customer in accordance with the provisions of this Contract.

20. Term of Contract

The term of this Contract shall be twenty years from the Effective Date.

21. Force Majeure

21.1 No party hereto shall be considered to be in default in the performance of any of the obligations hereunder (other than obligations of either party to pay costs and expenses) if such failure of performance shall be due to circumstances beyond the reasonable control of the parties, including but not limited to, the failure of facilities, flood, earthquake, tornado, storm, fire, lightning, epidemic, war, riot, civil disturbance or disobedience, labor dispute and action or non-action by a failure to obtain the necessary authorizations and approvals from any governmental agency or authority or the electorate, labor or material shortage, sabotage, or restraint by a court order or public authority, which by the exercise of due diligence and foresight such party could not have reasonably been expected to avoid and which by exercise of due diligence it shall be unable to overcome. Either party rendered unable to fulfill any obligation by reason of an uncontrollable force shall exercise due diligence to remove such inability with all reasonable dispatch.

21.2 In the event the proper operation of the Garland System, as a result of the above, requires Garland to temporarily interrupt all or part of the services to Rowlett, no claims for damage shall be made by Rowlett against Garland.

21.3 A force majeure event resulting in increased inflow through the meter (whether as the result of infiltration or otherwise) shall not relieve Rowlett of the obligation to pay for the full amount metered.

22. Termination

22.1 This Contract may be terminated in whole or in part by the mutual consent of Rowlett and Garland. Notwithstanding anything contained herein to the contrary, any material breach by either party hereto to perform any of the duties or the obligations assumed by such party hereunder or to faithfully keep and perform any of the terms, conditions and provisions hereof shall be cause for termination of this Contract by Garland in the manner set forth in this paragraph. Garland shall deliver to Rowlett one hundred eighty days prior written notice of its intention to so terminate this Contract if Rowlett fails to cure or adjust such material breach, including in such notice a reasonable description of the breach. If within said one hundred eighty days Rowlett shall fail or refuse to cure such default to the reasonable satisfaction of Garland, then and in such event, Garland shall have the right with six months advance written additional notice to Rowlett and without any liability whatsoever on the part of Garland to declare this Contract terminated. In the event of termination of this Contract, all rights, powers, and privileges of Rowlett hereunder shall cease and terminate and Rowlett shall make no claim of any kind whatsoever against Garland, its agents or representatives, by reason of such termination or any act incident thereto, provided Garland acted reasonably and such termination was not unreasonable, arbitrary and capricious. Garland shall advise Rowlett in writing immediately upon acceptance of the cure of any default. The following breach, default or failure to perform a duty or obligation shall be considered to be a material breach:

(A) Failure to adopt and enforce any ordinance required to be adopted and enforced herein;

(B) Failure to make any payment of any bill, charge or fee as provided for in this Contract;

(C) Making any connection to the Garland System at any point except as provided in Section 2.2 hereof;

(D) Failure to provide Garland ingress and egress for purposes of sampling and operation and maintenance of any metering or any sampling facility;

(E) Failure to provide Garland access to Rowlett-owned rights-of-way as required herein;

(F) Failure to permit any sampling of wastewater as provided for herein;

(G) Failure to disconnect industrial users of Rowlett pursuant to Section 8.4 hereof;

(H) Failure to abide by Significant Industrial User requirements as outlined in Section 8 hereof;

(I) Failure to maintain the quality of discharge as required in Section 9 hereof;

(J) Failure of Rowlett to comply with Section 19.1 hereof.

22.2 Any failure by Garland to so terminate this Contract or the acceptance by Garland of any benefits under this Contract for any period of time after such material breach, default or failure by Rowlett shall not be determined to be a waiver by Garland of any rights to terminate this Contract for any subsequent material breach, default or failure.

22.3 Rowlett may terminate this Contract, without any additional liability on Rowlett's part for doing so, for a material breach of this Contract by Garland by providing Garland 180 days' prior written notice, including a reasonable description of Garland's breach, subject to Garland's right to cure within this 180-day period. Material breach includes but is not limited to the failure to provide wastewater treatment service under this Contract for a period in excess of five (5) days, subject to events of force majeure. Any failure by Rowlett to so terminate this Contract or the acceptance by Rowlett of any benefits under this Contract for any period of time after such breach, default or failure by Garland shall not be determined to be a waiver by Rowlett of any rights to terminate this Contract for any subsequent material breach, default or failure.

22.3.1 Rowlett's termination of this Contract shall in no way effect Rowlett's obligation to pay all outstanding debts existing under this Contract prior to declaring termination and any payments for service during the 180-day termination period.

23. Effective Date

This Contract, together with all terms and conditions and covenants, shall be effective on the date indicated above.

24. Miscellaneous

24.1 This Contract terminates and supersedes that certain Wastewater Treatment Contract between The City of Rowlett and the City of Garland dated June 8, 1994 under which Garland provided wastewater treatment services to Rowlett.

24.2 This Contract is subject to all applicable federal and state laws and any applicable permits, ordinances, or amendments adopted pursuant to Section 9.1 rules, orders and regulations of any state or federal governmental authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

24.3 Rowlett agrees to abide by any changes in this Contract made necessary by any amendment or revision to state or federal regulations.

24.4 Any duly authorized employee of Garland bearing proper credentials and identification may notify Rowlett of the need for access to any non-permitted premises located within Rowlett's city limits or served by Rowlett for the purpose of inspections and observation, measurement, sampling, testing and auditing, in accordance with the provisions of this Contract, and Rowlett shall permit such access. Rowlett may elect to accompany the Garland representative. To the extent permitted by law, Garland agrees to indemnify Rowlett for any damage or injury to person or property caused by the negligence of such duly authorized employee while such employee is in the course and scope of his employment.4

24.5 In each instance herein where reference is made to a federal or state regulation or ordinance, it is the intention of the parties that, at any given time, the current federal or state regulation or ordinance shall apply. If a publication or reference work referred to herein is discontinued or ceases to be the generally accepted work in its field, or if conditions change, or new methods or processes are implemented by Garland, new standards shall be adopted which are in compliance with state and federal laws and any valid rules and regulations pursuant thereto.

24.6 Garland must comply with all federal, state and local government requirements to obtain grants and assistance for system design, system construction and

studies. Rowlett agrees to assist Garland in compliance by setting adequate rates, establishing proper user charges and complying with governmental requirements.

24.7 Section headings in this Contract are for convenience only and do not purport to accurately or completely describe the contents of any section. Such headings are not to be construed as a part of this Contract or any way defining, limiting or amplifying the provisions hereof.

25. Dispute Resolution

25.1 The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Contract or any of the transactions contemplated hereby promptly by negotiation, as follows. Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. The City Managers of both Parties shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such executives, or if no meeting of such executives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days' notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the federal and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

25.2 In the event that any dispute arising out of or relating to this Contract or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in Section 25.1, such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such longer period as the Parties may agree to, or if the Parties cannot agree on a mediator or location, either Party may exercise all remedies available at law or in equity under this Contract, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase.

25.3 Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid

irreparable harm. The Parties shall continue to perform each of their respective obligations under this Contract during the pendency of any dispute; provided that this obligation shall not apply after the termination of this Contract (except with respect to payments of amounts due and owing under this Contract).

25.4 This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this agreement shall be in Dallas County, Texas.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their respective officers thereunto duly authorized.

ATTEST:

By: _____
City Secretary

Date: _____

CITY OF GARLAND

By: _____
City Manager

Date: _____

ATTEST:

By: Laura Hallmark
City Secretary

Date: 4/21/2021

ROWLETT

By: Brian Funderburk
City Manager

Date: 4-21-21

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 06/08/2021

Item Title: Bond Refunding - General Obligation Commercial Paper Notes & Certificates of Obligation

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 5, 2021 Work Session, Council considered a refunding of Commercial Paper Notes and Certificates of Obligation with General Obligation Refunding Bonds. The total amount of variable rate Commercial Paper Notes, series 2021 requested to be refunded is $42 million. Commercial Paper is used as an interim financing tool to fund the 2004 and 2019 Bond Programs and is refunded periodically into long-term fixed rate General Obligation debt. In addition, approximately $1 million of Combination Tax and Revenue Certificates, Series 2011 is being requested to be refunded in order to secure debt service savings of approximately $140,000 over the next ten years.

Recommendation/Action Requested and Justification

Approve the sale of General Obligation Refunding Bonds, Series 2021.

Attachments

DRAFT Bond Refunding Ordinance

ORDINANCE NO. ____

AN ORDINANCE authorizing the issuance of "CITY OF GARLAND, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021"; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and an Escrow Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

WHEREAS, the City Council (the "Council") of the City of Garland, Texas (the "City") has heretofore issued, sold, and delivered, and there is currently outstanding obligations of the following issue or series, to wit: "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2011," dated June 15, 2011, scheduled to mature on February 15 in each of the years 2022 through 2026, inclusive, and 2028, 2030 and 2031 and aggregating in the principal amount of $1,020,000 (hereinafter referred to as the "Refunded Obligations"); and

WHEREAS, the City Council of the City, in accordance with the provisions of Texas Government Code, Chapter 1371, has heretofore authorized by ordinance and provided for the issuance of "City of Garland, Texas General Obligation Commercial Paper Notes, Series 2021" (the "Commercial Paper Notes") in an aggregate principal amount not to exceed $50,000,000 for the purpose of financing the construction of various projects for which there exists authorized but unissued obligations approved by a majority of the voters of the City at the elections held on May 4, 1991, May 3, 1997, May 15, 2004 and May 4, 2019, respectively, for the purpose of authorizing the issuance of such obligations, as well as any projects approved at future elections;

WHEREAS, the Council hereby finds and determines $_____ in principal amount of the Commercial Paper Notes should be refunded and refinanced into long term obligations at this time (such Commercial Paper Notes being hereinafter collectively referred to as the "Refunded CP Notes") for the purpose of replacing such Refunded CP Notes with long-term fixed rate debt, and further finds and determines that the issuance of the bonds herein authorized is in the best interests of the City and that the manner in which the refunding of the Refunded CP Notes is being executed does not make it practicable to make the determination required by Texas Government Code, Section 1207.008(a)(2) in connection with the Refunded CP Notes;

WHEREAS, pursuant to the provisions of Texas Government Code, Chapter 1207, as amended, the Council is authorized to issue refunding bonds and deposit the proceeds of sale directly with the places of payment for the Refunded Obligations and the Refunded CP Notes, as appropriate, or other authorized depository, and such deposits, when made in accordance with said statutes, and ordinances authorizing the issuance of the Refunded Obligations and the Refunded CP Notes, shall constitute the making of firm banking and financial arrangements for the discharge and final payment of the Refunded Obligations and the Refunded CP Notes; and

WHEREAS, the Council hereby finds and determines that the Refunded Obligations should be refunded at this time, and such refunding will result in the City saving approximately $_____ in debt service payments on such indebtedness and further provide a net present value savings of approximately $_____; now, therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND:

SECTION 1: Authorization - Designation - Principal Amount - Purpose. General obligation bonds of the City shall be and are hereby authorized to be issued in the aggregate principal amount of $_____ to be designated and bear the title "CITY OF GARLAND, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021" (hereinafter referred to as the "Bonds"), for the purpose of providing funds for the discharge and final payment of certain outstanding obligations of the City (identified in the preamble hereof and referred to as the "Refunded Obligations" and the "Refunded CP Notes") and to pay costs of issuance, in accordance with the Constitution and laws of the State of Texas, including Texas Government Code, Chapter 1207, as amended.

SECTION 2: Fully Registered Obligations - Bond Date - Authorized Denominations-Stated Maturities - Interest Rates. The Bonds shall be issued as fully registered obligations only, shall be dated June 15, 2021 (the "Bond Date"), shall be in denominations of $5,000 or any integral multiple (within a Stated Maturity) thereof, and shall become due and payable on February 15 in each of the years (the "Stated Maturities") in the principal amounts and bear interest at the rate(s) per annum in accordance with the following schedule:

Year of Stated Maturity	Principal Amount ($)	Interest Rate (%)
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		

The Bonds shall bear interest on the unpaid principal amounts from the date of initial delivery of the Bonds at the rate(s) per annum shown above in this Section (calculated on the basis of a 360-day year of twelve 30-day months). Interest on the Bonds shall be payable on February 15 and August 15 in each year, commencing February 15, 2022, until maturity or prior redemption.

SECTION 3: Terms of Payment - Paying Agent/Registrar. The principal of, premium, if any, and the interest on the Bonds, due and payable by reason of maturity or otherwise, shall be

payable only to the registered owners or holders of the Bonds (hereinafter called the "Holders") appearing on the registration and transfer books maintained by the Paying Agent/Registrar and the payment thereof shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, and shall be without exchange or collection charges to the Holders.

The selection and appointment of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas to serve as Paying Agent/Registrar for the Bonds is hereby approved and confirmed. Books and records relating to the registration, payment, transfer and exchange of the Bonds (the "Security Register") shall at all times be kept and maintained on behalf of the City by the Paying Agent/Registrar, as provided herein and in accordance with the terms and provisions of a "Paying Agent/Registrar Agreement," substantially in the form attached hereto as **Exhibit A**, and such reasonable rules and regulations as the Paying Agent/Registrar and the City may prescribe. The Mayor or Mayor Pro Tem and City Secretary are authorized to execute and deliver such Paying Agent/Registrar Agreement in connection with the delivery of the Bonds. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Bonds are paid and discharged, and any successor Paying Agent/Registrar shall be a commercial bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Bonds, the City agrees to promptly cause a written notice thereof to be sent to each Holder by first class United States mail, postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Bonds, shall be payable at the Stated Maturities thereof only upon presentation and surrender of the Bonds to the Paying Agent/Registrar at its designated offices, initially in Salt Lake City, Utah, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). Interest on the Bonds shall be paid to the Holders whose names appear in the Security Register at the close of business on the Record Date (the last business day of the month next preceding each interest payment date) and shall be paid by the Paying Agent/Registrar (i) by check sent by first class United States mail, postage prepaid, to the address of the Holder recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Holder. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by first class United States mail, postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

SECTION 4: Redemption.

(a) Optional Redemption. The City reserves the right and option to redeem the Bonds maturing on and after February 15, 2032, in whole or in part, before their respective scheduled maturity dates, on February 15, 2031, or on any date thereafter at a price equal to the principal amount of the Bonds so called for redemption plus accrued interest from the most recent interest payment date on which interest has been paid or duly provided for to the date fixed for redemption.

At least forty-five (45) days prior to an optional redemption date for the Bonds (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to optionally redeem Bonds, the principal amount of each Stated Maturity to be optionally redeemed, and the date of redemption therefor. The decision of the City to exercise the right to optionally redeem Bonds shall be entered in the minutes of the governing body of the City.

(b) Selection of Bonds for Redemption. If less than all Outstanding Bonds of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Bonds as representing the number of Bonds Outstanding, which is obtained by dividing the principal amount of such Bonds by $5,000, and shall select the Bonds to be redeemed within such Stated Maturity by lot.

(c) Notice of Redemption. Not less than thirty (30) days prior to a redemption date for the Bonds, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the City and at the City's expense, to each Holder of a Bond to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Bonds, (ii) identify the Bonds to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Bonds, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Bonds, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof by the Holder. If a Bond is subject by its terms to prior redemption and has been called for redemption and notice of redemption thereof has been duly given as hereinabove provided, such Bond (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys sufficient for the payment of such Bond (or of the principal amount thereof to be redeemed) at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

(d) Conditional Notice of Redemption. With respect to any optional redemption of the Bonds, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption;

and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

SECTION 5: Registration - Transfer - Exchange of Bonds - Predecessor Bonds. A Security Register relating to the registration, payment, and transfer or exchange of the Bonds shall at all times be kept and maintained by the City at the Designated Payment/Transfer Office of the Paying Agent/Registrar, as provided herein and in accordance with the provisions of an agreement with the Paying Agent/Registrar and such rules and regulations as the Paying Agent/Registrar and the City may prescribe. The Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each Holder of the Bonds issued under and pursuant to the provisions of this Ordinance, or if appropriate, the nominee thereof. Any Bond may, in accordance with its terms and the terms hereof, be transferred or exchanged for Bonds of other authorized denominations upon the Security Register by the Holder, in person or by his duly authorized agent, upon surrender of such Bond to the Paying Agent/Registrar for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon surrender of any Bond (other than the Initial Bond(s) referenced in Section 8 hereof) for transfer at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Bonds of authorized denominations and having the same Stated Maturity and of a like aggregate principal amount as the Bond or Bonds surrendered for transfer.

At the option of the Holder, Bonds (other than the Initial Bond(s) referenced in Section 8 hereof) may be exchanged for other Bonds of authorized denominations and having the same Stated Maturity, bearing the same rate of interest and of like aggregate principal amount as the Bonds surrendered for exchange, upon surrender of the Bonds to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Bonds are surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Bonds to the Holder requesting the exchange.

All Bonds issued in any transfer or exchange of Bonds shall be delivered to the Holders at the Designated Payment/Transfer Office of the Paying Agent/Registrar or sent by United States Mail, first class, postage prepaid to the Holders, and, upon the registration and delivery thereof, the same shall be the valid obligations of the City, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Bonds surrendered in such transfer or exchange.

All transfers or exchanges of Bonds pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Bonds cancelled by reason of an exchange or transfer pursuant to the provisions hereof are hereby defined to be “Predecessor Bonds,” evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Bond or Bonds registered and delivered in the exchange or transfer therefor. Additionally, the term “Predecessor Bonds” shall include any mutilated, lost, destroyed, or stolen Bond for which a replacement Bond has been issued,

registered, and delivered in lieu thereof pursuant to the provisions of Section 11 hereof and such new replacement Bond shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Bond.

SECTION 6: Book-Entry-Only Transfers and Transactions. Notwithstanding the provisions contained in Sections 3, 4 and 5 hereof relating to the payment, and transfer/exchange of the Bonds, the City hereby approves and authorizes the use of "Book-Entry-Only" securities clearance, settlement and transfer system provided by The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York ("DTC"), in accordance with the operational arrangements referenced in the Blanket Issuer Letter of Representations, by and between the City and DTC (the "Depository Agreement").

Pursuant to the Depository Agreement and the rules of DTC, the Bonds shall be deposited with DTC who shall hold said Bonds for its participants (the "DTC Participants"). While the Bonds are held by DTC under the Depository Agreement, the Holder of the Bonds on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Bond (the "Beneficial Owners") being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Bonds or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general or the City determines that DTC is incapable of properly discharging its duties as securities depository for the Bonds, the City covenants and agrees with the Holders of the Bonds to cause Bonds to be printed in definitive form and provide for the Bond certificates to be issued and delivered to DTC Participants and Beneficial Owners, as the case may be. Thereafter, the Bonds in definitive form shall be assigned, transferred and exchanged on the Security Register maintained by the Paying Agent/Registrar and payment of such Bonds shall be made in accordance with the provisions of Sections 3, 4 and 5 hereof.

SECTION 7: Execution - Registration. The Bonds shall be executed on behalf of the City by the Mayor under its seal reproduced or impressed thereon and countersigned by the City Secretary. The signature of said officers on the Bonds may be manual or facsimile. Bonds bearing the manual or facsimile signatures of individuals who are or were the proper officers of the City on the Bond Date shall be deemed to be duly executed on behalf of the City, notwithstanding that one or more of the individuals shall cease to hold such offices at the time of delivery of the Bonds to the initial purchaser(s) and with respect to Bonds delivered in subsequent exchanges and transfers, all as authorized and provided in Texas Government Code, Chapter 1201, as amended.

No Bond shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Bond either a certificate of registration substantially in the form provided in Section 9(c), manually executed by the Comptroller of Public Accounts of the State of Texas, or his duly authorized agent, or a certificate of registration substantially in the form provided in Section 9(d), manually executed by an authorized officer, employee or representative of the Paying Agent/Registrar, and either such certificate duly signed upon any Bond shall be conclusive evidence, and the only evidence, that such Bond has been duly certified, registered, and delivered.

SECTION 8: Initial Bond(s). The Bonds herein authorized shall be initially issued either (i) as a single fully registered bond in the aggregate principal amount stated in Section 1 hereof with principal installments to become due and payable as provided in Section 2 hereof and

numbered T-1, or (ii) as multiple fully registered bonds, being one bond for each year of maturity in the applicable principal amount and denomination and to be numbered consecutively from T-1 and upward (hereinafter called the "Initial Bond(s)") and, in either case, the Initial Bond(s) shall be registered in the name of the initial purchaser(s) or the designee thereof. The Initial Bond(s) shall be the Bond(s) submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Bond(s), the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Bond(s) delivered hereunder and exchange therefor definitive Bonds of authorized denominations, Stated Maturities, principal amounts and bearing applicable interest rates for transfer and delivery to the Holders named at the addresses identified therefor; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

SECTION 9: Forms.

(a) Forms Generally. The Bonds, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Registration Certificate of Paying Agent/Registrar, and the form of Assignment to be printed on each of the Bonds, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Bonds, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistently herewith, be established by the City or determined by the officers executing such Bonds as evidenced by their execution. Any portion of the text of any Bonds may be set forth on the reverse thereof, with an appropriate reference thereto on the face of the Bond.

The definitive Bonds and the Initial Bond(s) shall be printed, lithographed, engraved, typewritten, photocopied or otherwise reproduced in any other similar manner, all as determined by the officers executing such Bonds as evidenced by their execution thereof.

(b) Form of Definitive Bond.

REGISTERED NO. ___ REGISTERED $_____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF GARLAND, TEXAS
GENERAL OBLIGATION REFUNDING BOND
SERIES 2021

Bond Date:	Interest Rate:	Stated Maturity:	CUSIP No.:
June 15, 2021	_____%	February 15, 20__	_____

Registered Owner:

Principal Amount:

The City of Garland (hereinafter referred to as the "City"), a body corporate and municipal corporation in the Counties of Dallas, Collin and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the registered owner named above, or the registered assigns thereof (the "Registered Owner"), on the Stated Maturity date specified above the Principal Amount hereinabove stated (or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid principal amount hereof from the interest payment date next preceding the "Registration Date" of this Bond appearing below (unless this Bond bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date" of this Bond is prior to the initial interest payment date in which case it shall bear interest from the date of initial delivery of the Bonds) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year, commencing February 15, 2022, until maturity or prior redemption. Principal of this Bond shall be payable at its Stated Maturity to the Registered Owner hereof upon presentation and surrender at the designated offices of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor. Interest is payable to the registered owner of this Bond (or one or more Predecessor Bonds, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date", which is the last business day of the month next preceding each interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent by first class United States mail, postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Bond shall be without exchange or collection charges to the owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This Bond is one of the series specified in its title issued in the aggregate principal amount of $_____ (herein referred to as the "Bonds") for the purpose of providing funds for the discharge and final payment of the Refunded Obligations (identified and defined in the Ordinance hereinafter referenced) and the Refunded CP Notes (identified and defined in the Ordinance hereinafter referenced), and to pay costs of issuance, under and in strict conformity with the Constitution and laws of the State of Texas and pursuant to an Ordinance adopted by the City Council of the City (herein referred to as the "Ordinance").

The Bonds maturing on and after February 15, 2032, may be redeemed prior to their Stated Maturities, at the option of the City, in whole or in part in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty days prior to the date fixed for any redemption of Bonds, the City shall cause a written notice of such redemption to be sent by United States Mail, first class postage prepaid, to the registered owners of each Bond to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If a

Bond (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date such Bond (or the portion of its principal sum to be redeemed) shall become due and payable, and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys for the payment of the redemption price and the interest on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar.

In the event a portion of the principal amount of a Bond is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Bond to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Bond or Bonds of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Bond is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer such Bond to an assignee of the registered owner within 45 days of the redemption date therefor; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance of a Bond redeemed in part.

With respect to any optional redemption of the Bonds, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

The Bonds are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City. Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the owner or holder of this Bond by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Bonds; the terms and conditions relating to the transfer or exchange of this Bond; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Holders; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which this Bond may be discharged at its maturity, and deemed to be no longer Outstanding thereunder; and for other terms and provisions contained therein. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Bond, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Bonds of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, shall treat the registered owner whose name appears on the Security Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Bond as the owner entitled to payment of principal hereof at its Stated Maturity, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of nonpayment of interest on a scheduled payment date and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by first class United States mail, postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented and declared that the City is a body corporate and political subdivision duly organized and legally existing under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Bonds is duly authorized by law; that all acts, conditions and things required to exist and be done precedent to and in the issuance of the Bonds to render the same lawful and valid obligations of the City have been properly done, have happened and have been performed in regular and due time, form and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Bonds do not exceed any Constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Bonds by the levy of a tax as aforestated. In case any provision in this Bond shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The terms and provisions of this Bond and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be duly executed under the official seal of the City as of the Bond Date.

CITY OF GARLAND, TEXAS

_____
Mayor

COUNTERSIGNED:

_____
City Secretary

(City Seal)

(c) Form of Registration Certificate of Comptroller of Public Accounts to appear on Initial Bond(s) only.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	)	
OF PUBLIC ACCOUNTS	)	REGISTER NO. _____
THE STATE OF TEXAS	)	

I HEREBY CERTIFY that this Bond has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this _____.

_____
Comptroller of Public Accounts
of the State of Texas

(SEAL)

(d) Form of Certificate of Paying Agent/Registrar to appear on Definitive Bonds only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Bond has been duly issued and registered under the provisions of the within-mentioned Ordinance; the bond or bonds of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The designated offices of the Paying Agent/Registrar in Salt Lake City, Utah is the "Designated Payment/Transfer Office" for this Bond.

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, Houston, Texas,
as Paying Agent/Registrar

Registration date:

_____

By: _____
Authorized Signature
Amegy Bank Division

(e) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee): _____

_____

(Social Security or other identifying number _____) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED:

_____

Signature guaranteed:

_____

_____

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular.

(f) The Initial Bond(s) shall be in the form set forth in paragraph (b) of this Section, except that the form of the single fully registered Initial Bond shall be modified as follows:

Heading and first paragraph shall read as follows:

REGISTERED
NO. T-1

REGISTERED
$_____,000

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF GARLAND, TEXAS
GENERAL OBLIGATION REFUNDING BOND
SERIES 2021

Bond Date: June 15, 2021

Registered Owner: _____

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND DOLLARS

The City of Garland (hereinafter referred to as the "City"), a body corporate and municipal corporation in the Counties of Dallas, Collin and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the registered owner named above, or the registered assigns thereof (the "Registered Owner"), the Principal Amount hereinabove stated on February 15 in each of the years and in the principal installments in accordance with the following schedule:

YEAR OF STATED MATURITY	PRINCIPAL INSTALLMENTS ($)	INTEREST RATES (%)

(Information to be inserted from schedule in Section 2 hereof)

(or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid Principal Amount hereof from the date of initial delivery of the Bonds at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 in each year, commencing February 15, 2022, until maturity or prior redemption. Principal installments of this Bond are payable on the Stated Maturity dates to the registered owner hereof by Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar"), upon its presentation and surrender at its designated offices, initially in Salt Lake City, Utah, or, with respect to a successor paying agent/registrar, at the designated office of such successor (the "Designated Payment/Transfer Office"). Interest is payable to the registered owner of this Bond whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the last business day of the month next preceding each interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent by first class United States mail, postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Bond shall be without exchange or collection charges to the owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

SECTION 10: Levy of Taxes. To provide for the payment of the "Debt Service Requirements" of the Bonds, being (i) the interest on the Bonds and (ii) a sinking fund for their payment at maturity or a sinking fund of 2% (whichever amount is the greater), there is hereby levied, and there shall be annually assessed and collected in due time, form, and manner, a tax on all taxable property in the City, within the limitations prescribed by law, and such tax hereby levied on each one hundred dollars' valuation of taxable property in the City for the Debt Service Requirements of the Bonds shall be at a rate from year to year as will be ample and sufficient to provide funds each year to pay the principal of and interest on said Bonds while Outstanding; full allowance being made for delinquencies and costs of collection; separate books and records relating to the receipt and disbursement of taxes levied, assessed and collected for and on account of the Bonds shall be kept and maintained by the City at all times while the Bonds are Outstanding, and the taxes collected for the payment of the Debt Service Requirements on the Bonds shall be deposited to the credit of a "Special 2021 Bond Account" (the "Interest and Sinking Fund") maintained on the records of the City and deposited in a special fund maintained at an official depository of the City's funds; and such tax hereby levied, and to be assessed and collected annually, is hereby pledged to the payment of the Bonds.

The Mayor, Mayor Pro Tem, City Manager, City Secretary and Finance Director of the City, individually or jointly, are hereby authorized and directed to cause to be transferred to the Paying Agent/Registrar for the Bonds, from funds on deposit in the Interest and Sinking Fund, amounts sufficient to fully pay and discharge promptly each installment of interest and principal of the Bonds as the same accrues or matures; such transfers of funds to be made in such manner as will cause collected funds to be deposited with the Paying Agent/Registrar on or before each principal and interest payment date for the Bonds.

SECTION 11: Mutilated - Destroyed - Lost and Stolen Bonds. In case any Bond shall be mutilated, or destroyed, lost or stolen, the Paying Agent/Registrar may execute and deliver a replacement Bond of like form and tenor, and in the same denomination and bearing a number not contemporaneously outstanding, in exchange and substitution for such mutilated Bond, or in lieu of and in substitution for such destroyed, lost or stolen Bond, only upon the approval of the City and after (i) the filing by the Holder thereof with the Paying Agent/Registrar of evidence satisfactory to the Paying Agent/Registrar of the destruction, loss or theft of such Bond, and of the authenticity of the ownership thereof and (ii) the furnishing to the Paying Agent/Registrar of indemnification in an amount satisfactory to hold the City and the Paying Agent/Registrar harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond shall be borne by the Holder of the Bond mutilated, or destroyed, lost or stolen.

Every replacement Bond issued pursuant to this Section shall be a valid and binding obligation, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Bonds; notwithstanding the enforceability of payment by anyone of the destroyed, lost, or stolen Bonds.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

SECTION 12: Satisfaction of Obligation of City. If the City shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Bonds, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and all covenants, agreements, and other obligations of the City to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Bonds or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Bonds or the principal amount(s) thereof at maturity, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Bonds. The City covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Bonds to be treated as “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Bonds, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the City or deposited as directed by the City. Furthermore, any money held by the Paying Agent/Registrar for the payment of the principal of and interest on the Bonds and remaining unclaimed for a period of three (3) years after the Stated Maturity shall upon the request of the City be remitted to the City against a written receipt therefor.

Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the City shall be subject to any applicable unclaimed property laws of the State of Texas.

The term "Government Securities", as used herein, shall mean (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations unconditionally guaranteed or insured by the agency or instrumentality and, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Bonds under the then applicable laws of the State of Texas.

SECTION 13: Ordinance a Contract - Amendments - Outstanding Bonds. This Ordinance shall constitute a contract with the Holders from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Bond remains Outstanding except as permitted in this Section and in Section 28 hereof. The City may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the consent of Holders holding a majority in aggregate principal amount of the Bonds then Outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Bonds, no such amendment, addition, or rescission shall (1) extend the time or times of payment of the principal of, premium, if any, and interest on the Bonds, reduce the principal amount thereof, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Bonds, (2) give any preference to any Bond over any other Bond, or (3) reduce the aggregate principal amount of Bonds required to be held by Holders for consent to any such amendment, addition, or rescission.

The term "Outstanding" when used in this Ordinance with respect to Bonds means, as of the date of determination, all Bonds theretofore issued and delivered under this Ordinance, except:

(1) those Bonds cancelled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

(2) those Bonds deemed to be duly paid by the City in accordance with the provisions of Section 12 hereof; and

(3) those mutilated, destroyed, lost, or stolen Bonds which have been replaced with Bonds registered and delivered in lieu thereof as provided in Section 11 hereof.

SECTION 14: Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms have the following meanings:

"*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the initial purchasers against payment therefor.

"*Code*" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"*Computation Date*" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"*Gross Proceeds*" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds.

"*Investment*" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"*Nonpurpose Investment*" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

"*Rebate Amount*" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"*Regulations*" means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"*Yield*" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations and (2) the Bonds has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Bonds:

(1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or

indirectly with Gross Proceeds of the Bonds (including property financed with Gross Proceeds of the Refunded Obligations), and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Obligations), other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and

apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(2) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(3) As additional consideration for the purchase of the Bonds by the Purchasers and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall pay to the United States out of its general fund, other appropriate fund, or, if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Interest and Sinking Fund, the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(4) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager and Finance Director, either or any combination of them, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or

appropriate in connection with the Bonds, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

(k) Bonds Not Hedge Bonds. (1) At the time the original obligations being refunded by the Bonds were issued, the City reasonably expected to spend at least 85% of the spendable proceeds of such obligations within three years after such obligations were issued and (2) not more than 50% of the proceeds of the original obligations being refunded by the Bonds were invested in Nonpurpose Investments having a substantially guaranteed Yield for a period of 4 years or more.

(l) Current Refunding of the Refunded Obligations and the Refunded CP Notes. The Bonds are a current refunding of the Refunded Obligations and the Refunded CP Notes in that the Refunded Obligations and the Refunded CP Notes are to be paid and redeemed in full within 90 days of the delivery date of the Bonds.

SECTION 15: Sale of Bonds – Official Statement Approval. Pursuant to a public sale for the Bonds, the bid submitted by _____ (herein referred to as the "Purchasers") is declared to be the best bid received producing the lowest true interest cost rate to the City, and the sale of the Bonds to said Purchasers at the price of par plus a cash premium of $_____, is hereby determined to be in the best interests of the City and is approved and confirmed. Delivery of the Bonds to the Purchasers shall occur as soon as possible upon payment being made therefor in accordance with the terms of sale. The Initial Bond shall be registered in the name as provided in the winning bid form.

Furthermore, the use of the Preliminary Official Statement by the Purchasers in connection with the public offering and sale of the Bonds is hereby ratified, confirmed and approved in all respects. The final Official Statement, which reflects the terms of sale (together with such changes approved by the Mayor, Mayor Pro Tem, City Manager, Finance Director or City Secretary, any one or more of said officials), shall be and is hereby in all respects approved and the Purchasers are hereby authorized to use and distribute said final Official Statement, dated June 8, 2021, in the reoffering, sale and delivery of the Bonds to the public. The Mayor or Mayor Pro Tem and City Secretary are further authorized and directed to cause to be delivered for and on behalf of the City copies of said Official Statement in final form as may be required by the Purchasers, and such final Official Statement shall be deemed to be approved by the Council and constitute the Official Statement authorized for distribution and use by the Purchasers.

SECTION 16: Control and Custody of Bonds. The Mayor of the City shall be and is hereby authorized to take and have charge of all necessary orders and records pending investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Bonds, and shall take and have charge and control of the Initial Bond(s) pending the approval thereof by the Attorney General, the registration thereof by the Comptroller of Public Accounts and the delivery thereof to the Purchasers.

SECTION 17: Proceeds of Sale. Immediately following the delivery of the Bonds, the proceeds of sale (less those proceeds of sale designated to pay costs of issuance and additional proceeds being deposited to the Interest and Sinking Fund) (i) in the amount of $_____ shall be deposited with U.S. Bank National Association (the current issuing and paying agent for the Refunded CP Notes) for the payment and discharge of the Refunded CP Notes and (ii) in the amount of $_____ shall be deposited with the Escrow Agent (defined in Section 18 hereof) for the refunding of the Refunded Obligations. The balance of the proceeds of sale of the Bonds

shall be disbursed for payment of costs of issuance or deposited in the Interest and Sinking Fund for the Bonds.

Additionally, on or immediately prior to the date of the delivery of the Bonds, the Finance Director or other appropriate City official shall cause to be transferred in immediately available funds to the issuing and paying agent for the Refunded CP Notes from moneys on deposit in the note payment fund maintained for the payment of the Refunded CP Notes the sum of $_____ to accomplish the refunding of the Refunded CP Notes. The Finance Director is further authorized to provide, from lawfully available funds of the City, any additional money necessary to fully discharge the Refunded CP Notes.

SECTION 18: Escrow Agreement Approval and Execution; Redemption of Refunded Obligations.

The Escrow Agreement (the "Escrow Agreement") by and between the City and Zions Bancorporation, National Association, Amegy Bank Division (the "Escrow Agent"), substantially in the form attached hereto as **Exhibit B** and incorporated herein by reference as a part of this Ordinance for all purposes, is hereby approved as to form and content, and such Escrow Agreement in substantially the form and substance attached hereto, together with such changes or revisions as may be necessary to accomplish the refunding or benefit the City, is hereby authorized to be executed by the Mayor and City Secretary for and on behalf of the City and as the act and deed of this City Council; and such Escrow Agreement as executed by said officials shall be deemed approved by the City Council and constitute the Escrow Agreement herein approved.

Furthermore, appropriate officials of the City in cooperation with the Escrow Agent are hereby authorized and directed to make the necessary arrangements on the day of delivery of the Bonds to the Underwriters for the purchase of any federal securities referenced in the Escrow Agreement and the delivery thereof to the Escrow Agent and for deposit of certain proceeds of sale of the Bonds and any federal securities to the credit of the "SPECIAL 2021 CITY OF GARLAND, TEXAS, GENERAL OBLIGATION REFUNDING BOND ESCROW FUND" (the "Escrow Fund"), including the execution of subscription forms for the purchase and issuance of any "United States Treasury Securities State and Local Government Series"; all as contemplated and provided in Texas Government Code, Chapter 1207, as amended, this Ordinance and the Escrow Agreement.

The Refunded Obligations shall be redeemed and the same are hereby called for redemption on August 3, 2021, at the price of par and accrued interest to the date of redemption. The City Secretary is hereby authorized and directed to file a copy of this Ordinance, together with a suggested form of notice of redemption to be sent to holders of the Refunded Obligations, with Zions Bancorporation, National Association, Amegy Bank Division (successor to The Bank of New York Mellon Trust Company, N.A. and the current paying agent/registrar for the Refunded Obligations), in accordance with the redemption provisions applicable to such obligations; such suggested form of notice of redemption being attached hereto as **Exhibit C** and incorporated herein by reference as a part of this Ordinance for all purposes.

The redemption of the Refunded Obligations described above being associated with the refunding of such Refunded Obligations, the approval, authorization and arrangements herein given and provided for the redemption of such Refunded Obligations on the redemption date designated therefor and in the manner provided shall be irrevocable upon the issuance and delivery of the Bonds; and the City Secretary is hereby authorized and directed to make all

arrangements necessary to notify the holders of such Refunded Obligations of the City's decision to redeem such Refunded Obligations on the date and in the manner herein provided and in accordance with the ordinance authorizing the issuance of such Refunded Obligations and this Ordinance.

SECTION 19: Notices to Holders - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by first class United States mail, postage prepaid, to the address of each Holder appearing in the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Bonds. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 20: Cancellation. All Bonds surrendered for payment, transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly cancelled by it and, if surrendered to the City, shall be delivered to the Paying Agent/Registrar and, if not already cancelled, shall be promptly cancelled by the Paying Agent/Registrar. The City may at any time deliver to the Paying Agent/Registrar for cancellation any Bonds previously certified or registered and delivered which the City may have acquired in any manner whatsoever, and all Bonds so delivered shall be promptly cancelled by the Paying Agent/Registrar. All cancelled Bonds held by the Paying Agent/Registrar shall be returned to the City.

SECTION 21: Legal Opinion. The obligation of the Purchasers to accept delivery of the Bonds is subject to being furnished a final legal opinion of Norton Rose Fulbright US LLP, approving such Bonds as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for such Bonds. A true and correct reproduction of said opinion is hereby authorized to be printed on the definitive Bonds or an executed counterpart thereof shall accompany the global Bonds deposited with DTC. The City Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the City's bond counsel.

SECTION 22: CUSIP Numbers. CUSIP numbers may be printed or typed on the definitive Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Bonds shall be of no significance or effect as regards the legality thereof and neither the City nor attorneys approving the Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Bonds.

SECTION 23: Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the City, the Paying Agent/Registrar and the Holders.

SECTION 24: Inconsistent Provisions. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

SECTION 25: Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 26: Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 27: Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 28: Continuing Disclosure Undertaking.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

> "*Financial Obligation*" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.
>
> "*MSRB*" means the Municipal Securities Rulemaking Board.
>
> "*Rule*" means SEC Rule 15c2-12, as amended from time to time.
>
> "*SEC*" means the United States Securities and Exchange Commission.

(b) Annual Reports. The City shall provide annually to the MSRB (1) within six months after the end of each fiscal year, beginning in or after 2021, financial information and operating data with respect to the City of the general type included in Tables 1 through 5 and 7 through 14 in the Official Statement, and (2) within twelve months after the end of each fiscal year ending in or after 2021, audited financial statements of the City. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If audited financial statements are not available within 12 months after the end of any fiscal year, the City will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB's Internet Web site or filed with the SEC.

(c) Notice of Certain Events. The City shall provide notice of any of the following events with respect to the Bonds to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below;
13. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph 12 is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City and (b) the City intends the words used in the immediately preceding

paragraphs 15 and 16 in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

(d) Filings with the MSRB. All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

(e) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section while, but only while, the City remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the City in any event will give the notice required by subsection (c) hereof of any Bond calls and defeasance that cause the City to be no longer such an "obligated person."

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

Notwithstanding anything to the contrary in this Ordinance, the provisions of this Section may be amended by the City from time to time to adapt to changed circumstances resulting from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the

Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Bonds. The provisions of this Section may also be amended from time to time or repealed by the City if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the City's right to do so would not prevent an underwriter of the initial public offering of the Bonds from lawfully purchasing or selling Bonds in such offering. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided pursuant to subsection (b) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

SECTION 29: Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 30: Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, City Manager, Finance Director and City Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the City all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance, sale and delivery of the Bonds. In addition, prior to the delivery of the Bonds, the Mayor, Mayor Pro Tem, City Manager, Finance Director or Bond Counsel to the City are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in this Ordinance or such other document, or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Bonds by the Attorney General. In the event that any officer of the City whose signature shall appear on any document shall cease to be such officer before the delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 31: Incorporation of Findings and Determinations. The findings and determinations of this Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 32: Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 33: Effective Date. In accordance with the provisions of Texas Government Code, Section 1201.028, as amended, this Ordinance shall be in force and effect from and after its passage on the date shown below and it is so ordained.

[Remainder of page left blank intentionally]

PASSED AND ADOPTED, June 8, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT B

ESCROW AGREEMENT

EXHIBIT C

CITY OF GARLAND, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION
SERIES 2011
Dated June 15, 2011

NOTICE IS HEREBY GIVEN that the certificates of obligation of the above series maturing on and after February 15, 2022, and aggregating in the principal amount of $1,020,000, have been called for redemption on August 3, 2021 at the redemption price of par and accrued interest to the date of redemption, such certificates being identified as follows:

Year of Maturity	Principal Amount ($)	CUSIP Number
2022	105,000	
2023	105,000	
2024	110,000	
2025	120,000	
2026	120,000	
***	********	
2028*	175,000	
***	********	
2030*	185,000	
***	********	
2031*	100,000	

*term certificates

ALL SUCH CERTIFICATES shall become due and payable on August 3, 2021, and interest thereon shall cease to accrue from and after said redemption date and payment of the redemption price of said certificates shall be paid to the registered owners of the certificates only upon presentation and surrender thereof to Zions Bancorporation, National Association, Amegy Bank Division (successor paying agent/registrar to The Bank of New York Mellon Trust Company, N.A.) at its designated offices at the following address: One South Main Street, 17th Floor, Salt Lake City, UT 84133.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said certificates and pursuant to an ordinance by the City Council of the City of Garland, Texas.

ZIONS BANCORPORATION, NATIONAL ASSOCIATION,
Amegy Bank Division
1801 Main Street, Suite 850
Houston, Texas 77002

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**

Meeting Date: 06/08/2021

Item Title: Consider an ordinance approving the sale of Certificates of Obligation, Series, 2021 to fund a portion of the approved 2021 CIP

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 5, 2021 Work Session, Council authorized the sale of Certificates of Obligation in the approximate amount of $24 million to fund a portion of the 2021 CIP.

Recommendation/Action Requested and Justification

By ordinance, approve the sale of Certificates of Obligation, Series 2021 to fund a portion of the approved 2021 CIP.

Attachments

DRAFT Certificates of Obligation Ordinance

ORDINANCE NO. _____

AN ORDINANCE authorizing the issuance of "CITY OF GARLAND, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021"; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date.

WHEREAS, notice of the City Council's (the "Council") intention to issue certificates of obligation in the maximum principal amount not to exceed $25,000,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, equipping and improving municipal park and recreation facilities, the Firewheel Golf Park, municipal animal shelter and adoption facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, streetscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization, street noise abatement and utility system relocation incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, streets and environmental waste services equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation and (vi) professional services rendered in connection therewith, has been (a) duly published in *The Dallas Morning News*, a newspaper of general circulation in the City of Garland, Texas on April 18, 2021 and April 25, 2021, the date the first publication of such notice being not less than forty-six (46) days prior to the tentative date stated therein for the passage of the ordinance authorizing the issuance of such certificates and (b) duly published continuously on the City's website for at least forty-five (45) days before the tentative date stated therein for the passage of the ordinance authorizing the issuance of such certificates; and

WHEREAS, no petition protesting the issuance of the certificates of obligation described in the aforesaid notice, signed by at least 5% of the qualified voters of the City, has been presented to or filed with the City Secretary on or prior to the date of the passage of this Ordinance; and

WHEREAS, the Council hereby finds and determines that $_____ in total principal amount of the certificates of obligation described in such notice should be authorized at this time; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND:

SECTION 1: Authorization, Designation, Principal Amount, Purpose. Certificates of obligation of the City shall be and are hereby authorized to be issued in the aggregate principal amount of $_____, to be designated and bear the title "CITY OF GARLAND, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2021" (hereinafter referred to as the "Certificates"), for the purpose of paying contractual obligations to

be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, the Firewheel Golf Park, municipal animal shelter and adoption facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, streetscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization, street noise abatement and utility system relocation incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, streets and environmental waste services equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation and (vi) professional services rendered in connection therewith, pursuant to authority conferred by, and in conformity with, the Constitution and laws of the State of Texas, including Texas Local Government Code, Subchapter C of Chapter 271, as amended.

SECTION 2: Fully Registered Obligations - Authorized Denominations - Stated Maturities - Interest Rates - Certificate Date. The Certificates are issuable in fully registered form only; shall be dated June 15, 2021 (the "Certificate Date"); and shall be in denominations of $5,000 or any integral multiple thereof (within a Stated Maturity), and the Certificates shall become due and payable on February 15 in each of the years and in principal amounts (the "Stated Maturities") and bear interest at the per annum rates in accordance with the following schedule:

Year of Stated Maturity	Principal Amount ($)	Interest Rates (%)
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		

The Certificates shall bear interest on the unpaid principal amounts from the date of their delivery to the initial purchasers at the rate(s) per annum shown in the above schedule (calculated on the basis of a 360-day year of twelve 30-day months). Interest on the Certificates shall be payable each February 15 and August 15, commencing February 15, 2022, until maturity or prior redemption.

SECTION 3: Payment of Certificates - Paying Agent/Registrar. The principal of, premium, if any, and interest on the Certificates due and payable by reason of maturity or otherwise shall be payable without exchange or collection charges to the registered owner thereof, in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

The selection and appointment of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas, to serve as Paying Agent/Registrar for the Certificates is hereby approved and confirmed and the City agrees and covenants to cause to be kept and maintained at the offices in Plano, Texas of the Paying Agent/Registrar, books and records (the "Security Register") for the registration, payment, and transfer of the Certificates, all as provided herein, in accordance with the terms and provisions of a "Paying Agent/Registrar Agreement", substantially in the form attached hereto as **Exhibit A** and such reasonable rules and regulations as the Paying Agent/Registrar and the City may prescribe; and the Mayor or Mayor Pro Tem and City Secretary are authorized to execute and deliver such Paying Agent/Registrar Agreement in connection with the delivery of the Certificates. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Certificates are paid, and any successor Paying Agent/Registrar shall be a bank, trust company, financial institution, or other entity duly qualified and legally authorized to act as and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Certificates, the City agrees to promptly cause a written notice thereof to be sent to each registered owner of the Certificates by United States mail, first class postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Both principal of, premium, if any, and interest on the Certificates, due and payable by reason of maturity, shall be payable only to the registered owners of the Certificates (hereinafter referred to as the "Holder" or "Holders") appearing on the Security Register and, to the extent permitted by law, neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary.

Principal of and premium, if any, on the Certificates shall be payable at the Stated Maturities or upon prior redemption thereof, only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its designated offices, initially in Salt Lake City, Utah, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). Interest on the Certificates shall be paid to the Holders whose names appear in the Security Register at the close of business on the Record Date (the last business day of the month next preceding the interest payment date) and shall be paid by the Paying Agent/Registrar (i) by check sent by United States Mail, first class postage prepaid, to the address of the Holder recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Holder. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest

have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States Mail, first class postage prepaid, to the address of each Holder appearing on the books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

SECTION 4: Redemption.

(a) Optional Redemption. The Certificates having Stated Maturities on and after February 15, 2032, shall be subject to redemption prior to maturity, at the option of the City, in whole or in part in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter at the redemption price of par plus accrued interest to the date of redemption.

At least forty-five (45) days prior to an optional redemption date for the Certificates (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the City shall notify the Paying Agent/Registrar of the decision to redeem Certificates, the principal amount of each Stated Maturity to be redeemed, and the date of redemption therefor. The decision of the City to exercise the right to redeem Certificates shall be entered in the minutes of the governing body of the City.

(b) Selection of Certificates for Redemption. If less than all Outstanding Certificates of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Certificates as representing the number of Certificates Outstanding which is obtained by dividing the principal amount of such Certificates by $5,000 and shall select the Certificates to be redeemed within such Stated Maturity by lot.

(c) Notice of Redemption. Not less than thirty (30) days prior to a redemption date for the Certificates, a notice of redemption shall be sent by United States mail, first class postage prepaid, in the name of the City and at the City's expense, to each Holder of a Certificate to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether or not received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Certificates, (ii) identify the Certificates to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Certificates, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Certificates, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof by the Holder. If a Certificate is subject by its terms to prior redemption and has been called for redemption and notice of redemption thereof has been duly given as hereinabove provided, such Certificate (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the redemption date therefor; provided moneys sufficient for the payment of such Certificate (or of the principal amount thereof to be redeemed) at the then

applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

(d) Conditional Notice of Redemption. With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

SECTION 5: Registration - Transfer - Exchange of Certificates - Predecessor Certificates. A Security Register relating to the registration, payment, and transfer or exchange of the Certificates shall at all times be kept and maintained by the City at the Designated Payment/Transfer Office of the Paying Agent/Registrar, and the Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each Holder of the Certificates issued under and pursuant to the provisions of this Ordinance. Any Certificate may, in accordance with its terms and the terms hereof, be transferred or exchanged for Certificates of other authorized denominations upon the Security Register by the Holder, in person or by his duly authorized agent, upon surrender of such Certificate to the Paying Agent/Registrar at the Designated Payment/Transfer Office for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon the surrender for transfer of any Certificate at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Certificates, executed on behalf of, and furnished by, the City, of authorized denominations and having the same Stated Maturity and of a like aggregate principal amount as the Certificate or Certificates surrendered for transfer.

At the option of the Holder, Certificates may be exchanged for other Certificates of authorized denominations and having the same Stated Maturity, bearing the same rate of interest, and of like aggregate principal amount as the Certificates surrendered for exchange upon the surrender of the Certificates to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Certificates are so surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Certificates, executed on behalf of, and furnished by the City, to the Holder requesting the exchange.

All Certificates issued upon any transfer or exchange of Certificates shall be delivered at the Designated Payment/Transfer Office of the Paying Agent/Registrar, or sent by United States mail, first class postage prepaid, to the Holder and, upon the delivery thereof, the same shall be valid obligations of the City, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Certificates surrendered in such transfer or exchange.

All transfers or exchanges of Certificates pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or

exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Certificates canceled by reason of an exchange or transfer pursuant to the provisions hereof are hereby defined to be "Predecessor Certificates," evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Certificate or Certificates registered and delivered in the exchange or transfer therefor. Additionally, the term "Predecessor Certificates" shall include any Certificate registered and delivered pursuant to Section 22 hereof in lieu of a mutilated, lost, destroyed, or stolen Certificate, which shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Certificate.

Neither the City nor the Paying Agent/Registrar shall be required to issue or transfer to an assignee of a Holder any Certificate called for redemption, in whole or in part, within 45 days of the date fixed for the redemption of such Certificate; provided, however, such limitation on transferability shall not be applicable to an exchange by the Holder of the unredeemed balance of a Certificate called for redemption in part.

SECTION 6: Book-Entry-Only Transfers and Transactions. Notwithstanding the provisions contained in this Ordinance relating to the payment and transfer/exchange of the Certificates, the City hereby approves and authorizes the use of "Book-Entry-Only" securities clearance, settlement and transfer system provided by The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York ("DTC"), in accordance with the requirements and procedures identified in the current DTC Operational Arrangements memorandum, as amended, the Blanket Issuer Letter of Representations, by and between the City and DTC, and the Letter of Representations from the Paying Agent/Registrar to DTC (collectively, the "Depository Agreement") relating to the Certificates.

Pursuant to the Depository Agreement and the rules of DTC the Certificates shall be deposited with DTC who shall hold said Certificates for its participants (the "DTC Participants"). While the Certificates are held by DTC under the Depository Agreement, the Holder of the Certificates on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Certificate (the "Beneficial Owners") being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Certificates or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general or the City determines that DTC is incapable of properly discharging its duties as securities depository for the Certificates, the City covenants and agrees with the Beneficial Owners of the Certificates to cause Certificates to be printed in definitive form and provide for appropriate Certificate certificates to be issued and delivered to DTC Participants and Beneficial Owners, as the case may be. Thereafter, Certificates in definitive form shall be assigned, transferred and exchanged on the appropriate Security Register maintained by the Paying Agent/Registrar, and payment of such Certificates shall be made in accordance with the provisions hereof other than this Section.

SECTION 7: Execution - Registration. The Certificates shall be executed on behalf of the City by the Mayor or Mayor Pro Tem under its seal reproduced or impressed thereon and countersigned by the City Secretary. The signatures of said officers on the Certificates may be manual or facsimile. Certificates bearing the manual or facsimile signatures of said individuals who are or were the proper officers of the City on the Certificate Date shall be deemed to be duly

executed on behalf of the City, notwithstanding that such individuals or any of them shall cease to hold such offices prior to the delivery of the Certificates to the initial purchaser(s), and with respect to Certificates delivered in subsequent exchanges and transfers, all as authorized and provided in Texas Government Code, Chapter 1201, as amended.

No Certificate shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Certificate either a certificate of registration substantially as set forth in the form of the Initial Certificate provided in Section 9(b), manually executed by the Comptroller of Public Accounts of the State of Texas or his or her duly authorized agent, or a certificate of registration substantially as set forth in the form of the definitive Certificates provided in Section 9(c), manually executed by an authorized officer, employee, or representative of the Paying Agent/Registrar, and either such certificate duly signed upon any Certificate shall be conclusive evidence, and the only evidence, that such Certificate has been duly certified, registered, and delivered.

SECTION 8: Initial Certificate. The Certificates herein authorized shall be initially issued as a single fully registered Certificate in the total principal amount as provided in Section 1 hereof with the principal amount to become due and payable as provided in Section 2 hereof and numbered T-1 (hereinafter referred to as the "Initial Certificate") and the Initial Certificate shall be registered in the name of the initial purchaser(s) or the designee thereof. The Initial Certificate shall be the Certificate submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas, and delivered to the initial purchaser(s). Any time after the delivery of the Initial Certificate, the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Certificate delivered hereunder and exchange therefor definitive Certificates of authorized denominations, Stated Maturity, principal amounts, and bearing applicable interest rates for transfer and delivery to the Holders named at the addresses identified therefor; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

SECTION 9: Forms.

(a) Forms Generally. The Certificates, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of Registration of the Paying Agent/Registrar, and the form of Assignment to be printed on the Certificates, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends on any insured Certificates and any reproduction of an opinion of counsel) thereon as may, consistently herewith, be established by the City or be determined by the officers executing such Certificates as evidenced by their execution thereof. Any portion of the text of any Certificate may be set forth on the reverse thereof, with an appropriate reference thereto on the face of the Certificate.

The definitive Certificates shall be printed, lithographed, typewritten, engraved or produced in any other similar manner, all as determined by the officers executing such Certificates as evidenced by their execution thereof, but the Initial Certificate submitted to the Attorney General of Texas may be typewritten or photocopied or otherwise reproduced.

The City may provide (i) for issuance of one fully registered Certificate for the Stated Maturity in the aggregate principal amount of such Stated Maturity and (ii) for registration of such Certificate in the name of a securities depository, or the nominee thereof. While any Certificate is registered in the name of a securities depository or its nominee, references herein and in the Certificates to the holder or owner of such Certificate shall mean the securities depository or its nominee and shall not mean any other person.

(b) Form of Initial Certificate.

REGISTERED PRINCIPAL AMOUNT
NO. T-1 $_____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF GARLAND, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2021

Certificate Date: June 15, 2021

Registered Owner: _____

Principal Amount: _____ MILLION ____ HUNDRED __ THOUSAND DOLLARS

The City of Garland (hereinafter referred to as the "City"), a body corporate and municipal corporation in the Counties of Dallas, Collin and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the Registered Owner named above, or the registered assigns thereof, the Principal Amount hereinabove stated, on February 15 in each of the years and in principal installments in accordance with the following schedule:

YEAR	PRINCIPAL INSTALLMENTS ($)	INTEREST RATE (%)

(Information to be inserted from Section 2 hereof)

(or so much principal thereof as shall not have been redeemed prior to maturity) and to pay interest, computed on the basis of a 360-day year of twelve 30-day months, on the unpaid principal amounts hereof from the date of delivery to the initial purchasers at the per annum rates of interest specified above; such interest being payable on February 15 and August 15 in each year, commencing February 15, 2022, until maturity or prior redemption. Principal installments of this Certificate are payable on the Stated Maturity dates or on a redemption date to the registered owner hereof by Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar"), upon its presentation and surrender at its designated offices, initially in Salt Lake City, Utah, or, with respect to a successor paying agent/registrar, at the designated office of such successor (the "Designated Payment/Transfer Office"). Interest is payable to the registered owner of this Certificate whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date", which is the last business day of the month next preceding each interest payment date hereof, and interest shall be paid by the Paying Agent/Registrar by check sent United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and

expense of, the registered owner. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Certificate shall be without exchange or collection charges to the owner hereof and in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This Certificate is issued in the aggregate principal amount of $_____ for the purpose of paying contractual obligations to be incurred for (i) constructing, equipping and improving municipal park and recreation facilities, the Firewheel Golf Park, municipal animal shelter and adoption facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, streetscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization, street noise abatement and utility system relocation incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, streets and environmental waste services equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation and (vi) professional services rendered in connection therewith, pursuant to authority conferred by and in conformity with the Constitution and laws of the State of Texas, particularly Texas Local Government Code, Subchapter C of Chapter 271, as amended, and pursuant to an ordinance adopted by the governing body of the City (hereinafter referred to as the “Ordinance”).

The Certificates maturing on and after February 15, 2032, may be redeemed prior to their Stated Maturities, at the option of the City, in whole or in part in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty (30) days prior to a redemption date, the City shall cause a written notice of such redemption to be sent by United States mail, first class postage prepaid, to the Registered Owners of the Certificates to be redeemed and subject to the terms and provisions relating thereto contained in the Ordinance. If this Certificate (or any portion of the principal sum hereof) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date this Certificate (or the portion of the principal sum hereof to be redeemed) shall become due and payable, and interest thereon shall cease to accrue from and after the redemption date therefor, provided moneys for the payment of the redemption price and the interest on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer such Certificate

to an assignee of the registered owner within forty-five (45) days of the redemption date therefor; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance of a Certificate redeemed in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

This Certificate is payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City and is additionally payable from and secured by a lien on and limited pledge of $1,000 of the Net Revenues of the City's Water and Sewer System (the "System"), such lien and pledge, however, being junior and subordinate to the lien on and pledge of the Net Revenues securing the payment of the Prior Lien Obligations (identified and defined in the Ordinance) and the Subordinate Lien Bonds (identified and defined in the Ordinance). In the Ordinance, the City reserves and retains the right to issue Prior Lien Obligations while the Certificates are outstanding without limitation as to principal amount but subject to any terms, conditions, or restrictions as may be applicable thereto under law or otherwise and additional certificates equally and ratably secured with the Certificates by a parity lien on and pledge of the Net Revenues.

Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the Registered Owner by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of this Certificate; the properties constituting the System; the Net Revenues pledged to the payment of the principal of and interest on this Certificate; the nature, extent, and manner of enforcement of the pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Registered Owners; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges, and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate is deemed to be no longer Outstanding thereunder; and for the other terms and provisions thereof. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by the Registered Owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, may treat the Registered Owner hereof whose name appears on the Security Register (i) on the Record Date as the owner

entitled to the payment of the interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to the payment of the principal hereof at its Stated Maturity or upon its prior redemption, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented, and covenanted that the City is a duly organized and legally existing municipal corporation under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions, and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the City have been properly done, have happened, and have been performed in regular and due time, form, and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of and lien on the Net Revenues of the System as aforestated. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Certificate to be duly executed under the official seal of the City as of the Certificate Date.

CITY OF GARLAND, TEXAS

_____
Mayor

COUNTERSIGNED:

_____
City Secretary

(City Seal)

REGISTRATION CERTIFICATE OF
THE COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER)
OF PUBLIC ACCOUNTS) REGISTER NO. _____
THE STATE OF TEXAS)

I HEREBY CERTIFY that this Certificate has been examined, certified as to validity, and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this _____.

_____
Comptroller of Public Accounts
of the State of Texas

(SEAL)

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee:) _____

_____

(Social Security or other identifying number: _____) the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

attorney to transfer the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

DATED:_____ _____

Signature guaranteed:

_____

NOTICE: The signature on this assignment must correspond with the name of the Registered Owner as it appears on the face of the within Certificate in every particular.

(c) Form of Definitive Certificates.

REGISTERED
NO. R- __

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS
CITY OF GARLAND, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2021

Certificate Date:	Interest Rate:	Stated Maturity:	CUSIP No.:
June 15, 2021	_____%	February 15, 20___	_____

Registered Owner:

Principal Amount: DOLLARS

The City of Garland (hereinafter referred to as the "City"), a body corporate and municipal corporation in the Counties of Dallas, Collin and Rockwall, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above, the Principal Amount stated above and to pay interest on the unpaid Principal Amount stated above from the interest payment date next preceding the "Registration Date" of this Certificate appearing below (unless this Certificate bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date" of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the from the date of delivery to the initial purchasers) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15, commencing February 15, 2022, until maturity or prior redemption. Principal of this Certificate shall be payable at its Stated Maturity or on a redemption date to the Registered Owner hereof upon presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor; provided, however, while this Certificate is registered to Cede & Co., the payment of principal upon a partial redemption of the principal amount hereof may be accomplished without presentation and surrender of this Certificate. Interest shall be payable to the Registered Owner of this Certificate (or of one or more Predecessor Certificates, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date", which is the last business day of the month next preceding the interest payment date, and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first class postage prepaid, to the address of the Registered Owner, recorded in the Security Register or by such other method acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. All payments of principal of, premium, if any, and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

This Certificate is one of the series specified in its title issued in the aggregate principal amount of $_____ (herein referred to as the "Certificates") for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, the Firewheel Golf Park, municipal animal shelter and adoption facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, streetscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization, street noise abatement and utility system relocation incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, streets and environmental waste services equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation and (vi) professional services rendered in connection therewith, pursuant to authority conferred by and in conformity with the Constitution

and laws of the State of Texas, particularly Texas Local Government Code, Subchapter C of Chapter 271, as amended, and pursuant to an ordinance adopted by the governing body of the City (hereinafter referred to as the "Ordinance").

The Certificates maturing on and after February 15, 2032, may be redeemed prior to their Stated Maturities, at the option of the City, in whole or in part in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 15, 2031, or on any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty (30) days prior to a redemption date, the City shall cause a written notice of such redemption to be sent by United States mail, first class postage prepaid, to the Registered Owners of the Certificates to be redeemed and subject to the terms and provisions relating thereto contained in the Ordinance. If this Certificate (or any portion of the principal sum hereof) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date this Certificate (or the portion of the principal sum hereof to be redeemed) shall become due and payable, and interest thereon shall cease to accrue from and after the redemption date therefor, provided moneys for the payment of the redemption price and the interest on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the City and the Paying Agent/Registrar shall not be required to transfer such Certificate to an assignee of the registered owner within forty-five (45) days of the redemption date therefor; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance of a Certificate redeemed in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

The Certificates are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the City and are additionally payable from and secured by a lien on and limited pledge of $1,000 of the Net Revenues of the City's Water and Sewer System (the "System"), such lien and pledge, however, being junior and subordinate to the lien on and pledge of the Net Revenues securing the payment of the Prior Lien Obligations (identified and defined in the Ordinance) and the Subordinate Lien Bonds (identified and defined in the Ordinance). In the Ordinance, the City reserves and retains the right to issue Prior Lien Obligations while the Certificates are outstanding without limitation as to principal

amount but subject to any terms, conditions, or restrictions as may be applicable thereto under law or otherwise and additional certificates equally and ratably secured with the Certificates by a parity lien on and pledge of the Net Revenues.

Reference is hereby made to the Ordinance, a copy of which is on file at the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the Registered Owner by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Certificates; the properties constituting the System; the Net Revenues pledged to the payment of the principal of and interest on the Certificates; the nature, extent, and manner of enforcement of the pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Registered Owners; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges, and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate deemed to be no longer Outstanding thereunder; and for the other terms and provisions thereof. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the Registered Owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The City and the Paying Agent/Registrar, and any agent of either, may treat the Registered Owner hereof whose name appears on the Security Register (i) on the Record Date as the owner entitled to the payment of the interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to the payment of the principal hereof at its Stated Maturity, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented, and covenanted that the City is a duly organized and legally existing municipal corporation under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions, and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the City have been properly done, have happened, and have been performed in regular and due time, form, and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the

payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of and lien on the Net Revenues of the System as aforestated. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Certificate to be duly executed under the official seal of the City as of the Certificate Date.

CITY OF GARLAND, TEXAS

_____
Mayor

COUNTERSIGNED:

_____
City Secretary

(City Seal)

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Certificate has been duly issued and registered under the provisions of the within mentioned Ordinance; the Certificates of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The designated offices of the Paying Agent/Registrar located in Salt Lake City, Utah, is the "Designated Payment/Transfer Office" for this Certificate.

ZIONS BANCORPORATION, NATIONAL ASSOCIATION
Houston, Texas, Paying Agent/Registrar

By: _____
Authorized Signature
Amegy Bank Division

Registered this date:

_____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee:) _____

_____

(Social Security or other identifying number: _____) the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

attorney to transfer the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

DATED:_____

Signature guaranteed:

_____

_____

NOTICE: The signature on this assignment must correspond with the name of the Registered Owner as it appears on the face of the within Certificate in every particular.

SECTION 10: Definitions. For purposes of this Ordinance and for clarity with respect to the issuance of the Certificates herein authorized, and the levy of taxes and appropriation of Net Revenues therefor, the following words or terms, whenever the same appear herein without qualifying language, are defined to mean as follows:

(a) The term "Additional Certificates" shall mean combination tax and revenue certificates of obligation hereafter issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, or any similar law hereafter enacted, and payable from ad valorem taxes and additionally payable from and secured by a lien on and pledge of the Net Revenues on a parity with and of equal dignity with the lien and pledge securing the payment of the Certificates.

(b) The term "Certificates" shall mean the "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021" authorized by this Ordinance.

(c) The term "Certificate Fund" shall mean the special Fund created and established under the provisions of Section 11 of this Ordinance.

(d) The term "Collection Date" shall mean, when reference is being made to the levy and collection of annual ad valorem taxes, the date the annual ad valorem taxes levied each year by the City become delinquent.

(e) The term "Fiscal Year" shall mean the annual financial accounting period used with respect to the System now ending on September 30th of each year; provided, however, the Council may change, by ordinance duly passed, such annual financial accounting period to end on another date if such change is found and determined to be necessary for accounting purposes and to be consistent with the ordinances authorizing the Prior Lien Obligations.

(f) The term "Government Securities" shall mean (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations unconditionally guaranteed or insured by an agency or instrumentality of the United States of America and, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable

obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Certificates under the then applicable laws of the State of Texas.

(g) The term "Maintenance and Operating Expenses" shall mean all current expenses of operating and maintaining the System, including all salaries, labor, materials, repairs and extensions necessary to render efficient service; provided, however, that only such repairs and extensions, as in the judgment of the Council, reasonably and fairly exercised, are necessary to maintain the operations and render adequate service to the City and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair obligations payable from Net Revenues shall be deducted in determining "Net Revenues". Depreciation charges shall not be considered Maintenance and Operating Expenses. Maintenance and Operating Expenses shall include payments under contracts for the purchase of water supply, treatment of sewage or other materials, goods, services, or facilities for the System to the extent authorized by law and the provisions of such contract.

(h) The term "Net Revenues" shall mean, with respect to any period, all income, revenues, and receipts received from the operation and ownership of the System less Maintenance and Operating Expenses of the System during such period.

(i) The term "Outstanding" when used in this Ordinance with respect to Certificates means, as of the date of determination, all Certificates theretofore issued and delivered under this Ordinance, except:

(1) those Certificates theretofore canceled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

(2) those Certificates for which payment has been duly provided by the City in accordance with the provisions of Section 24 hereof by the irrevocable deposit with the Paying Agent/Registrar, or an authorized escrow agent, of money or Government Securities, or both, in the amount necessary to fully pay the principal of, premium, if any, and interest thereon to maturity; and

(3) those Certificates that have been mutilated, destroyed, lost, or stolen and for which (i) replacement Certificates have been registered and delivered in lieu thereof or (ii) have been paid, all as provided in Section 22 hereof.

(j) The term "Prior Lien Obligations" shall mean all bonds or other obligations now outstanding and hereafter issued that are payable from and secured by a lien on and pledge of all or any part of the Net Revenues of the System, including but not limited to, the unpaid bonds of the following issues or series designated "City of Garland, Texas, Water and Sewer System Revenue Bonds," further identified by Series, Date, and Original Principal Amount as follows:

SERIES	DATE	PRINCIPAL AMOUNT
2012	06-01-2012	$ 8,415,000
2013	05-01-2013	$29,925,000

and (i) all bonds hereafter issued to refund any part of the aforesaid bonds or other obligations listed in this definition if the same are made payable from and secured by a lien on and pledge of

the Net Revenues of the System and (ii) any obligations hereafter issued on a parity (insofar as the revenues of the System are concerned) with such Prior Lien Obligations or refunding bonds issued to refund such obligations if the same are made payable from and secured by a lien on and pledge of the Net Revenues of the System.

(k) The term "Subordinate Lien Bonds" shall mean all bonds or other obligations now outstanding and hereafter issued that are payable from and secured by a lien on and pledge of the Net Revenues of the System that is subordinate to the lien on and pledge of the Net Revenues of the System securing the Prior Lien Obligations, including but not limited to, the unpaid bonds of the following issues or series as follows:

(i) "City of Garland, Texas, Water and Sewer System Revenue Refunding and Improvement Bonds, New Series 2014," dated June 1, 2014;

(ii) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2016", dated November 15, 2016;

(iii) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2017", dated May 15, 2017;

(iv) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2018", dated May 15, 2018;

(v) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2018A", dated December 1, 2018;

(vi) "City of Garland, Texas, Water and Sewer System Revenue Bonds, New Series 2019", dated June 1, 2019;

(vii) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2019A", dated December 1, 2019; and

(viii) "City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2021", dated January 15, 2021.

(l) The term "System" shall mean the City's combined Water and Sewer System, including all present and future additions, extensions, replacements, and improvements thereto.

SECTION 11: Certificate Fund. The City covenants that for the purpose of paying the interest on and providing a sinking fund for the payment and retirement of the Certificates, there shall be and is hereby created a special Fund to be designated "Special 2021 Combination Tax and Revenue Certificate of Obligation Fund" (hereinafter, the "Certificate Fund") which Certificate Fund shall be kept and maintained at the City's depository bank, and moneys deposited in the Certificate Fund shall be used for no other purpose. The Mayor, Mayor Pro Tem, City Manager, Finance Director and City Secretary of the City, individually or jointly, are hereby authorized and directed to make withdrawals from said Fund sufficient to pay the principal of and interest on the Certificates as the same become due and payable, and, shall cause to be transferred to the Paying Agent/Registrar from moneys on deposit in the Certificate Fund (on or prior to a principal and/or interest payment date) an amount sufficient to pay the amount of principal and/or interest falling due on the Certificates, such transfer of funds to the Paying Agent/Registrar to be made in such manner as will cause immediately available funds to be deposited with the Paying

Agent/Registrar on or before the last business day next preceding each interest and principal payment date for the Certificates.

Pending the transfer of funds to the Paying Agent/Registrar, money in the Certificate Fund may, at the option of the City, be invested in obligations identified in, and in accordance with the provisions of the "Public Funds Investment Act" (Texas Government Code, Chapter 2256) relating to the investment of "bond proceeds"; provided that all such investments shall be made in such a manner that the money required to be expended from said Fund will be available at the proper time or times. All interest and income derived from deposits and investments in said Certificate Fund shall be credited to, and any losses debited to, the said Certificate Fund. All such investments shall be sold promptly when necessary to prevent any default in connection with the Certificates.

SECTION 12: Tax Levy. To provide for the payment of the "Debt Service Requirements" on the Certificates being (i) the interest on said Certificates and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% (whichever amount shall be the greater), there shall be and there is hereby levied, within the limitations prescribed by law, for the current year and each succeeding year thereafter while said Certificates or any interest thereon shall remain Outstanding, a sufficient tax on each one hundred dollars' valuation of taxable property in said City, adequate to pay such Debt Service Requirements, full allowance being made for delinquencies and costs of collection; said tax shall be assessed and collected each year and applied to the payment of the Debt Service Requirements, and the same shall not be diverted to any other purpose. The taxes so levied and collected shall be paid into the Certificate Fund. The Council hereby declares its purpose and intent to provide and levy a tax legally and fully sufficient to pay the said Debt Service Requirements, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding indebtedness.

The amount of taxes to be provided annually for the payment of the principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(a) Prior to the date the Council establishes the annual tax rate and passes an ordinance levying ad valorem taxes each year, the Council shall determine:

(1) The amount on deposit in the Certificate Fund after (a) deducting therefrom the total amount of Debt Service Requirements to become due on Certificates prior to the Collection Date for the ad valorem taxes to be levied and (b) adding thereto the amount of the Net Revenues of the System, together with any other lawfully available revenues of the City, appropriated and allocated to pay such Debt Service Requirements prior to the Collection Date for the ad valorem taxes to be levied.

(2) The amount of Net Revenues of the System, together with any other lawfully available revenues of the City, appropriated and to be set aside for the payment of the Debt Service Requirements on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(3) The amount of Debt Service Requirements to become due and payable on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(b) The amount of taxes to be levied annually each year to pay the Debt Service Requirements on the Certificates shall be the amount established in paragraph (3) above less the sum total of the amounts established in paragraphs (1) and (2), after taking into consideration delinquencies and costs of collecting such annual taxes.

SECTION 13: Limited Pledge of Net Revenues. The City hereby covenants and agrees that subject to the prior lien on and pledge of the Net Revenues to the payment and security of the Prior Lien Obligations and the Subordinate Lien Bonds, the Net Revenues of the System in the amount of $1,000 are hereby irrevocably pledged to the payment of the principal of and interest on the Certificates, and the pledge of Net Revenues herein made for the payment of the Certificates shall constitute a lien on the Net Revenues until such time as the City shall pay all of such $1,000, after which time the pledge shall cease, all in accordance with the terms and provisions hereof and be valid and binding without any physical delivery thereof or further act by the City.

Texas Government Code, Chapter 1208, as amended, applies to the issuance of the Certificates and the pledge of the revenues granted by the City under this Section of this Ordinance, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the Certificates are Outstanding and unpaid such that the pledge of the revenues granted by the City under this Section of this Ordinance is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the Holders of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

SECTION 14: System Fund. The City hereby covenants and agrees that all revenues derived from the operation and ownership of the System shall be kept separate and apart from all other funds, accounts, and moneys of the City, and shall be deposited as collected into the "Water and Sewer System Fund" (heretofore created in conjunction with the issuance of the outstanding Prior Lien Obligations and hereinafter called the "System Fund"). All moneys deposited in the System Fund shall be pledged and appropriated to the extent required for the following purposes and in the order of priority shown, to wit:

First: To the payment of the reasonable and proper Maintenance and Operating Expenses of the System as defined herein or required by statute to be a first charge on and claim against the revenues of the System.

Second: To the payment of all amounts required to be deposited in any special funds created and established for the payment, security, and benefit of any Prior Lien Obligations in accordance with the terms and provisions of any ordinance authorizing the issuance of any Prior Lien Obligations.

Third: To the payment of all amounts required to be deposited in any special funds created and established for the payment, security, and benefit of any Subordinate Lien Bonds in accordance with the terms and provisions of any ordinance authorizing the issuance of any Subordinate Lien Bonds.

Fourth: To the payment of the amounts required to be deposited in the special funds and accounts created and established for the payment of the Certificates (the Certificate Fund) and Additional Certificates.

Any Net Revenues remaining in the System Fund after satisfying the foregoing payments, or making adequate and sufficient provision for the payment thereof, may be appropriated and used for any other City purpose now or hereafter permitted by law.

SECTION 15: Deposits to Certificate Fund. The City hereby covenants and agrees to cause to be deposited in the Certificate Fund the amount required to fully pay the interest and principal then due and payable on the Certificates, such deposits to pay maturing principal and accrued interest on the Certificates to be made on or before the 15th day of each August and February, beginning February 15, 2022.

The deposits to be made to the Certificate Fund, as hereinabove provided, shall be made until such time as such Fund contains an amount equal to pay the principal of and interest and premium, if any, on the Certificates to maturity. Premium, if any (to the extent it is not used to finance the projects described in Section 1), received from the Purchasers (hereinafter defined) shall be deposited to the Certificate Fund and ad valorem taxes levied, collected, and deposited in the Certificate Fund for and on behalf of the Certificates may be taken into consideration and utilized to reduce the amount of the deposits otherwise required to be deposited in the Certificate Fund from the Net Revenues of the System. In addition, any surplus proceeds from the sale of the Certificates not expended for authorized purposes shall be deposited in the Certificate Fund (or another fund created for the payment of any Certificates), and the amounts deposited to the Certificate Fund shall reduce the sums otherwise required to be deposited in said Certificate Fund from ad valorem taxes and the Net Revenues.

SECTION 16: Security of Funds. All moneys on deposit in the Funds for which this Ordinance makes provision (except any portion thereof as may be at any time properly invested) shall be secured in the manner and to the fullest extent required by the laws of Texas for the security of public funds, and moneys on deposit in such Funds shall be used only for the purposes permitted by this Ordinance.

SECTION 17: Remedies in Event of Default. In addition to all the rights and remedies provided by the laws of the State of Texas, the City covenants and agrees particularly that in the event the City (a) defaults in the payments to be made to the Certificate Fund, or (b) defaults in the observance or performance of any other of the covenants, conditions, or obligations set forth in this Ordinance, any Holder shall be entitled to a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the City and other officers of the City to observe and perform any covenant, condition, or obligation prescribed in this Ordinance.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. The specific remedies herein provided shall be cumulative of all other existing remedies and the specification of such remedies shall not be deemed to be exclusive.

SECTION 18: Special Covenants. The City hereby covenants as follows:

(i) That it has the lawful power to pledge the Net Revenues supporting this issue of Certificates and has lawfully exercised said powers under the Constitution and laws of the State of Texas, including said power existing under Texas Local Government Code, Sections 271.041 271.063, as amended, and Texas Government Code, Chapter 1502, as amended.

(ii) That other than for the payment of the outstanding Prior Lien Obligations, outstanding Subordinate Lien Bonds, the Certificates and the City's Water and Sewer System Commercial Paper Notes, Series 2015, the Net Revenues are not in any manner pledged to the payment of any debt or obligation of the City or of the System.

(iii) That, as long as any Certificates or any interest thereon remain Outstanding and the pledge of the Net Revenues has not been fully satisfied, the City will not sell, lease, or encumber the System or any substantial part thereof, provided that this covenant shall not be construed to prohibit the sale of such machinery or other properties or equipment which has become obsolete or otherwise unsuited to the efficient operation of the System.

(iv) The City recognizes that the purchasers and owners of the Certificates will have accepted them on, and paid therefor a price which reflects, the understanding that interest thereon is excludable from federal income taxation under laws in force at the time the Certificates shall have been delivered. In this connection the City covenants to take no action or fail to take any action, which action or failure to act may render the interest on any of such Certificates subject to federal income taxation, particularly pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), nor shall the City take any action or fail to take any action, which action or failure to act, would have the effect of causing the income derived by the City from the System to become subject to federal income taxation in the hands of the City, whether or not provision shall have been made for the payment of such Certificates.

SECTION 19: Issuance of Prior Lien Obligations and Additional Certificates. The City hereby expressly reserves the right to hereafter issue Subordinate Lien Bonds, without limitation as to principal amount but subject to any terms, conditions, or restrictions applicable thereto under law or otherwise, and, also reserves the right to issue Additional Certificates payable from and secured by a lien on and pledge of the Net Revenues of equal rank and dignity, and on a parity in all respects, with the lien thereon and pledge thereof securing the payment of the Certificates.

It is the intention of this governing body and accordingly hereby recognized and stipulated that the provisions, agreements, and covenants contained herein bearing upon the management and operations of the System, and the administering and application of revenues derived from the operation thereof, shall to the extent possible be harmonized with like provisions, agreements, and covenants contained in any ordinance authorizing the issuance any Prior Lien Obligations or any Subordinate Lien Bonds, and to the extent of any irreconcilable conflict between the provisions contained herein and in any ordinance authorizing the issuance of any Prior Lien Obligations or any Subordinate Lien Bonds, the provisions, agreements, and covenants contained therein shall prevail to the extent of such conflict and be applicable to this Ordinance but in all respects subject to the priority of rights and benefits, if any, conferred thereby to the holders of any Prior Lien Obligations or any Subordinate Lien Bonds.

SECTION 20: Sale of the Certificates - Approval of Official Statement. Pursuant to a public sale for the Certificates, the bid submitted by _____ (herein referred to as the "Purchasers") is declared to be the best bid received producing the lowest true interest cost rate to the City, and the sale of the Certificates to said Purchasers at the price of par plus a cash premium of $_____, is hereby determined to be in the best interests of the City and is approved and confirmed. Delivery of the Certificates to the Purchasers shall occur as soon as possible upon payment being made therefor in accordance with the terms of sale. The Initial Certificate shall be registered in the name as provided in the winning bid form.

Furthermore, the use of the Preliminary Official Statement by the Purchasers in connection with the public offering and sale of the Certificates is hereby ratified, confirmed and approved in all respects. The final Official Statement, which reflects the terms of sale (together with such changes approved by the Mayor, Mayor Pro Tem, City Manager, Finance Director or City Secretary, any one or more of said officials), shall be and is hereby in all respects approved. The City hereby finds that the information and data contained in said Official Statement, dated June 8, 2021, pertaining to the City and its financial affairs is true and correct in all material respects and no material facts have been omitted which are necessary to make the statements contained in the Official Statement, in light of the circumstances under which they were made, not misleading. The use of such Official Statement in the reoffering of the Certificates by the Purchasers is hereby approved and authorized.

The Purchasers are hereby authorized to use and distribute said final Official Statement in the reoffering, sale and delivery of the Certificates to the public. The Mayor or Mayor Pro Tem and City Secretary are further authorized and directed to cause to be delivered for and on behalf of the City copies of said Official Statement in final form as may be required by the Purchasers, and such final Official Statement shall be deemed to be approved by the Council and constitute the Official Statement authorized for distribution and use by the Purchasers.

SECTION 21: Cancellation. All Certificates surrendered for payment, transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly canceled by it and, if surrendered to the City, shall be delivered to the Paying Agent/Registrar and, if not already canceled, shall be promptly canceled by the Paying Agent/Registrar. The City may at any time deliver to the Paying Agent/Registrar for cancellation any Certificates previously certified or registered and delivered which the City may have acquired in any manner whatsoever, and all Certificates so delivered shall be promptly canceled by the Paying Agent/Registrar. All canceled Certificates held by the Paying Agent/Registrar shall be returned to the City.

SECTION 22: Mutilated, Destroyed, Lost, and Stolen Certificates. If (a) any mutilated Certificate is surrendered to the Paying Agent/Registrar, or the City and the Paying Agent/Registrar receive evidence to their satisfaction of the destruction, loss, or theft of any Certificate, and (b) there is delivered to the City and the Paying Agent/Registrar such security or indemnity as may be required to save each of them harmless, then, in the absence of notice to the City or the Paying Agent/Registrar that such Certificate has been acquired by a bona fide purchaser, the City shall execute and, upon its request, the Paying Agent/Registrar shall register and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost, or stolen Certificate, a new Certificate of the same Stated Maturity and of like tenor and principal amount, bearing a number not contemporaneously outstanding.

In case any such mutilated, destroyed, lost, or stolen Certificate has become or is about to become due and payable, the City in its discretion may, instead of issuing a new Certificate, pay such Certificate.

Upon the issuance of any new Certificate under this Section, the City may require payment by the Holder of a sum sufficient to cover any tax or other governmental charge imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent/Registrar) connected therewith.

Every new Certificate issued pursuant to this Section in lieu of any mutilated, destroyed, lost, or stolen Certificate shall constitute a replacement of the prior obligation of the City, whether or not the mutilated, destroyed, lost, or stolen Certificate shall be at any time enforceable by

anyone, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Certificates.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost, or stolen Certificates.

SECTION 23: Covenants to Maintain Tax-Exempt Status of Interest on the Certificates.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

"Closing Date" means the date on which the Certificates are first authenticated and delivered to the initial purchasers against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Certificates.

"Investment" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Certificates are invested and which is not acquired to carry out the governmental purposes of the Certificates.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Regulations" means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Certificates. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Certificates has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Certificate to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until

the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Certificate, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of Certificates:

(1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Certificates, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Certificates or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Certificates to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take or pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Certificates directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Certificates.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Certificates to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038 G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Certificates until six years after the final Computation Date.

(2) As additional consideration for the purchase of the Certificates by the Purchasers and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall pay to the United States from the construction fund, the general fund, or other appropriate fund or, if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Certificate Fund, the amount that when added to the future value of previous rebate payments made for the Certificates equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(3) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Certificates, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Certificates not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager and Finance Director, either or any combination of them, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Certificates, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

SECTION 24: Satisfaction of Obligations of City. If the City shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Certificates, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and the Net Revenues of the System (to the extent such pledge of Net Revenues shall not have been discharged or terminated by prior payment of principal of or interest on the Certificates) and all covenants, agreements and other obligations of the City to the Holders shall thereupon cease, terminate and be discharged and satisfied.

Certificates, or any principal amount(s) thereof, shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (a) money sufficient to pay in full such Certificates or the principal amount(s) thereof at maturity, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (b) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting or consulting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Certificates, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof. The City covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Certificates to be treated as "arbitrage bonds" within the meaning of Section 148 of the Code or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Certificates, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the City or deposited as directed by the City. Furthermore, any money held by the Paying Agent/Registrar for the payment of the principal of and interest on the Certificates and remaining unclaimed for a period of three (3) years after the Stated Maturity of the Certificates for which such moneys were deposited and are held in trust to pay, shall upon the request of the City be remitted to the City against a written receipt therefor. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the City shall be subject to any applicable unclaimed property laws of the State of Texas.

SECTION 25: Ordinance a Contract - Amendments. This Ordinance shall constitute a contract with the Holders from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Certificate remains Outstanding except as permitted in this Section and in Section 36 hereof. The City, may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the written consent of Holders owning a majority in aggregate principal amount of the Certificates then Outstanding affected thereby, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Certificates, no such amendment, addition, or rescission shall (a) extend the time or times of payment of the principal of, premium, if any, and interest on the Certificates, reduce the principal amount thereof, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Certificates, (b) give any preference to any Certificate over any other Certificate, or (c) reduce the aggregate principal amount of Certificates required to be held by Holders for consent to any such amendment, addition, or rescission.

SECTION 26: Control and Custody of Certificates. The Mayor or Mayor Pro Tem of the City shall be and is hereby authorized to take and have charge of all necessary orders and records pending investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Certificates, and shall take and have charge and control of the Initial Certificate pending the approval thereof by the Attorney General, the registration thereof by the Comptroller of Public Accounts, and the delivery thereof to the Purchasers.

SECTION 27: Notices to Holders - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States Mail, first class postage prepaid, to the address of each Holder appearing in the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Certificates. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 28: Bond Counsel's Opinion. The Purchasers' obligation to accept delivery of the Certificates is subject to being furnished a final opinion of Norton Rose Fulbright US LLP, Attorneys, Dallas, Texas, approving such Certificates as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for such Certificates. A true and correct reproduction of said opinion or an executed counterpart thereof is hereby authorized to be either printed on definitive printed obligations or deposited with DTC along with the global certificates for the implementation and use of the Book-Entry-Only System used in the settlement and transfer of the Certificates. The City Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the City's bond counsel.

SECTION 29: CUSIP Numbers. CUSIP numbers may be printed or typed on the definitive Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Certificates shall be of no significance or effect as regards the legality thereof and neither the City nor the attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Certificates.

SECTION 30: Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar, and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the City, the Paying Agent/Registrar, and the Holders.

SECTION 31: Inconsistent Provisions. All ordinances, orders, or resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

SECTION 32: Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 33: Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 34: Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 35: Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551 of the Texas Government Code, as amended.

SECTION 36: Continuing Disclosure Undertaking.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"*Financial Obligation*" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"*MSRB*" means the Municipal Securities Rulemaking Board.

"*Rule*" means SEC Rule 15c2-12, as amended from time to time.

"*SEC*" means the United States Securities and Exchange Commission.

(b) Annual Reports. The City shall provide annually to the MSRB (1) within six months after the end of each fiscal year ending in or after 2021, financial information and operating data with respect to the City of the general type of information contained in Tables 1 through 5 and 7 through 14 in the Official Statement, and (2) within twelve months after the end of each fiscal year ending in or after 2021, audited financial statements of the City. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation. If audited financial statements are not available within 12 months after the end of any fiscal year, the City will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB's Internet Web site or filed with the SEC.

(c) Notice of Certain Events. The City shall provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner and not more than 10 business days after occurrence of the event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below;
13. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding item 12 is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City and (b) the City intends the words used in the immediately preceding items

15 and 16 in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

(d) Filings with the MSRB. All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

(e) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the City in any event will give the notice required by Subsection (c) of this Section of any Certificate calls and defeasance that cause the City to be no longer such an "obligated person."

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

Notwithstanding anything herein to the contrary, the provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule

to the date of such amendment, as well as such changed circumstances, and (2) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a Person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Certificates. The provisions of this Section may also be amended from time to time or repealed by the City if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the City's right to do so would not prevent an underwriter of the initial public offering of the Certificates from lawfully purchasing or selling Certificates in such offering. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with Section 36(b) an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

SECTION 37: Proceeds of Sale. The proceeds of sale of the Certificates, excluding amounts to pay costs of issuance, shall be deposited in a fund maintained at a depository bank of the City and used to finance the projects described in Section 1. Pending expenditure for authorized projects and purposes, such proceeds of sale may be invested in authorized investments in accordance with the provisions of Texas Government Code, Chapter 2256, as amended, including specifically guaranteed investment contracts permitted in Texas Government Code, Section 2256.015, et seq., and any investment earnings realized may be expended for such authorized projects and purposes or deposited in the Certificate Fund as shall be determined by the Council. Any investment earnings remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Certificate Fund. The premium received from the Purchasers (to the extent it is not used to finance the projects described in Section 1 hereof) will be applied to the payment of the costs of issuing the Certificates. Any surplus proceeds of sale may be deposited to the Certificate Fund or to another fund created for the payment of any Certificates.

SECTION 38: Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, City Manager, Finance Director and City Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the City all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance, sale and delivery of the Certificates. In addition, prior to the delivery of the Certificates, the Mayor, Mayor Pro Tem, City Manager, Finance Director or Bond Counsel to the City are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in this Ordinance or such other document, or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Certificates by the Attorney General. In the event that any officer of the City whose signature shall appear on any document shall cease to be such officer before the delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 39: Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 40: Incorporation of Findings and Determinations. The findings and determinations of the Council contained in the preamble hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 41: Effective Date. This Ordinance shall take effect and be in full force from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Remainder of page left blank intentionally]

PASSED AND APPROVED, this June 8, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PAYING AGENT/REGISTRAR AGREEMENT

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **9.**

Meeting Date: 06/08/2021

Item Title: North Texas Municipal Water District Appointment

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Council is requested to consider appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 8, 2021.

Recommendation/Action Requested and Justification

Consider by minute action the appointment of a City of Garland representative to the North Texas Municipal Water District Board.

Attachments

Don Gordon Application

Don Gordon Letter of Interest

GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: APRIL 6, 2021

Name: DON G.GORDON Phone: n/a

Address: 6 DUNROBIN Phone: [redacted] *(Home)*

City, State, Zip: GARLAND Email: [redacted] *(Other*

Resident of Garland for 60+ years Resident of Texas for 70 years DOB [redacted]

Dallas County Voter Registration Number [redacted] Garland City Council District Number 1

Have you ever been convicted of a felony? ☐ Yes ☑ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☑ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have served 12 years on the "North Texas Municipal Water District" in numerous capacities.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Dallas Area Rapid Transit Board, Board of Adjustments, Planning and Zoning, Charter Review Committee

List civic or community endeavors with which you have been involved.

Advisory Board of Hope Clinic, Bond Study Committee, Downtown Advisory committee , Garland Crime S

What is your educational background?

Business Degree, Texas A&M Commerce, TX

What is your occupational experience?

Business Owner for over 40 years. President of nine Corporations or LLCs

I hereby affirm that all statements herein are true and correct. [signature]

Board or Commission of first (1st), second (2nd), and third (3rd) choice:

___ Board of Adjustment
___ Community Multicultural Commission
___ Environmental and Community Advisory Board
___ Garland Cultural Arts Commission
___ Garland Youth Council **
___ Library Board
___ Parks and Recreation Board
___ Plan Commission *
___ Property Standard Board
___ Senior Citizens Advisory Committee
___ TIF Downtown
___ TIF Medical District
___ TIF South
___ Unified Building Standards Commission

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: rdowl@GarlandTx.gov

**Plan Commission members must live in district*

*** Garland Youth Council has a separate application*

Revised 02/2020

DON G. GORDON
6 DUNROBIN
GARLAND, TX 75044

April 6, 2021

Hon. Scott Lemay, Mayor
City of Garland
200 N Fifth Street
Garland, TX 75040

City of Garland Council Members
200 N Fifth Street
Garland, TX 75040

Re: Application for Re-appointment as Board Member of North Texas Municipal Water District

Dear Mayor and Council Members,

Please consider this letter my request to be reappointed to the North Texas Municipal Water District's Board of Directors. I have truly enjoyed the time that I have served on this Board. I believe reliable water service is critical to Garland's success, and I believe my service has contributed to the Water District's ability to supply water not only to the citizens of Garland, but also to the 1.9 million people in the district's service area.

I was appointed to the NTMWD Board of Directors on July 7, 2009, by the Garland City Council. Since then I have served in the following capacities:

- Served in a leadership role as an officer of the Board of Directors as follows:
  Board of Director's President, 2019 – 2020;
  Board of Director's Vice President, 2018 – 2019;
  Board of Director's Secretary, 2017 – 2018.

- Served on all standing Board of Director's committees (except Solid Waste); as follows:
  Finance Committee for five years;
  Executive, Water, Wastewater and Legislative Committees for four years, including Chairman of Executive Committee;
  Policy and Insurance Committees for two years, including Chairman of both;
  Personnel Committee for one year;
  Appointed to serve on the newly created standing Real Estate Committee in 2020;
  Appointed to serve on the John Bunker Hunt Wetland Center's Board of Directors.

- Currently serving as Chairman of the team to develop a recommended slate of officers for the Board of Directors for the upcoming year.

Milestones I have participated in during service
on the NTMWD Board of Directors:

• Continued to help guide the District to accomplish their vision of "*regional service through unity*" and their mission of "*providing high quality and dependable water, wastewater, and solid waste services in a cost-efficient manner*" during a global pandemic.
• In September 2020, helped to adopt a budget that kept wholesale water rates at the current level by opting to use reserves and reduce spending to help keep rates flat for cities facing financial impacts form COVID-19.
• Helped to make significant progress on Bois d'Arc Lake and its components, which are essential to providing drinking water to the growing region the District serves.
• Helped to approve a historic wholesale water service contract agreement with the 13 Member Cities, with the new cost-sharing structure being phased in during 2021. The agreement gradually adjusts the amount that cities currently pay to a rolling average that more closely aligns with their actual consumption, with the goal of having this transition complete in 2033. The agreement incentivizes water conservation.

There are many ongoing opportunities in which I believe I can help.

Ongoing opportunities

• Appointing the committee for the selection of the incoming Executive Director;
• Working to build stronger relationships between NTMWD and its Member Cities and Customers;
• Completing the construction of the Bois d'Arc Lake project on time and within budget;
• Overseeing the planning, construction, and budget of Sister Grove Regional Water Resource Recovery Facility;
• Working with the Board and Committees on the customer contract methodology and the customer rate differential.

Major on-going projects

Bois d'Arc Lake Project
• Project will help meet water demands through 2040.
• Work includes a 2-mile-long, 90-foot high dam, a raw water intake structure, raw water pump station, 60-miles of pipeline, a new water treatment plant in Leonard, a lake operations center, 11 miles of state and county roads and bridges, three public boat ramp areas, and a 17,000 acre environmental mitigation site.
• $1.6 billion project.
• Construction is on schedule and staff expects to provide treated water from Bois d'Arc Lake in late Spring 2022.

Sister Grove Regional Water Resource Recovery Facility
• Project will help meet projected growth in the Upper East Fork Interceptor System service area, which growth is projected to exceed the existing facilities' capacity by 2023.
• The facility will initially treat an average annual daily flow of 16 MGD.

• The Texas Water Development Board approved $459 million in low-interest state funding for Phases I & II of the project, which is expected to save $160.5 million in interest costs.
• Construction work is underway with excavation on-going.
• Completion is expected in late 2023.

South Mesquite Regional WWTP Expansion
• Project will include expanding and making improvements to peak flow capacity and expand the average annual daily capacity by 8 MGD to 41 MGD.
• Work will include adding peak flow basins and an effluent pump station. The plant's peak flow capacity would increase to 102.5 MGD.
• Approximately $120 million project for Phases I & II.
• Staff expects to hire a CMAR (Construction Manager At-Risk) within the next 2-3 months and expects work on the peak flow improvements to begin within a year. The 8 MGD expansion will begin about a year after the peak flow improvements.

South Mesquite Regional WWTP Upgrades
• Project increased the filtration capacity and converted from chlorine disinfection to ultraviolet (UV) disinfection to meet regulatory requirements and improve plant safety.
• Work included the installation of a UV basin and UV equipment to disinfect treated water, construction of a new electrical building, and the addition of new cloth-media disc filters which replaced older filter technology.
• $10 million
• Substantial completion was August 2020

Wilson Creek Regional WWTP Expansion
• Project provided an additional 8 MGD average daily flow capacity, increasing the plant's total treatment capacity to 64 MGD.
• $54 million expansion.
• Completed in June 2020.

Wylie Water Operations Center
• Project provided a modern control room for the regional water system to replace the previous building built in the 1950's.
• The facility included office space, a training room, a small lab, and a portion of the building was hardened to withstand severe weather.
• $11.9 million project.
• The building opened for staff in January 2021.

Wylie Water Treatment Plant IV Expansion
• Project increases treatment capacity for the regional water system to meet future water demands.
• 70 MGD expansion increases total treatment capacity at all four plants in Wylie to 840 MGD.
• $87 million project.
• Substantial completion was achieved in November 2020. Final completion is expected in the next couple of months.

Wylie Water Treatment Plant 1 Rehab
• Project rehabilitates the 65-year-old water treatment plant and brings it up to modern standards, fully utilizing the capacity of existing storage at the Wylie Water Treatment Plant.

• Work includes constructing two new 35 MGD sedimentation basins, rapid mix station, pumping units, and pipelines, and replacing the junction gates, influent gates, and isolation valves.
• $21 million project.
• Substantial completion was achieved in November 2020. Final completion is expected in the next few months.

Trinity River Main Stem Pump Station and Pipeline
• Project increased the District's available water supply.
• Allows up to 100 MGD of water from the Trinity River to be diverted to the East Fork Water Reuse Project (wetlands) for natural filtering and pumping to Lavon Lake.
• $120 million project.
• Completed June 2020.
• Awarded the American Public Works Association Texas Chapter Project of the Year for 2020.

South System Air Valve Improvements Phases I & II
• Project will make improvements to upgrade installations to current TCEQ requirements. Requirements for air valves have changed since these were originally constructed.
• Work includes replacing nearly 200 combination air valves, upsizing manholes, and providing air venting at each location.
• The South System of the water transmission system includes Garland.
• $6.63 million project.
• Completion expected by end of April 2021.

The NTMWD is a huge operation with 800+ employees and an annual budget of $550,000,000. As you can see from the above, there is much work left to do.

I am proud of my participation and contribution as a Director of North Texas Municipal Water District, and I ask you to reappoint me to the North Texas Municipal Water District's Board of Directors.

Sincerely,

Don Gordon
6 Dunrobin
Garland, Texas 75044

[redacted]

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **10.**
Meeting Date: 06/08/2021
Item Title: Reconsideration of Previously Denied Zoning Application Z 20-32 (District 6)
Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The applicant has submitted a written request to the City Council to reconsider the previously denied Zoning Case Z 20-32 (Ocean Star Metals, Inc.).

Section 2.05(K) of the Garland Development Code states:
"A request to change the zoning designation for a tract of land may not be considered by the Plan Commission or the City Council within one year of the Council's denial of the same, or substantially similar, requested change for all or any portion of the parcel, unless:

(1) the Council determines that there has been a substantial change in conditions surrounding the land since the initial request, and agrees to reconsider the change by a three-fourths vote of the members present and voting; or

(2) the Council's initial decision on the request to change the zoning designation was made 'without prejudice.' "

The applicant's letter to the City Council is attached.

Recommendation/Action Requested and Justification

City Council action is requested. Should three-fourths of the Council grant the reconsideration, the applicant may submit a new zoning application in less than one year of the previous denial. The new zoning application will go back through the public hearing process (Plan Commission and City Council).

Attachments

Applicant Reconsideration Request Letter

May 13, 2021

Mr. William Guerin
Director
Planning and Community Development
City of Garland

RE: 523 Shepherd Drive

Dear Mr. Guerin:

A request was made last year to change the zoning on the above referenced property from Heavy Commercial zoning to Industrial with a Specific Use Permit to allow outside salvage and unlimited outside storage. The owner of the property and operator of the business did not understand that her business was a nuisance to her immediate neighbors and other nearby properties. In order to mitigate the problem, she has joined with another company that operates a commercial salvage business on the west side of Dallas. She will no longer process commercial metals on this property. All commercial customers will deliver to the Dallas facility. All the outside storage will go away along with the large machine that picks up the metals on the property.

The plan for the property is that there will only be retail buying. Retail buying includes individuals delivering small amounts of metals to the property. The items will be loaded directly into the buildings. There will be no outside storage. The volume of activity will be reduced. The only larger box-type trucks arriving will be those taking metals from the site to other processors.

We request that the Garland City Council reconsider its action on the request that was denied on January 12, 2021. That request was for a change in zoning to Industrial and a Specific Use Permit to allow a recycling salvage yard with unlimited outside storage. This property is clearly not an appropriate site for an outside salvage yard. Our request is for a reconsideration to "denial without prejudice." We understand that if the council approves the reconsideration and subsequent revote we would be allowed to file a request for a specific use permit for recycling. We understand that we may not be successful. We would not request a change in zoning and would not request permission for outside storage.

Thank you so much for your time.

Sincerely,

Peter Kavanagh
CC: Judy Wang

1620 HANDLEY DRIVE, SUITE A • DALLAS, TEXAS 75208 • (214) 941-4440 • PETERK@ZONESYSTEMS.COM

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. a.**

Meeting Date: 06/08/2021

Item Title: Z 21-10 Spiars Engineering - Specific Use Provision (District 1)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

LOCATION

2602 Lavon Drive

OWNER

RaceTrac Petroleum, Inc.

PLAN COMMISSION RECOMMENDATION

On May 10, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the twenty-five (25) year SUP time period.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the twenty-five (25) year SUP time period.

BACKGROUND

In 1996, City Council approved a Specific Use Provision (SUP) to allow Retail Sales with Gas Pumps for 30 years [S 96-26]. The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and proposes a new SUP time period of twenty-five (25) years.

SITE DATA

The site contains approximately 1.1 acres with approximately 201 lineal feet of frontage along Lavon Drive and 180 lineal feet along Crist Road; both streets are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. The existing business establishment was developed with a Specific Use Provision in 1996 that allows Retail Sales with Fuel Pumps for 30 years.

CONSIDERATIONS

<u>Specific Use Provision</u>

1. The applicant requests to extend the time period expiration of the existing Specific Use Provision, which expires in 2026. The applicant contends that “the substantial reinvestment in this facility will only be feasible if we can continue to operate this facility into the long term.” The City Council-approved SUP Time Period Guide recommends a time period of 20 to 25 years for Retail, Fuel Pumps, based on the average time period of previous SUP approvals. The applicant initially requested an unlimited time period, but concurs with the recommended 25-year time period per the SUP Time Period Guide.

2. The applicant proposes to continue to operate the existing RaceTrac gas station and convenience store, with interior and exterior improvements to the site. According to the applicant, RaceTrac proposes “to make internal facility upgrades, including new product offerings and updated customer experience, as well as facility maintenance items with freshening of the building exterior.”

   The applicant intends to re-paint the fascia below the building roof line, and re-paint, clean and repair other exterior surfaces as needed.

3. The site plan (Exhibit C) shows existing pavement and sixteen (16) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.

4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not

triggered by this request.

5. The current SUP [S 96-26] limits freestanding signage to one (1) monument sign. The applicant has not requested any deviations from the GDC or SUP regarding signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail and services.

The use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

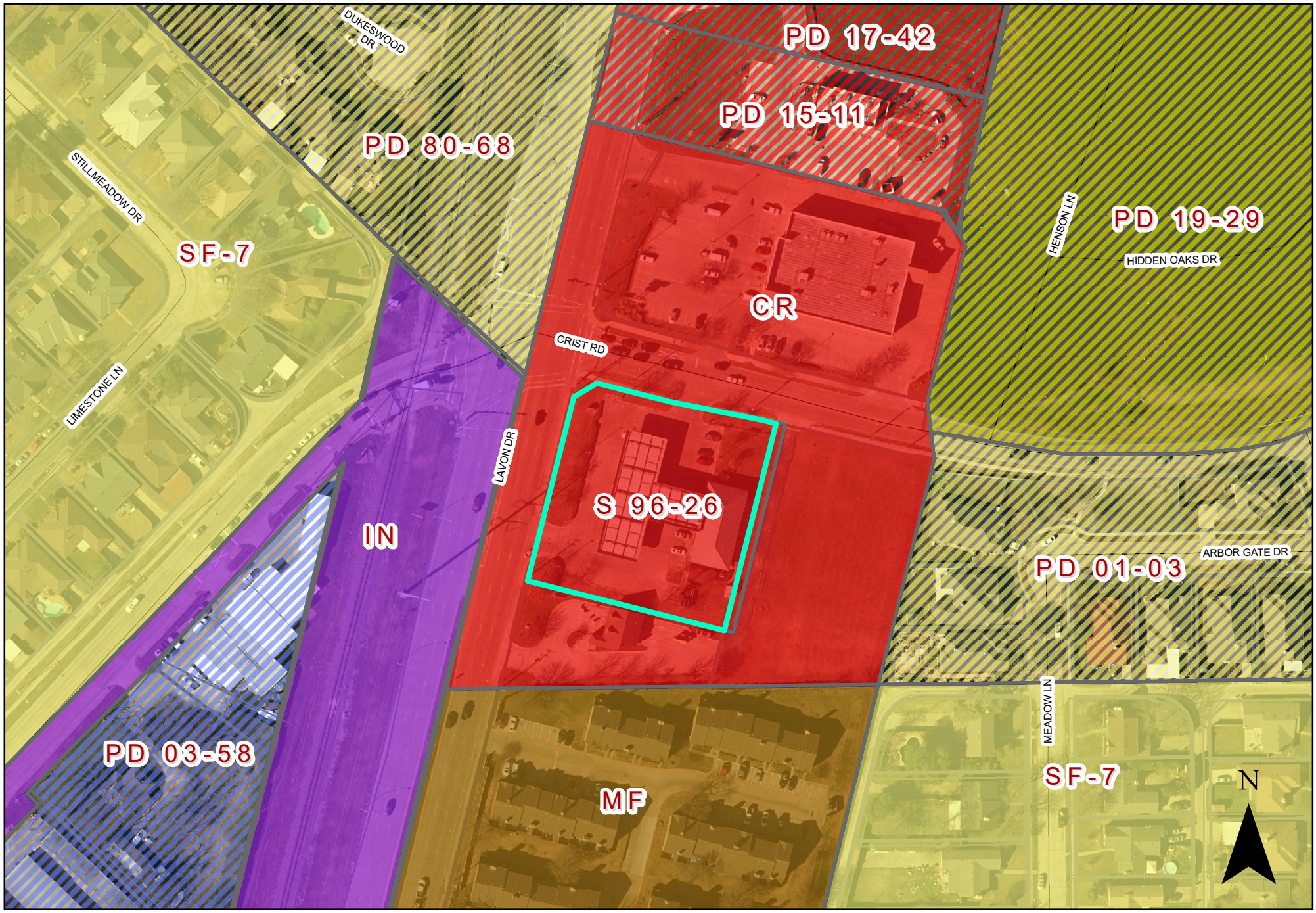
The properties to north and south are zoned Community Retail (CR) District, consisting of a Walgreens pharmacy and a car wash, respectively. The property further south is zoned Multi-Family (MF) District, and is developed with an apartment complex. The property to the east is zoned Planned Development (PD) 01-03 District and is developed with single-family homes. The property to the west, across Lavon Drive, is zoned Planned Development (PD) District 03-58 and is developed with an auto repair shop.

Attachments

Z 21-10 Spiars Engineering Attachments (SUP)

Z 21-10 Spiars Engineering Responses

Z 21-10 Staff Presentation


PD 17-42
PD 15-11
PD 80-68
DUKESWOOD DR
STILLMEADOW DR
SF-7
LIMESTONE LN
HENSON LN
PD 19-29
HIDDEN OAKS DR
CR
CRIST RD
LAVON DR
S 96-26
IN
ARBOR GATE DR
PD 01-03
MEADOW LN
PD 03-58
MF
SF-7
N
0
80
160 Feet
1 inch = 133 feet
Zoning Map Z 21-10
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-10

2602 Lavon Drive

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow Retail Sales with Pumps.

II. Statement of Effect: This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for Retail Sales with Fuel Pumps shall be in effect for twenty-five (25) years.

B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.

C. Number of Pump Islands: The number of gasoline pumps islands shall be limited to five (5) islands with each island containing two (2) dispensers for a total ten (10) dispensers.

D. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.

E. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

F. Signage: Freestanding signage for the development shall be limited to one (1) monument sign. The

monument sign shall have an area no greater than fifty (50) square feet and a height not to exceed seven (7) feet.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, May 10, 2021

Consideration of the application of **Spiars Engineering**, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

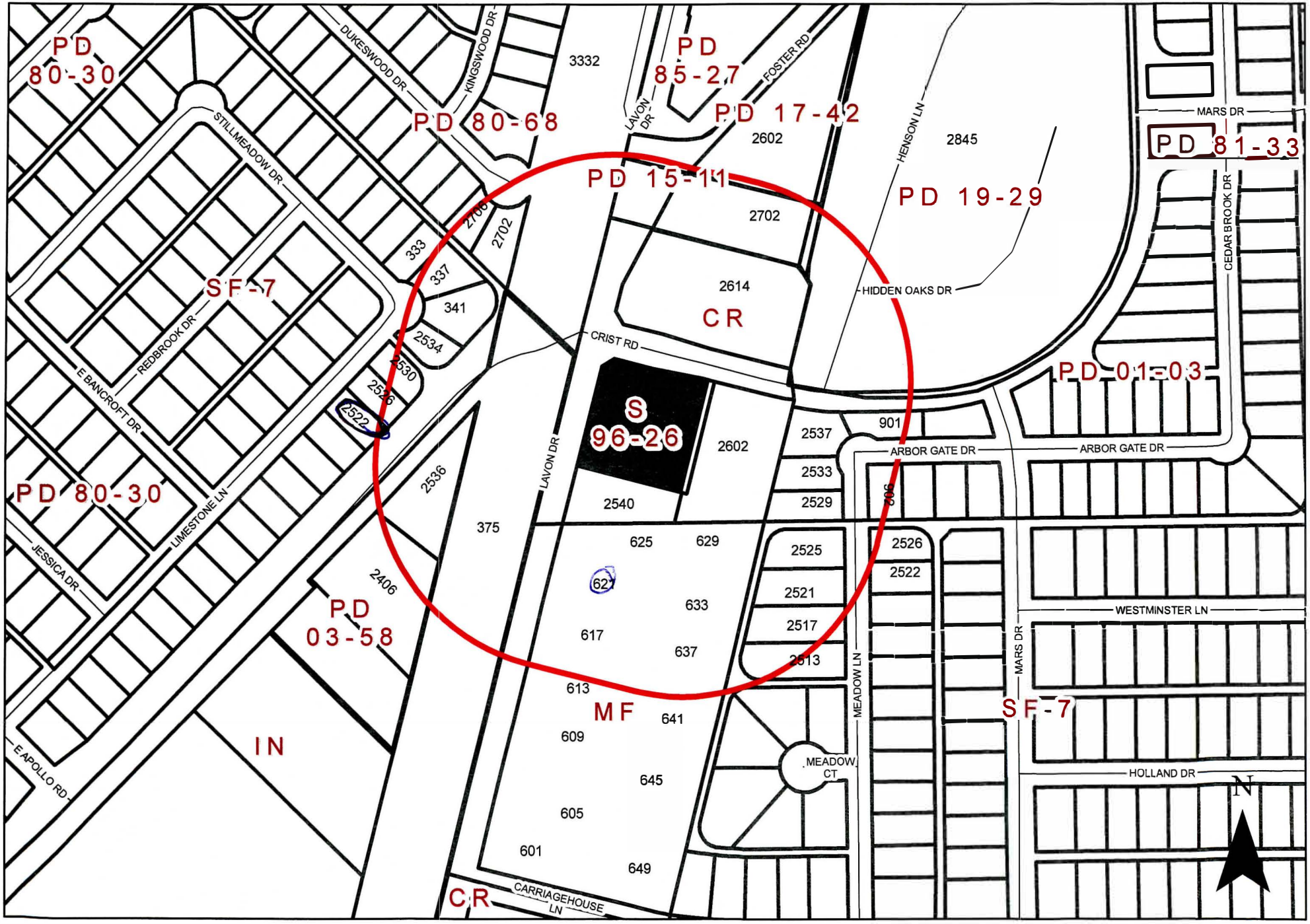
There was discussion among the Commission and Staff regarding the requested Specific Use Provision time length.

There was discussion between the Commission and staff regarding the effective date of the Specific Use Provision.

Applicant Brad Williams 2728 N. Harwood Street, Dallas, TX 75201 provided a brief overview of the request and remained available for questions.

There were no questions for this applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the Specific Use Provision for a period of 25 years. Seconded by Commissioner Rose. **Motion carried: 9** Ayes, **0** Nays.



0 160 320 Feet
1 inch = 249 feet

Zoning Map Z 21-10

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2602 Lavon Drive

Comment Form
Case Z 21-10

Spairs Engineering, proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas. (District 1)

Spairs Engineering, propone realizar mejoras interiores y exteriores a una tienda de conveniencia y una estación de servicio existentes [RaceTrac], y eliminar el período de vencimiento de la Disposición de uso específico. Este sitio está ubicado en 2602 Lavon Drive, Garland, Texas. (Distrito 1)

Spairs Engineering, đề xuất cải tiến nội thất và ngoại thất đối với cửa hàng tiện lợi và trạm xăng hiện có [RaceTrac], đồng thời loại bỏ khoảng thời gian hết hạn của Điều khoản sử dụng cụ thể. Địa chỉ này nằm ở 2602 Lavon Drive, Garland, Texas. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Marjorie D. Patterson

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2522 Limestone Ln.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu chính

Marjorie D. Patterson

Signature / Firma / Chữ ký

5/1/21

Date / Fecha / Ngày

MAY 5'21 PM 3:01

Comment Form
Case Z 21-10

Spairs Engineering, proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas. (District 1)

Spairs Engineering, propone realizar mejoras interiores y exteriores a una tienda de conveniencia y una estación de servicio existentes [RaceTrac], y eliminar el período de vencimiento de la Disposición de uso específico. Este sitio está ubicado en 2602 Lavon Drive, Garland, Texas. (Distrito 1)

Spairs Engineering, đề xuất cải tiến nội thất và ngoại thất đối với cửa hàng tiện lợi và trạm xăng hiện có [RaceTrac], đồng thời loại bỏ khoảng thời gian hết hạn của Điều khoản sử dụng cụ thể. Địa chỉ này nằm ở 2602 Lavon Drive, Garland, Texas. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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Jennifer Castro

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

621 Carriage house Ln ~~Garland tx 75040~~ apt 4F

Your Property Address / La dirección de su propiedad / địa chỉ tài sản à

Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/4/21

Date / Fecha / Ngày

MAY 14 '21 PM 2:32

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-10	May 10, 2021	June 1, 2021	Kimberly Hopkins

Spiars Engineering. The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas.

Joshua Pettijohn
5/17/2021
1:00:06 PM

For

801 W Buckingham Road
Garland
Texas
United States
75040

joshuapettijohn@gmail.com
972-675-4800

Outside the notification area

Z 21-10

The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac] and extend the time period of the SUP.

[Approval of a Specific Use Provision extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR).

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR).]

GARLAND

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City Council Meeting
June 8, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 2602 Lavon Drive

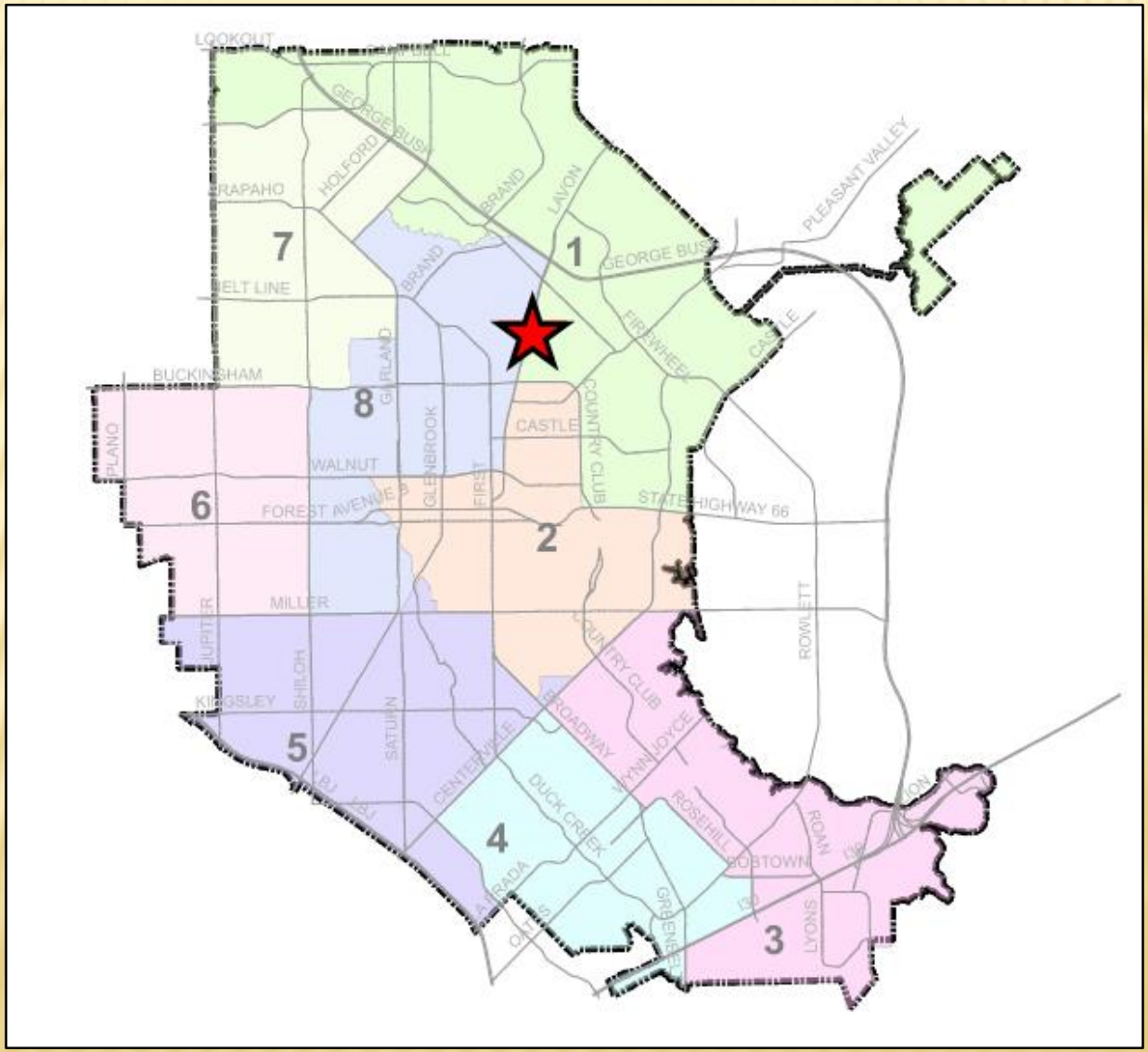
Applicant: Spiars Engineering

Owner: RaceTrac Petroleum, Inc.

Acreage: 1.1 acres

Zoning: Community Retail (CR) District

CITYWIDE LOCATION MAP



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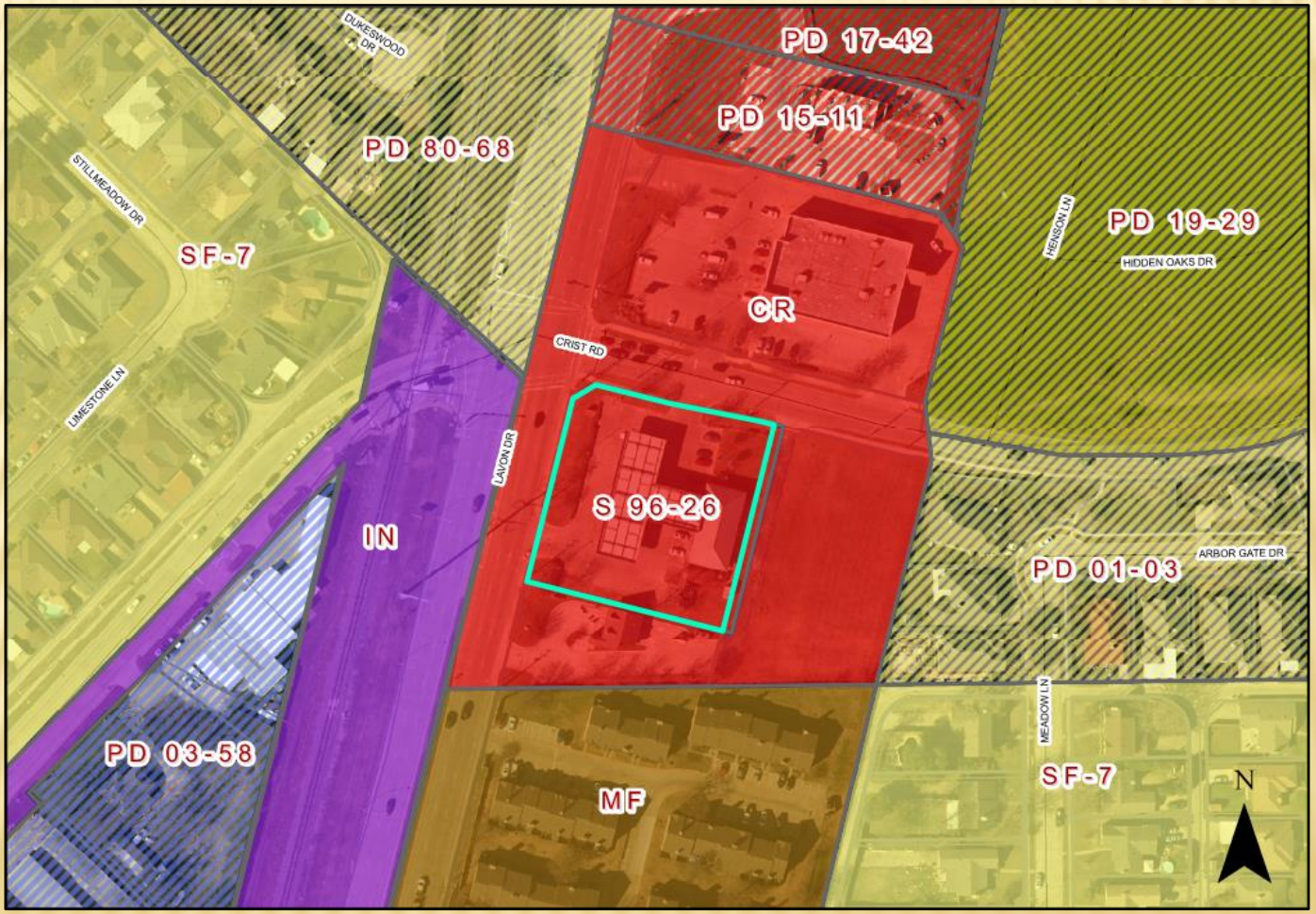
LOCATION MAP



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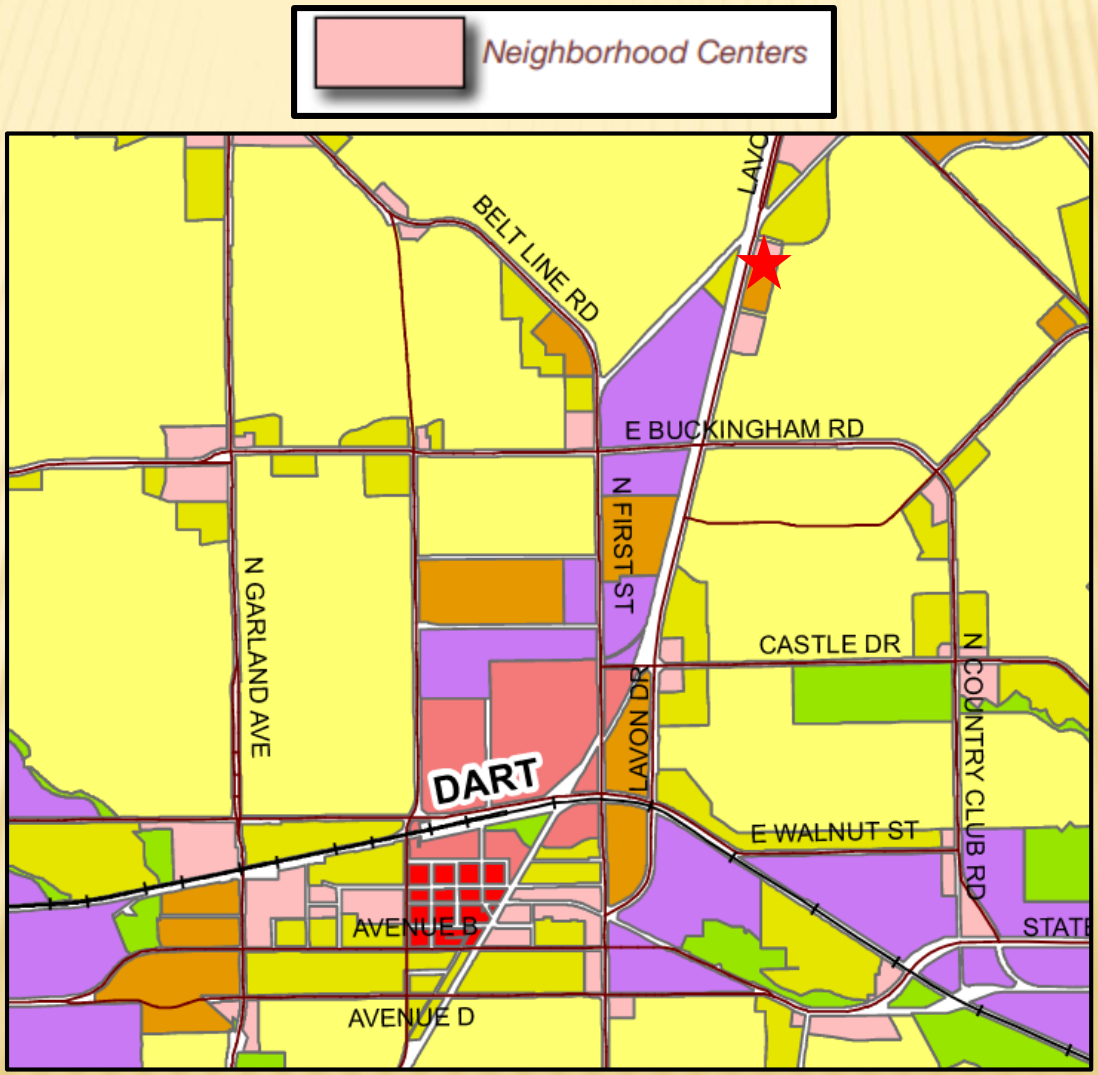
COMPREHENSIVE PLAN



Z 21-10

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and is compatible the Neighborhood Centers designation.

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PHOTOS

Z 21-10

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PHOTOS

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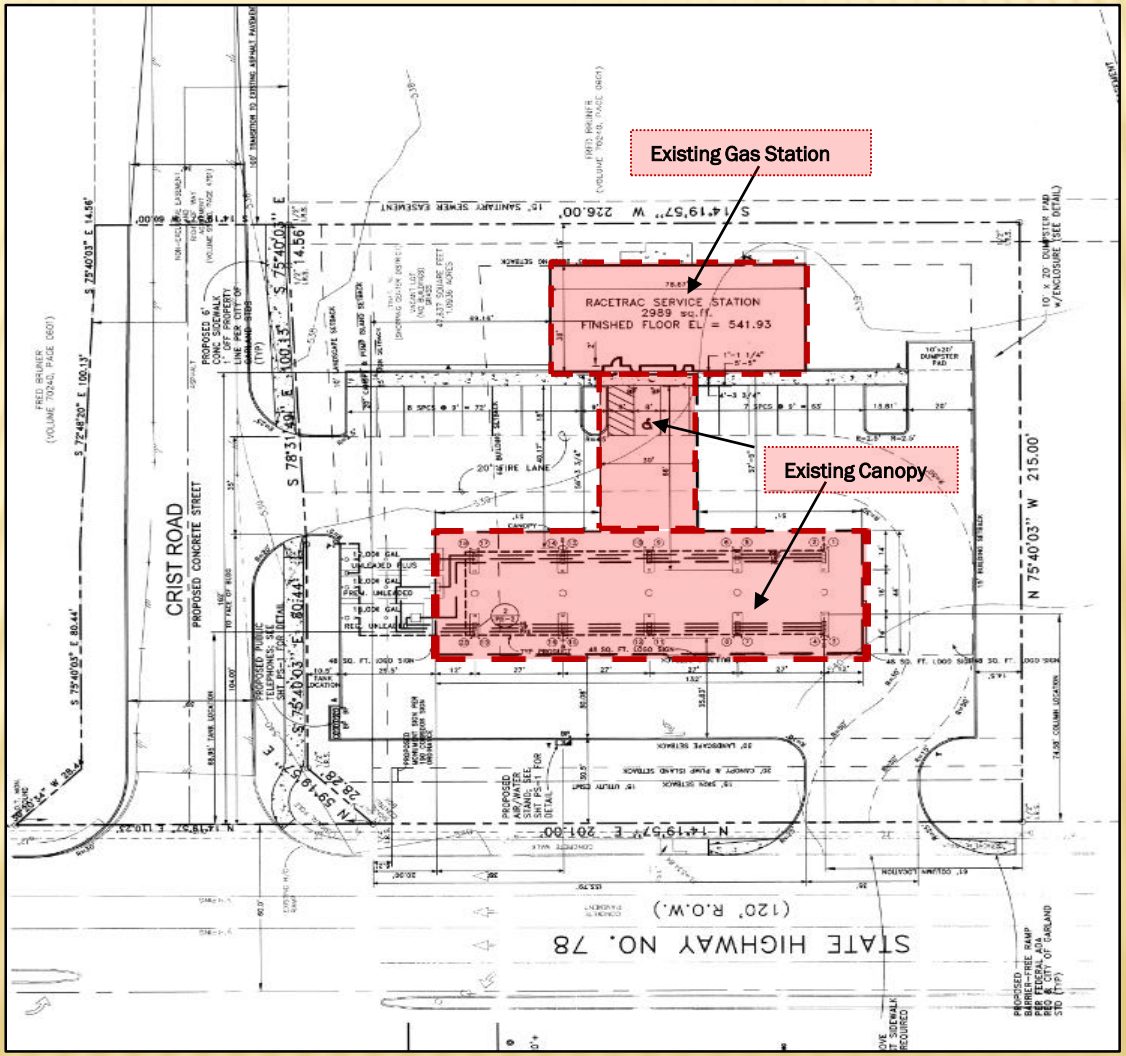
SITE PLAN



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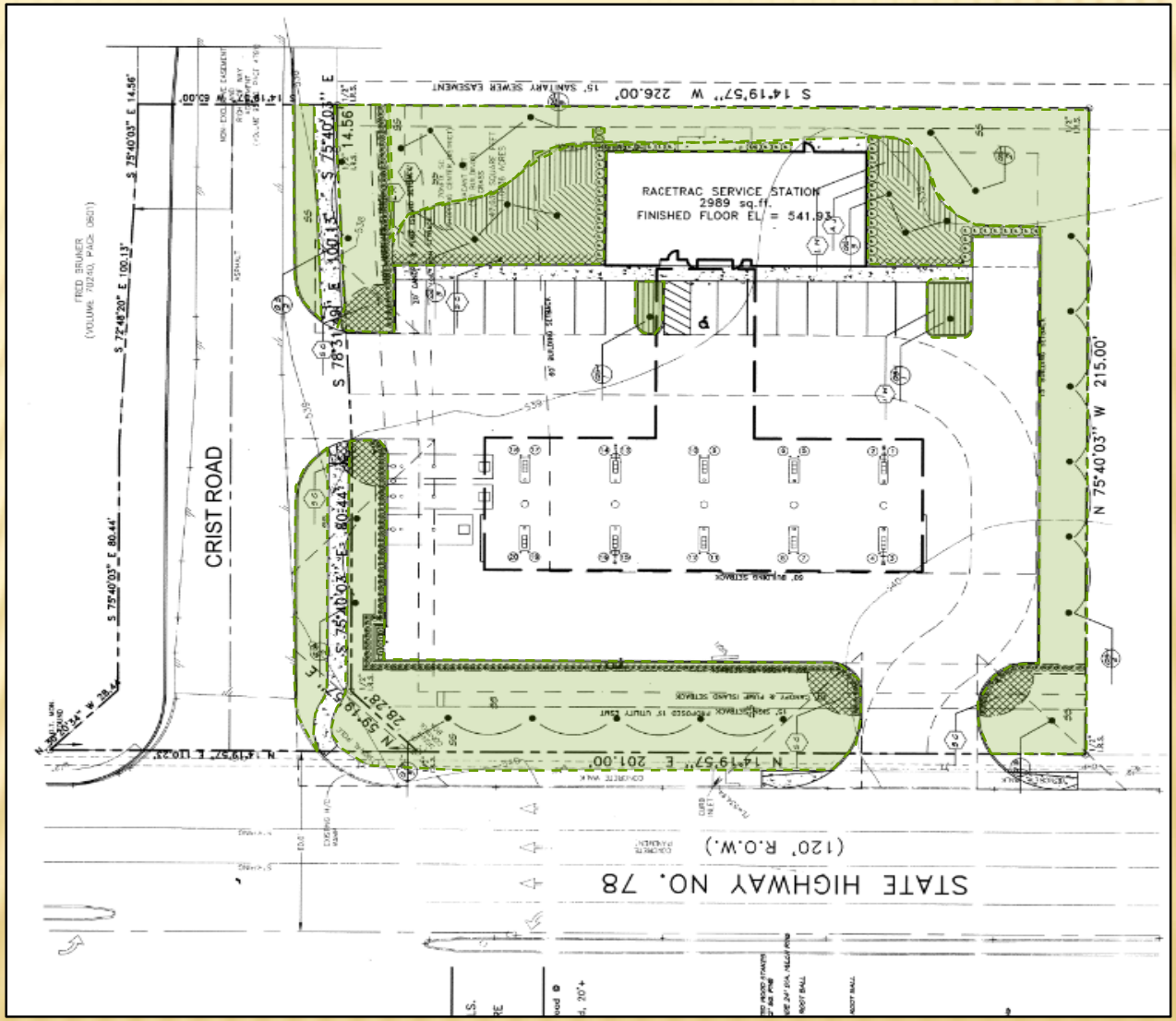
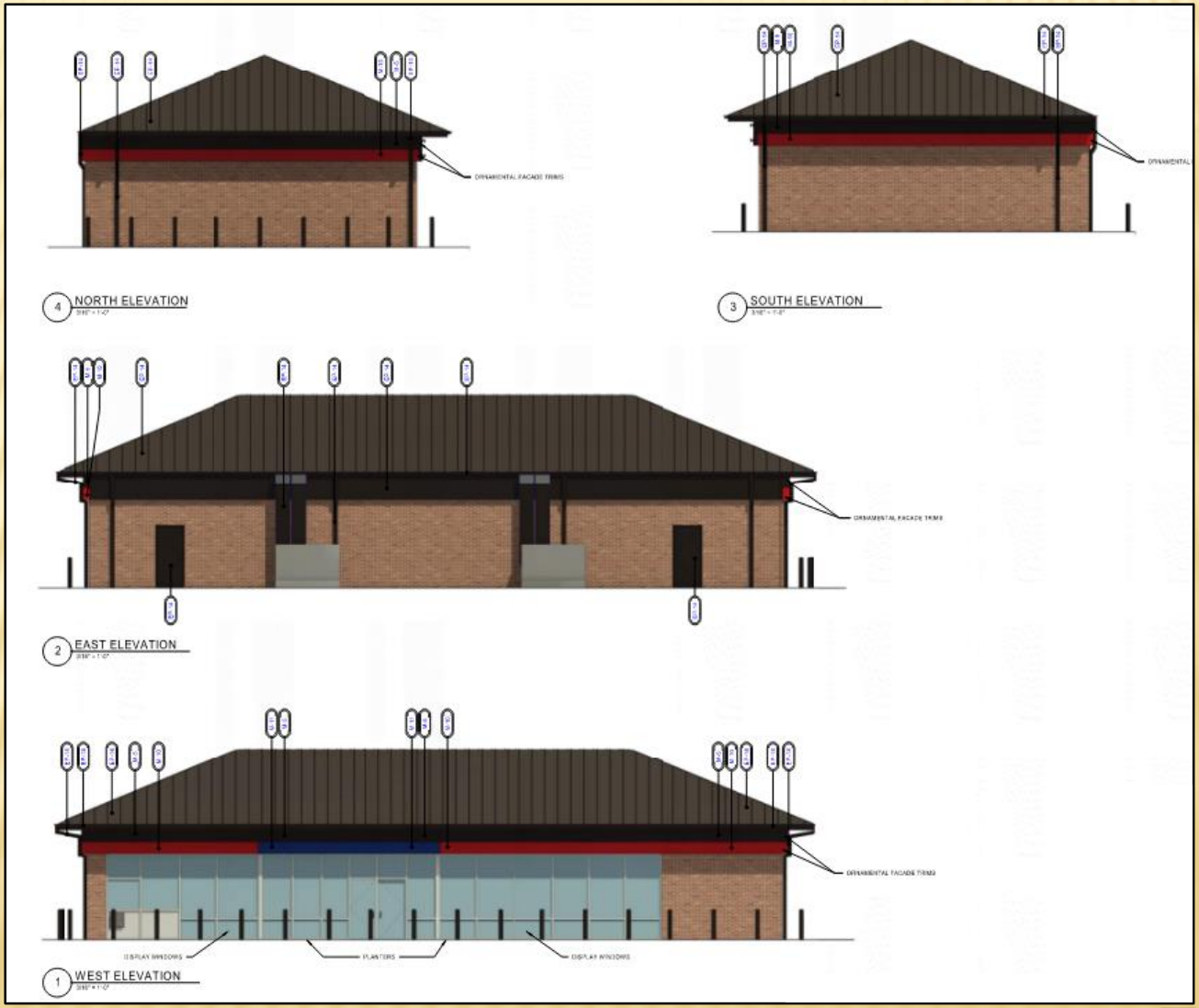
LANDSCAPE PLAN



Z 21-10

Elevations



Z 21-10

CONSIDERATION

The applicant requests a new time period of the Specific Use Provision (SUP) for twenty-five (25) years.

The applicant's request is an SUP extension only. No GDC deviations are being requested by the applicant.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with staff's recommendation.

PLAN COMMISSION RECOMMENDATION

On May 10, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the recommendation.

Z 21-10

GARLAND
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SPECIFIC USE PROVISION PERIOD GUIDE

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

Specific Uses as Defined by the Garland Development Code	Average Approved Time Period (SUPs from 2016 to 2020)	City Council Recommended Time Period Range
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-Storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. b.**
Meeting Date: 06/08/2021
Item Title: Z 21-10 Spiars Engineering - Plan (District 1)
Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

LOCATION

2602 Lavon Drive

OWNER

RaceTrac Petroleum, Inc.

PLAN COMMISSION RECOMMENDATION

On May 10, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the twenty-five (25) year SUP time period.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the twenty-five (25) year SUP time period.

BACKGROUND

In 1996, City Council approved a Specific Use Provision (SUP) to allow Retail Sales with Gas Pumps for 30 years [S 96-26]. The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and proposes a new SUP time period of twenty-five (25) years.

SITE DATA

The site contains approximately 1.1 acres with approximately 201 lineal feet of frontage along Lavon Drive and 180 lineal feet along Crist Road; both streets are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. The existing business establishment was developed with a Specific Use Provision in 1996 that allows Retail Sales with Fuel Pumps for 30 years.

CONSIDERATIONS

<u>Specific Use Provision</u>

1. The applicant requests to extend the time period expiration of the existing Specific Use Provision, which expires in 2026. The applicant contends that “the substantial reinvestment in this facility will only be feasible if we can continue to operate this facility into the long term.” The City Council-approved SUP Time Period Guide recommends a time period of 20 to 25 years for Retail, Fuel Pumps, based on the average time period of previous SUP approvals. The applicant initially requested an unlimited time period, but concurs with the recommended 25-year time period per the SUP Time Period Guide.

2. The applicant proposes to continue to operate the existing RaceTrac gas station and convenience store, with interior and exterior improvements to the site. According to the applicant, RaceTrac proposes “to make internal facility upgrades, including new product offerings and updated customer experience, as well as facility maintenance items with freshening of the building exterior.”

   The applicant intends to re-paint the fascia below the building roof line, and re-paint, clean and repair other exterior surfaces as needed.

3. The site plan (Exhibit C) shows existing pavement and sixteen (16) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.

4. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not

triggered by this request.

5. The current SUP [S 96-26] limits freestanding signage to one (1) monument sign. The applicant has not requested any deviations from the GDC or SUP regarding signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail and services.

The use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to north and south are zoned Community Retail (CR) District, consisting of a Walgreens pharmacy and a car wash, respectively. The property further south is zoned Multi-Family (MF) District, and is developed with an apartment complex. The property to the east is zoned Planned Development (PD) 01-03 District and is developed with single-family homes. The property to the west, across Lavon Drive, is zoned Planned Development (PD) District 03-58 and is developed with an auto repair shop.

Attachments

Z 21-10 Spiars Engineering Attachments (Plan)

Z 21-10 Spiars Engineering Responses

Z 21-10 Staff Presentation

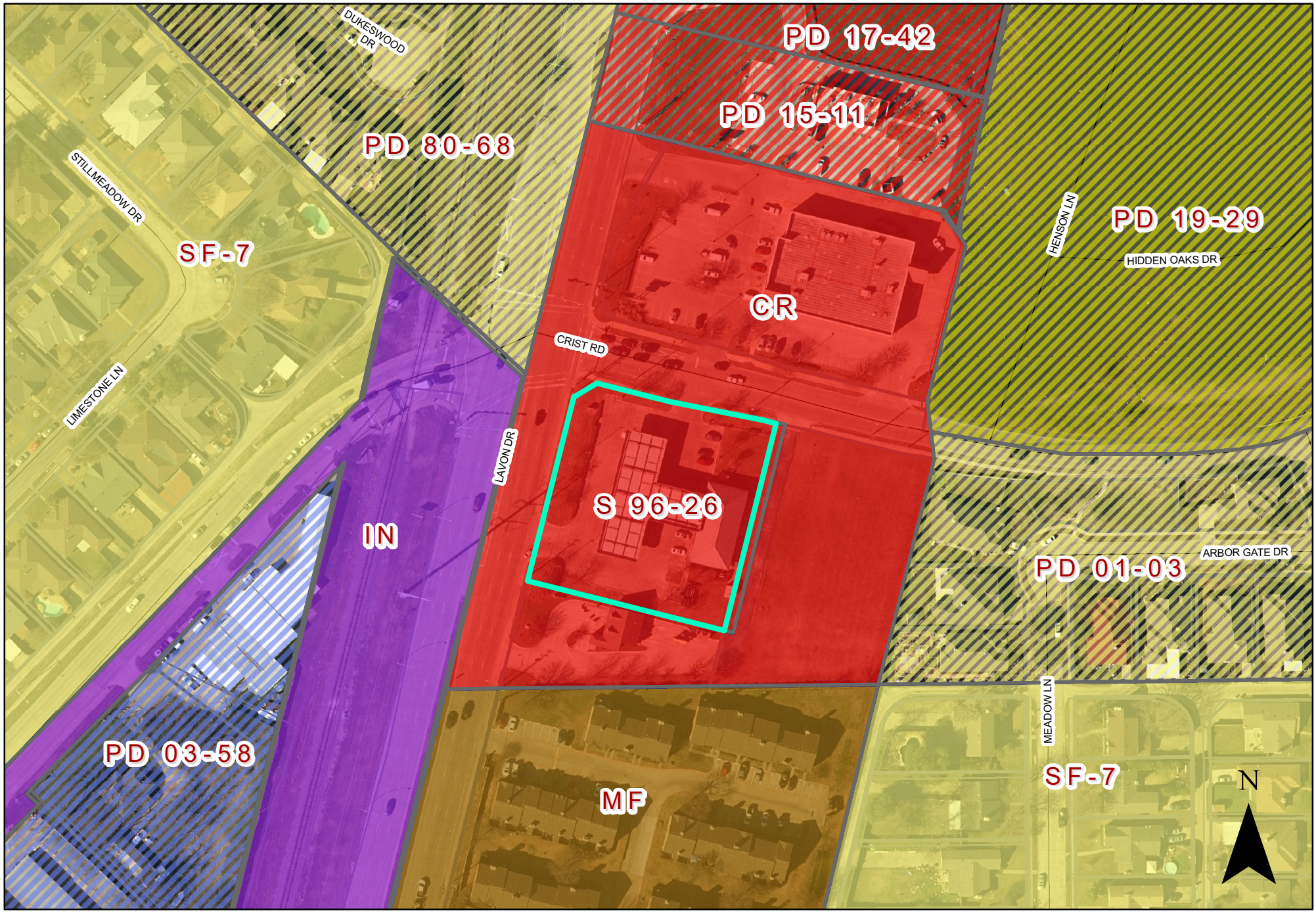

PD 17-42
PD 15-11
PD 80-68
DUKESWOOD DR
STILLMEADOW DR
SF-7
LIMESTONE LN
HENSON LN
PD 19-29
HIDDEN OAKS DR
CR
CRIST RD
LAVON DR
S 96-26
IN
ARBOR GATE DR
PD 01-03
MEADOW LN
PD 03-58
MF
SF-7
N
0
80
160 Feet
1 inch = 133 feet
Zoning Map Z 21-10
INDICATES AREA
OF REQUEST

EXHIBIT C

THIS PROPERTY LIES IN ZONE X AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF GARLAND FLOOD INSURANCE RATE MAP, PANEL No 480471 0010 D DATED AUG 15, 1990

GENERAL NOTES:

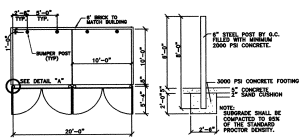
1 SEE SHEET C-8 FOR ADDITIONAL NOTES & DETAILS.

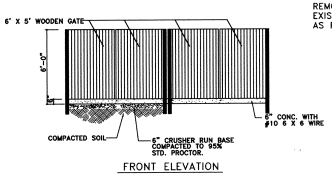
2 DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.

BENCHMARKS:

Square cut on railroad signal base on the North side of Crist Road @ West side of Highway 78. ELEVATION=542.28

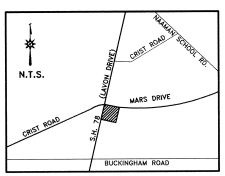
Square cut in centerline of headwall on South side of Crist Road, 20'+ West of railroad tracks. ELEVATION=544.34



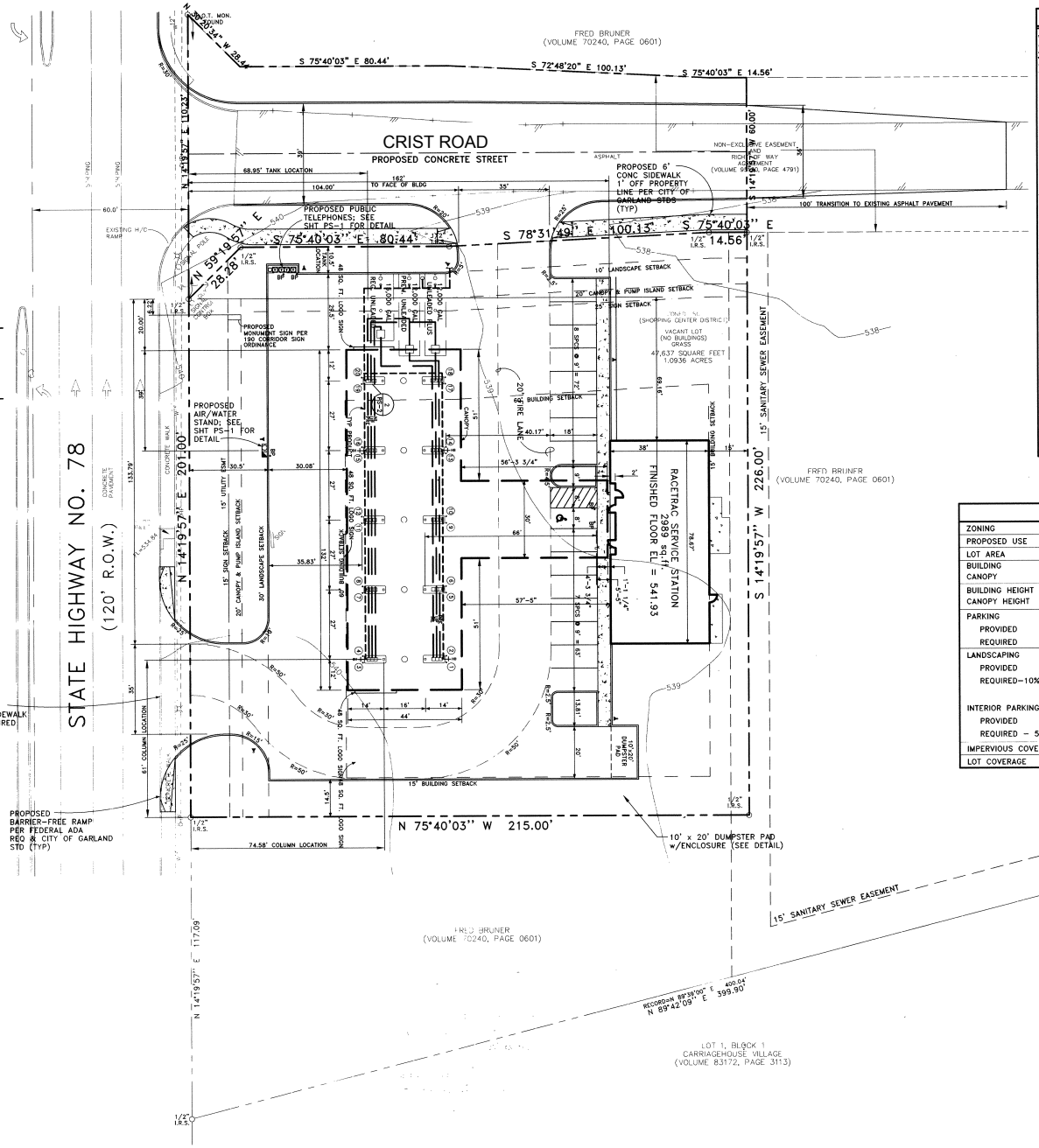


DUMPSTER PAD W/ENCLOSURE

NTS



VICINITY MAP



LEGEND

- PROPOSED CURB
- EXISTING CURB
- PROPOSED CANOPY
- PROPERTY LINE
- SETBACK LINE
- EDGE OF EXISTING PAVEMENT
- UNDERGROUND STORAGE TANK (SEE SHEET C-8 FOR DETAIL)
- 500 INDICATES EXISTING ELEVATIONS
- 500 PROPOSED FINISHED GRADES
- 500.00 SPOT ELEVATION AT FINISHED GRADE
- H=0 INDICATES TOP OF STRUCTURE
- INDICATES FLOW LINE ELEVATION
- W WATER LINE
- SS SANITARY SEWER LINE
- E BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE
- T TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT
- INDICATES CONSTRUCTION JOINT SEE DETAIL ON SHT PS-1
- INDICATES SAW CUT (SEE SHEET PS-1)
- INDICATES EXPANSION JOINT
- CONCRETE CURB (SEE SHEET PS-1)
- 2 DISPENSER NUMBER
- DISPENSER PRODUCT I.D.
- PROPOSED PUBLIC TELEPHONE (SEE SHT PS-1)
- WEATHERPROOF ELECTRICAL OUTLET
- HOSE BIBB LOCATION
- AREA LIGHT LOCATION (SEE ELECTRICAL SHT FOR DETAILS)
- REVISION INDICATOR
- H.P. HIGH POINT
- INDICATES PROPOSED CONCRETE AREA
- PROPOSED AIR/WATER STAND, AND TRASH CAN LOCATION
- B.P.= BOLLARD POST (SEE SHEET PS-1)
- T.O.I. ELEVATION AT TOP OF ISLAND.
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- P.P. POWER POLE
- M.H. MANHOLE
- S.S. SANITARY SEWER
- S.P.M.H. SUBMERGED PUMP MANHOLE
- D.I. DROP INLET
- DRAINAGE AREA BOUNDARY
- SOIL BORING LOCATION
- X EROSION CONTROL SILT FENCE

SITE SUMMARY

ZONING	Community Retail
PROPOSED USE	CONVENIENCE STORE/GAS STATION
LOT AREA	1.0936 Ac± (47,637 SF)
BUILDING	2989 SF
CANOPY	8685 SF
BUILDING HEIGHT (1-STORY)	24'-0 3/8" (ABOVE FIN FLOOR)
CANOPY HEIGHT	16'-0" (ABOVE FIN GRADE)
PARKING	1:200 SF Required
PROVIDED	16 {15 (REG); 1 (H/C)}
REQUIRED	15 {14 (REG); 1 (H/C)}
LANDSCAPING	
PROVIDED	17,723 SF
REQUIRED-10% OF SITE	4764 SF
INTERIOR PARKING LOT LANDSCAPING	
PROVIDED	378 SF
REQUIRED - 5% of PRKNG	323 SF
IMPERVIOUS COVER	62.8% (29,914 SF)
LOT COVERAGE	24.5% (11,674 SF)

Case No 210311-2

Hickman Consulting Engineers, Inc.
1315 E 10th Street, Suite 2A
Plano, Texas 75074
(972) 509-1244 FAX 578-9844
(800) 579-4357
Surveyors
Planners
Engineers

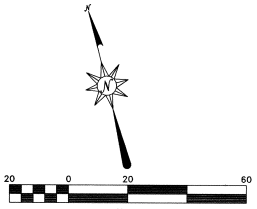
SITE PLAN
RACETRAC PETROLEUM @ MARS RD
GARLAND, TEXAS
for
RACETRAC PETROLEUM, INC
300 TECHNOLOGY COURT
SMYRNA, GA 30082

scale: 1"=20'
date: MAY 1998
dwn. by: FCP
chk'd by: MHH
job no: 6019-19
file: MARSWD.DWG
xref:

revisions:

sheet
C-2

EXHIBIT D



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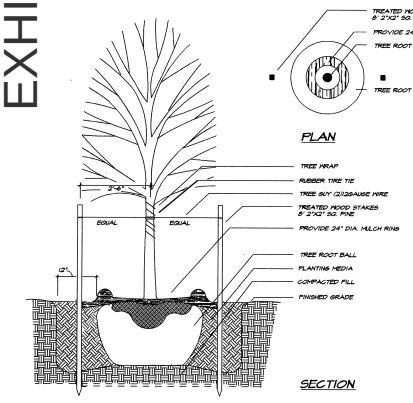
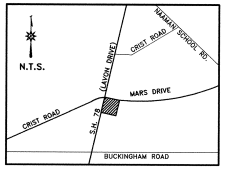
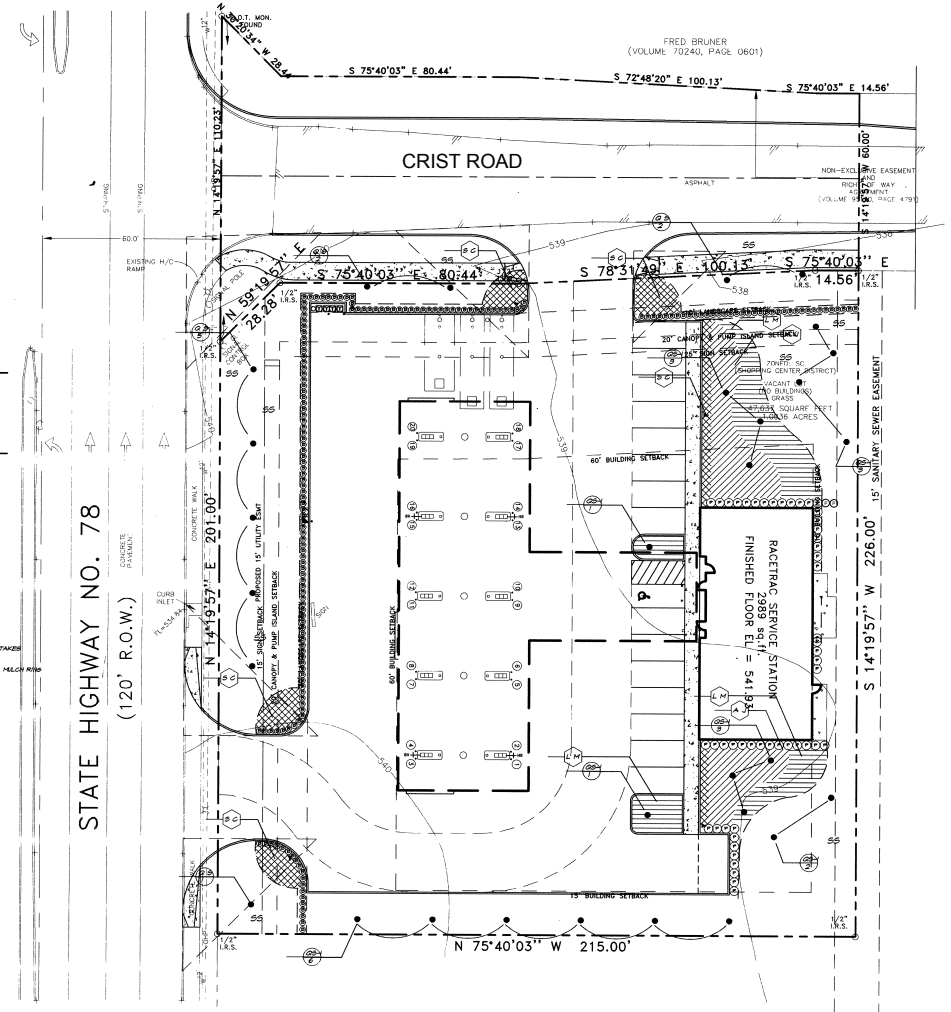


TREE PLANTING (TYPICAL) NOT TO SCALE



VICINITY MAP



PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	SIZE/CAL	HEIGHT	SPREAD	ROOT	PLANTS PER S.F.	SPACING	REMARKS
TREES									
QS	10	QUERCUS SHUMARDII/ SHUMARD RED OAK	4"-4 1/2"	10'-12'	8'-10'	B&B	N/A	N/A	FULL MATCHED
QS-1	14	QUERCUS SHUMARDII/ SHUMARD RED OAK	5"-5 1/2"	8'-10'	6'-8'	B&B	N/A	N/A	FULL MATCHED
SHRUBS									
(B)	178	ILEX CORNUTA 'BURFORDII NANA'/ DWARF BURFORD HOLLY		24"	24"	5 GALLON	2/S	24"	FULL TRIANGULAR SPACING
(P)	50	PHOTINIA FRASERI/ RED TIP PHOTINIA		36"	30"	5 GALLON	1/2	36"	FULL TRIANGULAR SPACING
GROUNDCOVER									
SC		SEASONAL COLOR		6"	8"	4"	2/S	8"	FULL TRIANGULAR SPACING
LM		LIRIOPE MUSCARI/ BIG BLUE LIRIOPE		6"	8"	4"	2/S	8"	FULL TRIANGULAR SPACING
TA		TRACHELOSPERMUM ASIATICUM/ ASIAN JASMINE		8"	10"	4"	2/S	8"	FULL TRIANGULAR SPACING 3 RUNNERS MIN.
LAWN									
SS		1/2 0 common BERMUDA							SOLID SOD

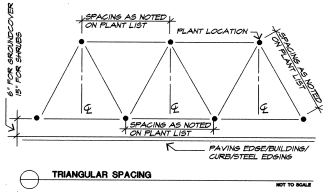
PLANTING LEGEND

- PROPOSED TREES
- PROPOSED MULTI-TRUNKED TREES
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER
- PROPOSED SEASONAL COLOR
- STEEL EDGING
- GROUNDCOVER SYMBOL
- TREE SYMBOL
- QUANTITY
- CONTRACT LIMIT LINE(PROPERTY LINE)
- SS PROPOSED LAWN(SOLID SOD)

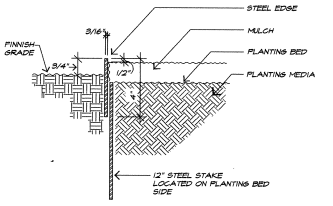
PLANTING NOTES

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE (2") TWO INCH CYPRESS MULCH LAYER.
5. STEEL EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANTING MEDIA OF 4:1 TOP SOIL TO SAND AND WOOD RESIDUALS, PH 6.5-7.5, 18" MIN. DEPTH

NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHER WISE.



TRIANGULAR SPACING NOT TO SCALE



STEEL EDGING NOT TO SCALE

STEPHEN C BERKENBILE & ASSOCIATES
LANDSCAPE ARCHITECTS
415 HYDE PARK PLACE
(214) 296-0724
FAX (214) 780-0048

Case No 210311-2

Hickman Consulting Engineers, Inc.
1315 E. 15th Street, Suite 2A
Plano, Texas 75074
(972) 509-1544 • (972) 578-0644
(800) 579-4367
Engineers Planners Surveyors

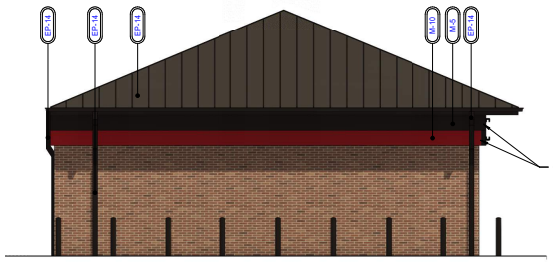
LANDSCAPE PLAN
RACETRAC PETROLEUM @ MARS RD
GARLAND, TEXAS
RACETRAC PETROLEUM, INC
300 TECHNOLOGY COURT
SMYRNA, GA 30082

scale: 1"=20'
date: MAY 1996
dwn. by: SCB
chk'd by: SCB
job no: 6019-19
file: MARSLS.DWG
ref: L-13-97(F)

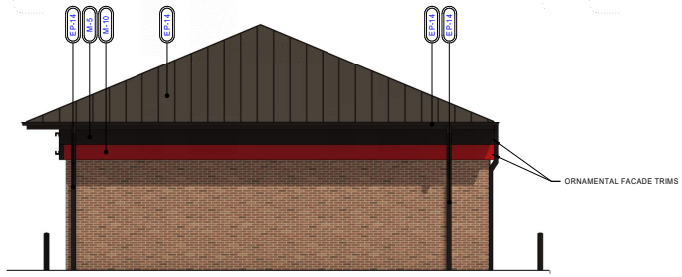
revisions:

sheet
C-7

EXHIBIT E

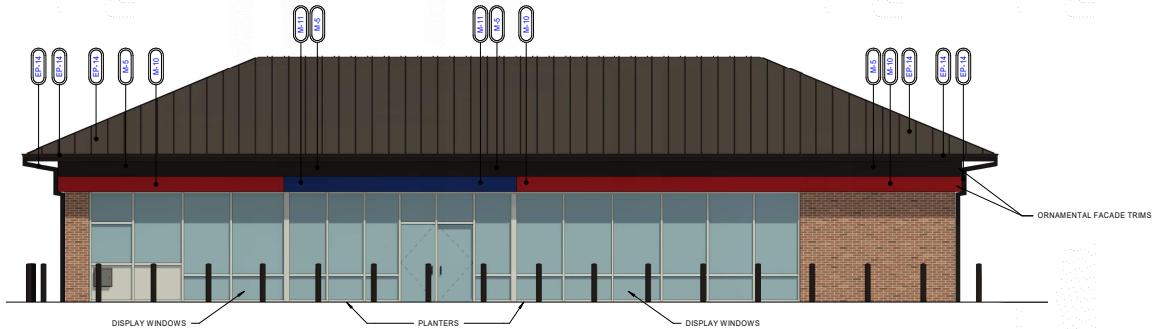


4 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

CASE #210311-2

EXTERIOR MATERIAL SCHEDULE

ID	MANUFACTURER	MATERIAL	COMMENTS
FIBER CEMENT BOARD			
HT-2	JAMES HARDIE	JAMES HARDIE - VENTED SMOOTH SOFFIT	PAINT EP-8. BLIND FASTEN PER MANUFACTURER'S RECOMMENDATION. UTILIZE 24" WIDE PANELS AND CUT TO SIZE AS REQUIRED.
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE
METAL			
M-5	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"	
M-10	REYNOBOND PE	RACETRAC RED	
M-11	REYNOBOND PE	RACETRAC BLUE	
PAINT			
EP-8	SHERWIN WILLIAMS	SW #6141 "SOFTER TAN"	
EP-14	SHERWIN WILLIAMS	DARK BRONZE TO MATCH M-5	SATIN FINISH

RaceTrac
COPYRIGHT NOTICE
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. 2016 RACETRAC PETROLEUM INC.

DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 19819

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/12/2021	PRELIM PACKAGE

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
LAVON DR

GARLAND
TX 75040
2602 LAVON DR.

RACETRAC STORE NUMBER
#0582

PROTOTYPE SERIES
T31 FLUSH

PLAN MODIFICATION NOTICE

SPB NO.	DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

REGISTERED ARCHITECT
FRANK S. SALTER
OHIO
04/12/21

PROJECT NUMBER
2021227.14

SHEET TITLE
EXTERIOR ELEVATIONS

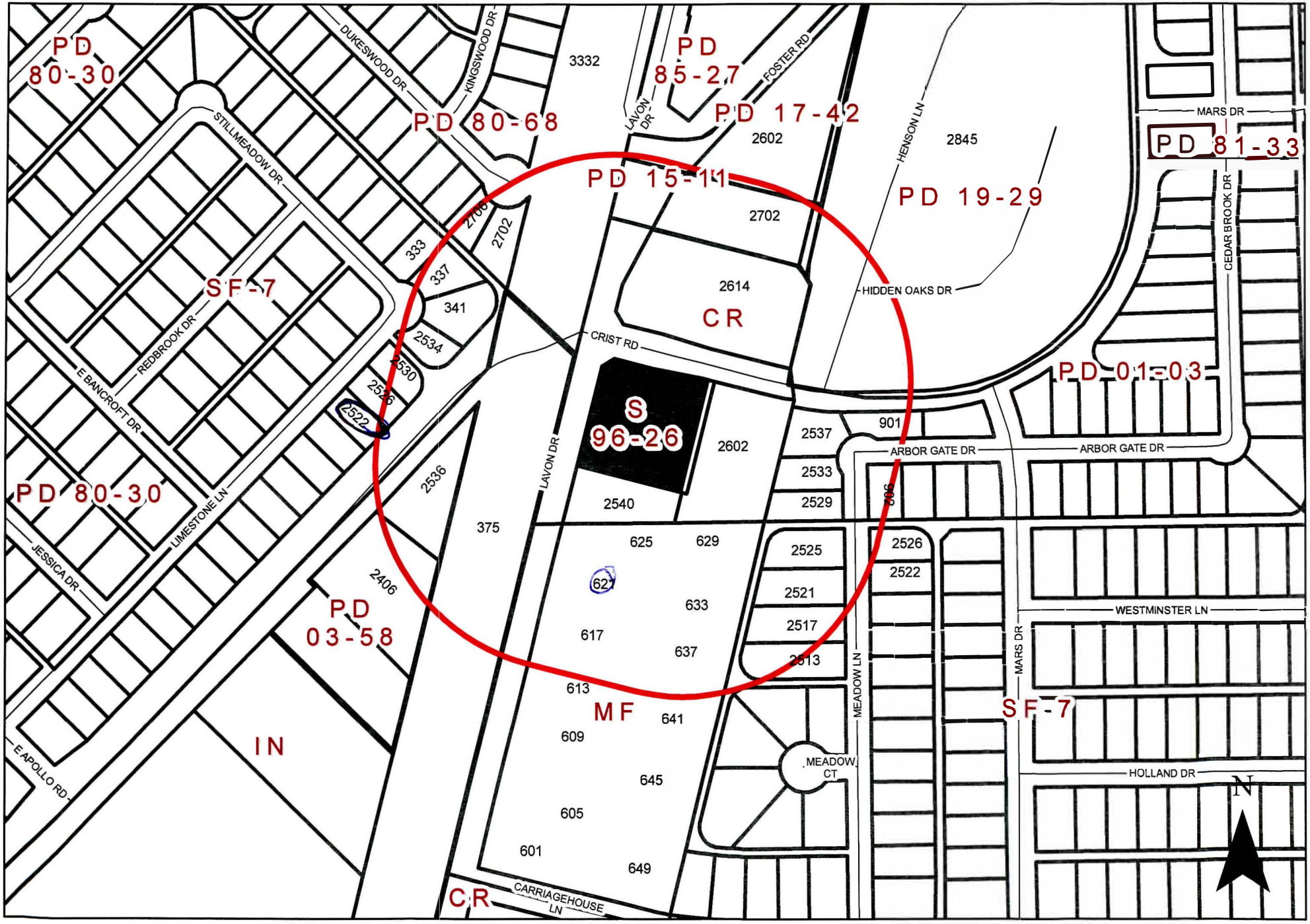
SHEET NUMBER
300

REPORT & MINUTES

P.C. Meeting, May 10, 2021

Consideration of the application of **Spiars Engineering**, requesting approval of a Plan for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (District 1) (File Z 21-10 - Plan)

Motion was made by Commissioner Dalton to **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 9** Ayes, **0** Nays.



0 160 320 Feet
1 inch = 249 feet

Zoning Map Z 21-10

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2602 Lavon Drive

Comment Form
Case Z 21-10

Spairs Engineering, proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas. (District 1)

Spairs Engineering, propone realizar mejoras interiores y exteriores a una tienda de conveniencia y una estación de servicio existentes [RaceTrac], y eliminar el período de vencimiento de la Disposición de uso específico. Este sitio está ubicado en 2602 Lavon Drive, Garland, Texas. (Distrito 1)

Spairs Engineering, đề xuất cải tiến nội thất và ngoại thất đối với cửa hàng tiện lợi và trạm xăng hiện có [RaceTrac], đồng thời loại bỏ khoảng thời gian hết hạn của Điều khoản sử dụng cụ thể. Địa chỉ này nằm ở 2602 Lavon Drive, Garland, Texas. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Marjorie D. Patterson

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2522 Limestone Ln.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu chính

Marjorie D. Patterson

Signature / Firma / Chữ ký

5/1/21

Date / Fecha / Ngày

MAY 5'21 PM 3:01

Comment Form
Case Z 21-10

Spairs Engineering, proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas. (District 1)

Spairs Engineering, propone realizar mejoras interiores y exteriores a una tienda de conveniencia y una estación de servicio existentes [RaceTrac], y eliminar el período de vencimiento de la Disposición de uso específico. Este sitio está ubicado en 2602 Lavon Drive, Garland, Texas. (Distrito 1)

Spairs Engineering, đề xuất cải tiến nội thất và ngoại thất đối với cửa hàng tiện lợi và trạm xăng hiện có [RaceTrac], đồng thời loại bỏ khoảng thời gian hết hạn của Điều khoản sử dụng cụ thể. Địa chỉ này nằm ở 2602 Lavon Drive, Garland, Texas. (Quận 1)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Jennifer Castro

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

621 Carriage house Ln ~~Garland tx 75040~~ apt 4F

Your Property Address / La dirección de su propiedad / địa chỉ tài sản à

Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/4/21

Date / Fecha / Ngày

MAY 14 '21 PM 2:32

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-10	May 10, 2021	June 1, 2021	Kimberly Hopkins

Spiars Engineering. The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac], and eliminate the time period expiration of the Specific Use Provision (SUP). This site is located at 2602 Lavon Drive, Garland, Texas.

Joshua Pettijohn
5/17/2021
1:00:06 PM

For

801 W Buckingham Road
Garland
Texas
United States
75040

joshuapettijohn@gmail.com
972-675-4800

Outside the notification area

Z 21-10

The applicant proposes to make interior and exterior improvements to an existing convenience store and gas station [RaceTrac] and extend the time period of the SUP.

[Approval of a Specific Use Provision extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR).

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR).]

GARLAND

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City Council Meeting
June 8, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 2602 Lavon Drive

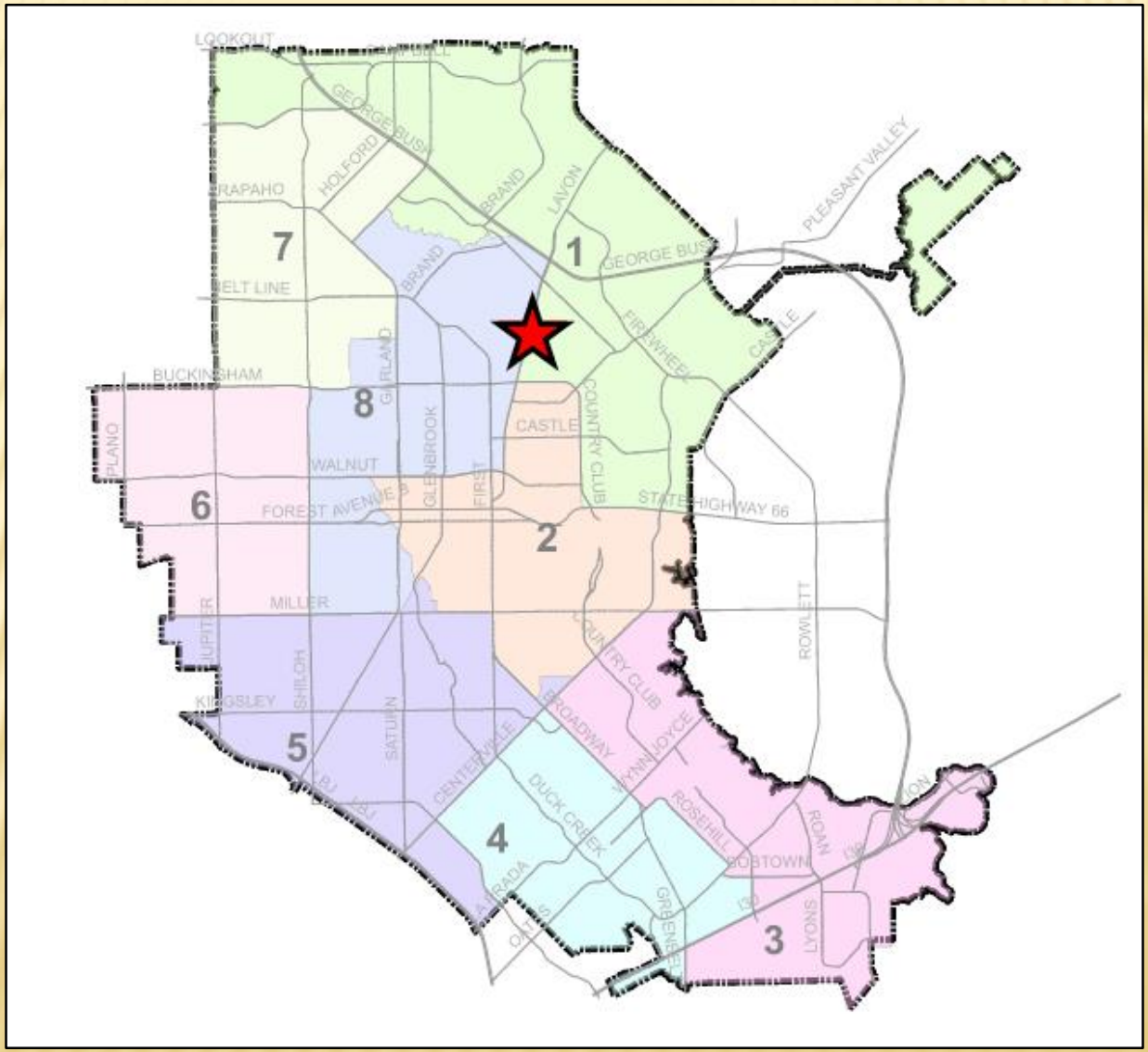
Applicant: Spiars Engineering

Owner: RaceTrac Petroleum, Inc.

Acreage: 1.1 acres

Zoning: Community Retail (CR) District

CITYWIDE LOCATION MAP



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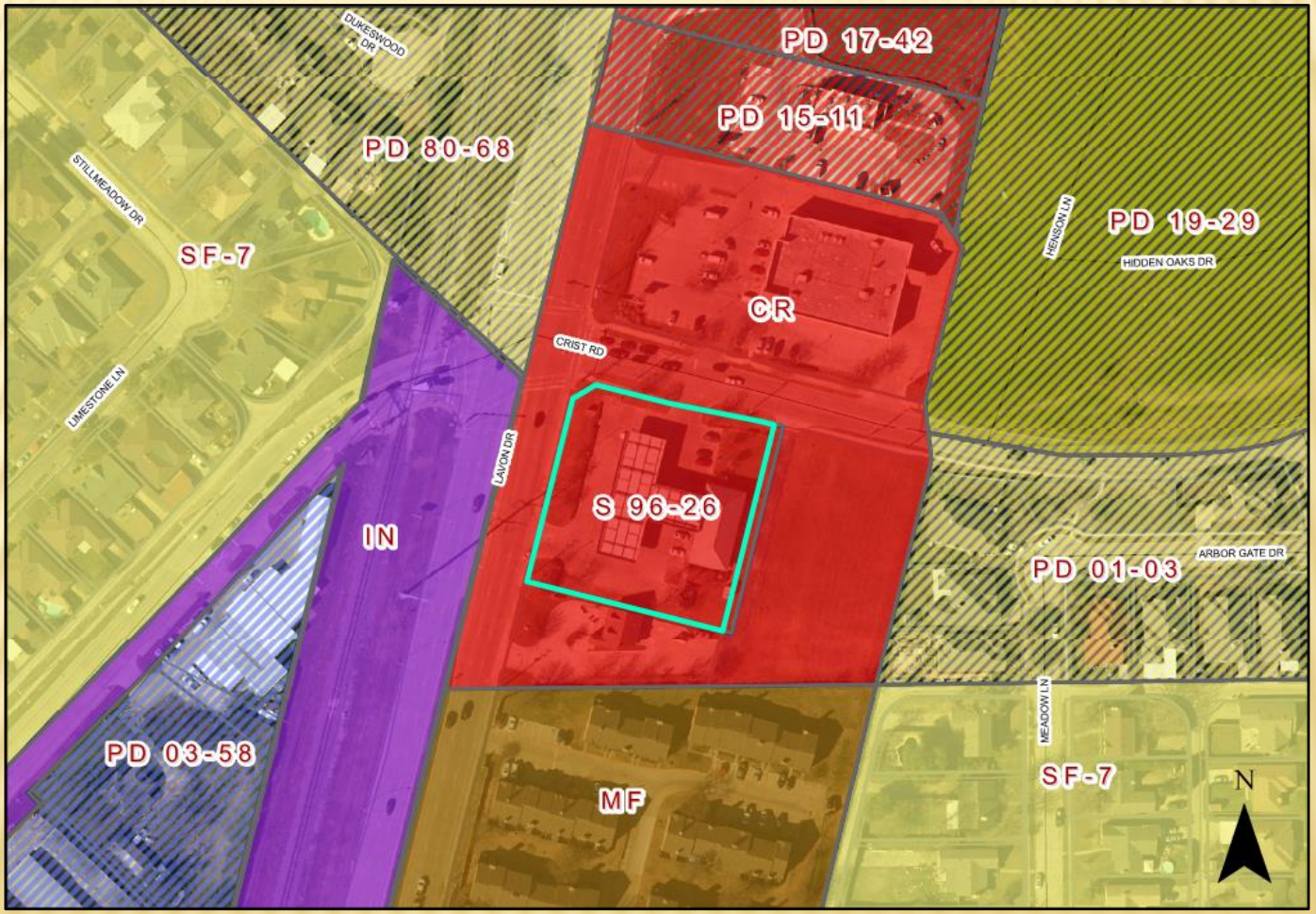
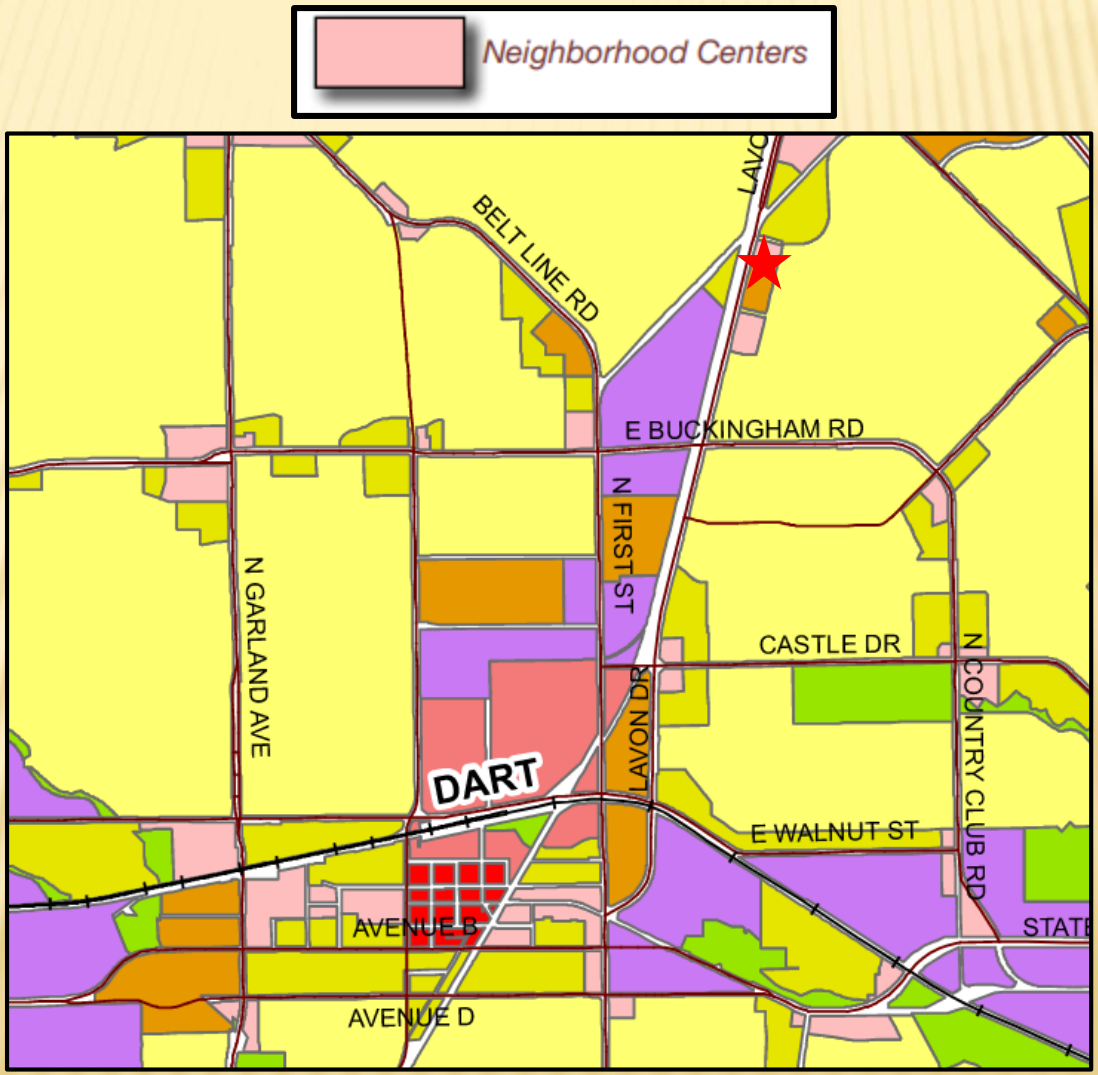
LOCATION MAP



Z 21-10

COMPREHENSIVE PLAN



Z 21-10

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and is compatible the Neighborhood Centers designation.

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PHOTOS

Z 21-10

GARLAND
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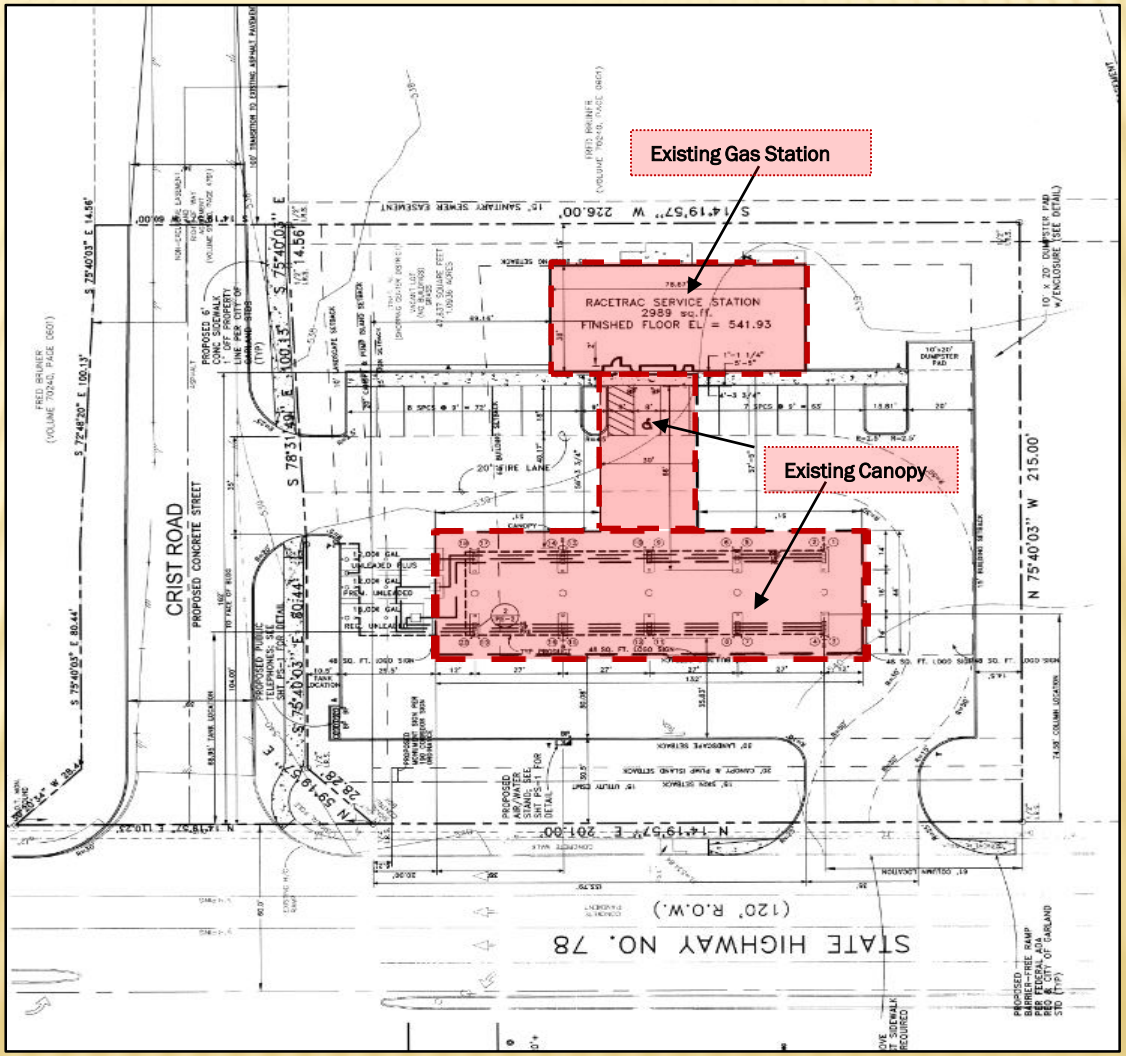
PHOTOS

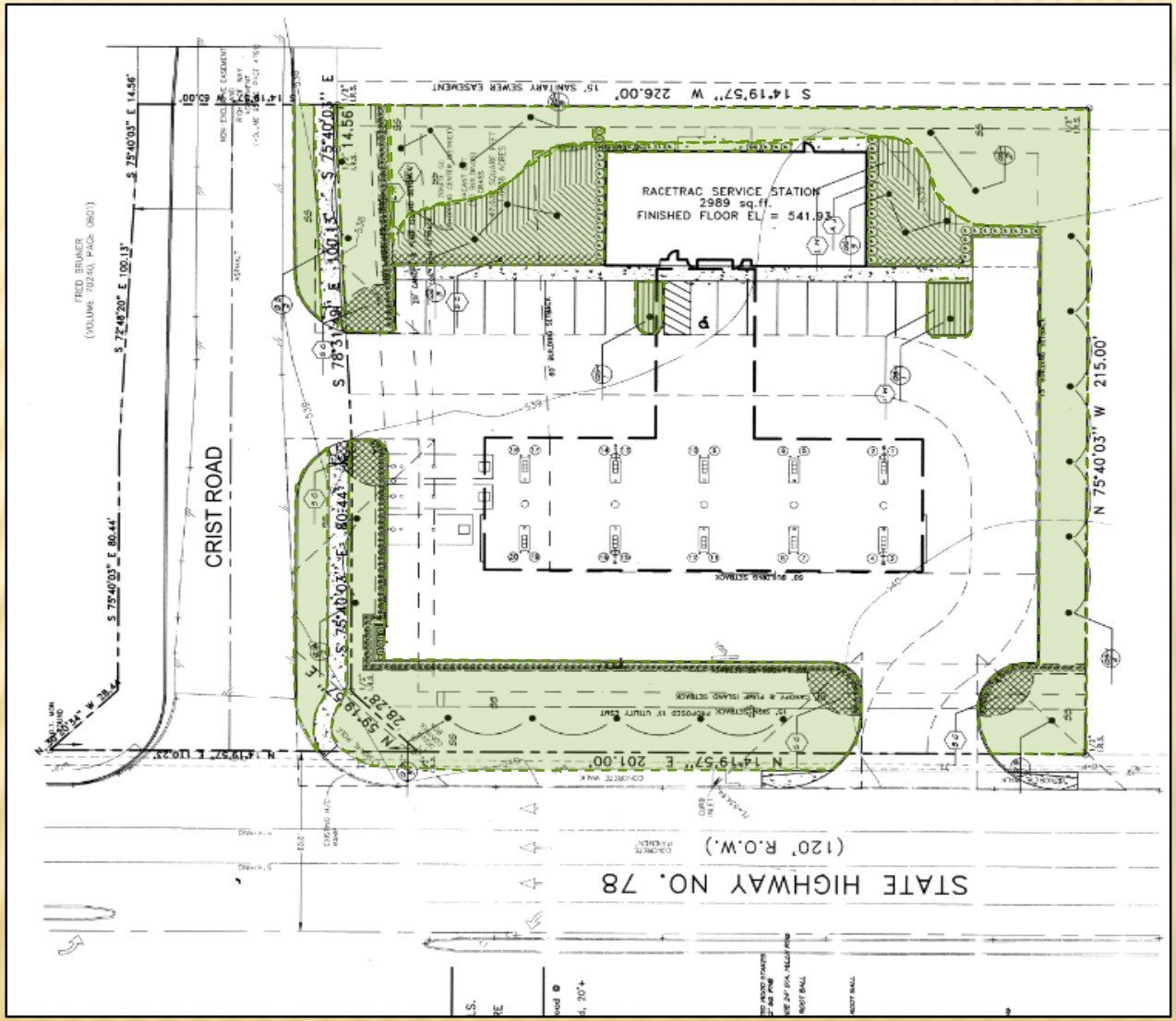
Z 21-10

SITE PLAN



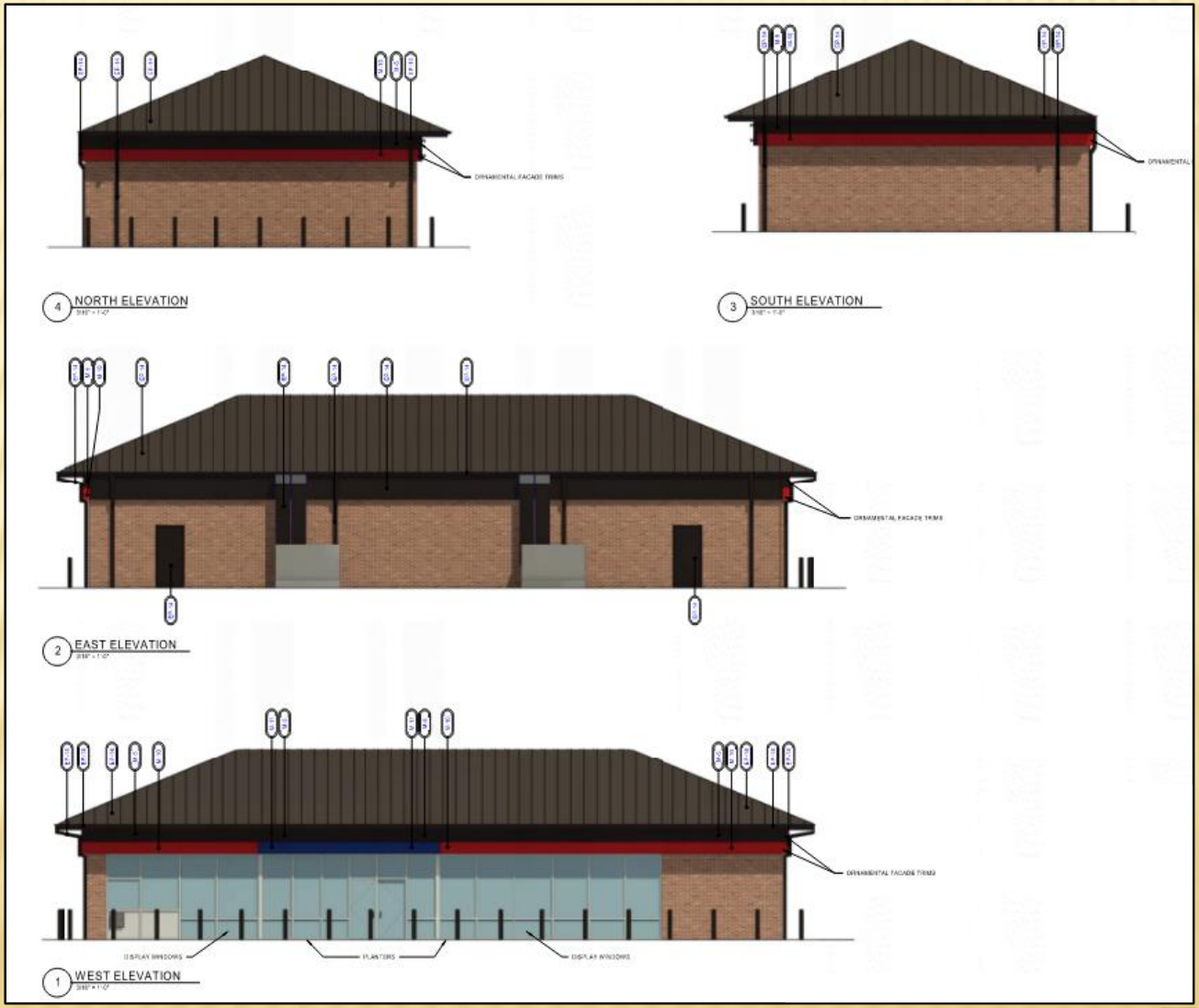
Z 21-10

LANDSCAPE PLAN



Z 21-10

Elevations



Z 21-10

CONSIDERATION

The applicant requests a new time period of the Specific Use Provision (SUP) for twenty-five (25) years.

The applicant's request is an SUP extension only. No GDC deviations are being requested by the applicant.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

Approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with staff's recommendation.

PLAN COMMISSION RECOMMENDATION

On May 10, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision (SUP) extension for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council-approved SUP Time Period Policy Guide.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for Retail Sales with Fuel Pumps on a property zoned Community Retail (CR) District.

The applicant concurs with the recommendation.

Z 21-10

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SPECIFIC USE PROVISION PERIOD GUIDE

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

Specific Uses as Defined by the Garland Development Code	Average Approved Time Period (SUPs from 2016 to 2020)	City Council Recommended Time Period Range
Restaurant, Drive-Through	25 years	20-25 years
Drive-Through Bank/ATM	30 years	25-30 years
Retail, Fuel Pumps	23.3 years	20-25 years
Car Wash	26.7 years	25-30 years
Food Processing & Storage	27.5 years	20-25 years
Recycling Salvage Yard	25 years	20-25 years
Truck/Bus Repair or Truck/Bus Storage	20 years	20-25 years
High Risk Use	22.5 years	To be evaluated on a case-by-case basis.
Contractor's Office w/ Outdoor Storage	10 years	10-15 years
Hotel, Limited Service	37.5 years	30-40 years
Self-Storage	36.7 years	30-40 years
Used Goods, Retail Sales (indoors)	20 years	20-30 years
Personal Services	30 years	20-30 years
Cellular Tower / Antennae Equipment	30 years	20-30 years
Kiosk	13 years	10-15 years
Charter School	5 years	5-30 years
Reception Facility	15 years	10-15 years
Guest House	5 years	5 years - unlimited
Tattoo Shop	5.3 years	5-10 years