



GARLAND

AGENDA

CITY COUNCIL WORK SESSION City of Garland

REMOTE MEETING

Monday, December 14, 2020
6:00 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

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_9hvvD3RLT1yQsqjkmDK-_A

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:

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

The Meeting ID is: 933 0583 4260

For participants (online and by phone) who wish to speak, a public comments period is provided as the first item on the agenda. If you desire to address the City Council on a matter that is posted on this agenda, please be prepared to do so at the beginning of the meeting. After the City Council has begun its discussion of the agenda, you will not be recognized to speak. The public comments portion of the meeting is provided for citizen comments. You are invited to offer a comment or make a statement on any item on the agenda. However, please bear in mind that offering comments should not be done in the form of posing questions. Generally, due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda. Your comments must relate to an item on this agenda - non-germane comments are not in order.

If an Executive Session is included as part of the agenda for 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. | 9. Follow goals, principles and action agenda. |
| 2. Do not take things personal. | 10. Decide, vote and move on. |
| 3. Project a positive attitude. | 11. Avoid ambushes - Council or staff. |
| 4. Focus on issues, not on the person. | 12. Talk to staff before meetings. |
| 5. Be prepared to discuss issues. | 13. Vote our convictions, but be willing to compromise <i>"What is best for Garland."</i> |
| 6. Maintain decorum. | 14. Follow Roberts Rules of Order consistently. |
| 7. Keep your sense of humor. | 15. Agree to disagree. |
| 8. Honor and respect each other; accept each other as individuals. | 16. Be open and honest. |

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefings:

a. Buckingham Road Crossing Rehabilitation Agreement

Council is requested to approve the attached resolution authorizing the City Manager to execute an agreement with KCS to rehabilitate the E. Buckingham Road railroad crossing. This work will provide a better riding surface for vehicles crossing the railroad track. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 5, 2021 Regular Meeting.

b. Amend Authorized TexPool Representatives

Council is requested to approve a resolution amending the City's designated TexPool Representatives. This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

c. Expand Boundaries of TIF#3 and Approval of a Project and Financing Plan for the Zone

Council is requested to approve an ordinance expanding the boundaries of TIF Zone #3 to include the VA Hospital area and establish a Project and Financing Plan for the Zone. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 5, 2020 Regular Meeting and staff will move forward with notifying the public of a hearing on this matter as required by Chapter 311 of the Texas Tax Code.

d. 2020 Homeland Security Grant Program Application Resolution

Council is requested to approve a resolution to support the 2020 Homeland Security Grant Program (HSGP) application. Grant funds will be used for public safety response and emergency recovery capabilities. This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

e. Council Update for Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant (ESG-CV) CARES Act Round 3 Proposed Funding Distributions to be Used to Respond to COVID-19

Council was briefed at the November 9, 2020 Work Session and is now requested to move forward with CDBG-CV and ESG-CV CARES Act Round 3 distributions for nonprofit agencies as presented. This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

4. Verbal Briefings:

a. DART Update

Council will be updated on DART's services, activities, programs and projects within Garland.

b. COVID-19 Response Update and Further Actions

Staff will provide an update to Council and ask for Council direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

c. Garland Cultural Arts Master Plan Update

In March of 2020, the City of Garland hired the consulting firm Civic Arts of Austin, Texas to develop a Cultural Arts Master Plan. This Plan will catalyze arts and culture and set a clear direction for the ways arts can enhance Garland's quality of life. Ben Martin and Lynn Osgood with Civic Arts will provide an update to Council regarding the progress on the Cultural Arts Master Plan.

d. Convention and Visitors Bureau Update

Staff will brief Council on the current activities and direction of the Convention and Visitors Bureau.

e. Briefing on the Impact of COVID-19 on Police and Fire Operations

At the request of Council Member B.J. Williams and Mayor Scott LeMay, Chief of Police Jeff Bryan and Fire Chief Mark Lee will provide a briefing on the impact of COVID-19 on Police and Fire operations.

f. Gatewood Road Improvements - Broadway Boulevard to Oates Road

At the request of Council Member B. J. Williams and Mayor Scott LeMay, staff will provide an overview of infrastructure needs on Gatewood Road from Broadway Blvd. to E. Oates Rd.

g. Status of Site of Former Day Labor Center

At the request of Council Member Rich Aubin and Mayor Pro Tem Robert John Smith, staff will discuss future uses of the former Day Labor Center site.

h. Update from Legislative Affairs Committee

Chairman Robert John Smith will provide an update to Council on the Legislative Affairs Committee.

i. Mayor Appointments to Council Committees and Outside Boards

The City Council may accept or disapprove the Mayor's nominations to Council committees and outside boards.

5. Discuss Appointments to Boards and Commissions

Council Member Jerry Nickerson

- Lisa Araiza - Community Multicultural Commission

6. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

7. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session pursuant to Sections 551.806, 552.133 and 551.071 of the Texas Government Code for purposes of deliberating, discussing, voting on, and taking final action with regard to a competitive matter and to discuss pending or contemplated litigation or other attorney-client matters deemed confidential by law regarding legal and financial issues related to a request from the Texas Municipal Power Agency for approval of the sale of certain TMPA assets.

8. Adjourn



GARLAND POLICY REPORT

City Council Work Session Agenda

3. a.

Meeting Date: December 14, 2020
Item Title: Buckingham Road Crossing Rehabilitation Agreement
Submitted By: Steve Oliver, Streets Director
Strategic Focus Areas: Well-Maintained City Infrastructure

ISSUE

The existing railroad crossing on E. Buckingham Road west of SH 78 (Lavon Drive) has settled over time and needs to be reconstructed to improve the surface travel path. This existing railroad crossing belongs to the Kansas City Southern Railway Company (KCS).

OPTIONS

1. Approve the attached resolution authorizing the City Manager to execute an agreement with KCS to rehabilitate the E. Buckingham Road railroad crossing. The existing track and the concrete pavement on both sides of the track will be reconstructed. The track construction will be completely performed by KCS' contractor at the City's expense. The estimated cost of \$249,035.00 must be remitted to KCS prior to the start of construction. After the track construction is complete, the City's Arterial Concrete Repair contractor will perform the concrete pavement reconstruction. This work will provide a better riding surface for vehicles crossing the railroad track.
2. Do nothing and traffic will continue to be impacted by the rough pavement on E. Buckingham Road at the track crossing location.

RECOMMENDATION

The City Attorney's Office has prepared the attached resolution authorizing the City Manager to execute the attached agreement with KCS to rehabilitate the Buckingham Road Railroad Crossing at the sole expense of the City of Garland. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 5, 2021 Regular Meeting.

BACKGROUND

The railroad crossing was reconstructed in conjunction with the widening and reconstruction of Buckingham Road from First Street to SH 78 in 2001. Over time, settlement of either the existing concrete roadway pavement adjacent to the crossing or the railroad track has occurred, making the travel surface rough at any reasonable speed. As part of the effort to improve the pavement at the railroad crossing, KCS must approve any work within their right-of-way. KCS is requiring that the railroad track and its subgrade be removed and replaced as part of the overall improvements to the roadway. Their contractor will make these improvements and then the

City's contractor will perform pavement improvements adjacent to the railroad track.

CONSIDERATION

If the City Council approves this resolution, the contract with KCS will be executed and funding for the track improvements will be sent to KCS for project execution. KCS requires two to three months to purchase and receive the materials to make the track improvements. Buckingham Road must be completely closed to traffic while the KCS contractor completes this construction. The Street Department will direct the arterial concrete repair contractor, XIT Paving and Construction, Inc., to mobilize while Buckingham Road is closed to replace the concrete pavement adjacent to the railroad track.

Attachments

Buckingham Road Crossing Agreement
Resolution - Buckingham Crossing

AGREEMENT FOR CROSSING REHABILITATION BUCKINGHAM ROAD

This AGREEMENT is entered into this ____ day of _____, 2020 by and between **THE KANSAS CITY SOUTHERN RAILWAY COMPANY**, a Missouri corporation, called herein "KCS," to be addressed at 4601 Hilry Huckaby III Drive, Shreveport LA 71107, and the **CITY OF GARLAND, TEXAS**, called herein "City", to be addressed at 200 North Fifth Street., Garland, TX 75040 (KCS and the City being together called the "Parties").

WHEREAS, there is an existing highway-rail at-grade crossing in Garland, Texas, where Buckingham Road crosses KCS's main line at railroad mile post 209.38 on KCS's Dallas Subdivision, DOT # 022-079-M ("Crossing"); and

WHEREAS, the City wishes to reconstruct the Crossing as part of the Buckingham Road improvements project; and

WHEREAS, KCS is agreeable to perform the work necessary to install new crossing surface panels to allow the City to make roadway improvements, but only subject to the terms and conditions of this Agreement.

NOW, THEREFORE, KCS and the City agree as follows:

1. The City, with the cooperation of KCS, will be responsible for obtaining all required governmental authorizations, including approval of the Texas Department of Transportation.
2. KCS shall provide the necessary materials and labor to rehabilitate the grade crossing surface from end of tie to end of tie at the Crossing as per Exhibit A (altogether, the "Project").
3. KCS's estimate of the costs required to perform the Project is attached hereto as Exhibit B. The City shall pay 100% of KCS's actual costs of the Project, including temporary asphalt road approaches, labor, equipment, materials, shipping and handling of the material, and standard additives. The Parties acknowledge that Exhibit B is only an estimate, and that the City shall be responsible for 100% of the actual cost of the labor, material and other expenses incurred by KCS for the Project, determined according to the methodology shown in Exhibit B, whether such actual cost is more or less than shown on Exhibit B.
4. KCS estimates the cost to perform the Project to be TWO HUNDRED FORTY-NINE THOUSAND AND THIRTY-FIVE DOLLARS (\$249,035.00), as shown on Exhibit B. Prior to KCS performing any work on the Project, City will deposit with KCS TWO HUNDRED FORTY-NINE THOUSAND AND THIRTY-FIVE DOLLARS (\$249,035.00) to cover 100% of the estimated cost of the Project. KCS shall be under no

obligation to provide any materials or perform any labor until the City's deposit has been received and has cleared KCS's bank. The City acknowledges that KCS has advised the City that procurement of crossing surfaces normally requires several months. Following completion of the Project, KCS shall determine its actual cost of the Project. If the actual cost exceeds the estimated amount stated above, KCS shall invoice the City the difference between the estimated amount and the actual cost and the City shall pay that additional invoice within 30 days after the date it is received. If the estimated amount exceeds the actual cost, KCS shall refund to the City the difference between the estimated amount and the actual cost within 30 days of KCS determining the actual cost.

5. The City shall design, construct and maintain the road and approaches for the Crossing, including grading and the installation of all structures and facilities necessary to maintain the existing drainage, including installation of drainage pipe to maintain adequate flow of ditch line. All approach surfaces shall be constructed and maintained of a material that will not wash off or clog the ditch line, and that will provide adequate traction over the entire right of way. The road, approaches and drainage facilities must be constructed in such a manner as to avoid any damage to the embankment, roadbed, signal systems and tracks. The approaches and road will, to the greatest extent possible, be built to the same width as the Crossing and level with the Crossing surface.

Approaches must be constructed and maintained flat to the cross level of the track for first ten feet (10') on each side from the centerline of track, and shall allow no more than three inches (3") of change in elevation within the next thirty feet (30') from the track on the west side of the Crossing and no more than seven inches (7") of change in elevation within the next thirty feet (30') from the track on the east side of the Crossing. The City shall be solely responsible for determining whether to restrict low ground clearance vehicles from using the Crossing due to the slope on the east side of the Crossing being in excess of KCS standard, and shall, if the City determines to restrict access by such vehicles to the Crossing, shall post appropriate advance warning signs at the Crossing. Prior to any construction or maintenance, City shall (unless otherwise agreed in writing by KCS, in KCS's sole discretion) give five (5) days advance notice to KCS at 318-676-6269.

6. City shall be responsible for providing and paying for all traffic and pedestrian control (including but not limited to barriers and flagmen) and be responsible for any required notification of the public if necessary during the Project (including the required 48 hour full closure), all in accordance with the Manual on Uniform Traffic Control Devices and other applicable safety standards, including KCS's. Whenever City's contractor or its personnel or equipment are within twenty-five feet (25') of KCS's track, their activities shall be attended by a KCS-approved railroad flagger, hired and paid by the City or its contractor. The City's contractor and its personnel and equipment shall clear the KCS track when so instructed by the railroad flagger. City and its contractors performing any work within KCS's right of way shall carry appropriate insurance which is sufficient, in the City's reasonable opinion, to fully compensate for any injury to or death of any person and for any damage to property occurring while City or its contractors are performing any work within KCS's right of way. City shall apply for a

Right of Entry (ROE) (including payment of applicable costs) prior to the City performing any of its work within 25 feet of the nearest rail. Information and ROE application can be obtained by contacting:

Denise Case
Jones Lang LaSalle Americas, Inc.
(817) 230-2614 – Office
Denise.case@am.jll.com
4200 Buckingham Road | Suite 110
Fort Worth, TX 76155

7. Upon completion of the Project, the crossing surface shall thereafter be maintained by KCS throughout its useful life.
8. All work will be done in accordance with the Manual on Uniform Traffic Control Devices.
9. KCS and the City shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60741.5(a) and 29 CFR Section Part 471, Appendix A to Subpart A, if applicable. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.
10. KCS shall maintain reasonably detailed records of all work done under this Agreement and of all expenses incurred for which KCS seeks payment or reimbursement and shall promptly provide such records to the City upon request. Such books and records will be maintained in accordance with generally accepted principles of accounting and will be adequate to enable determination of: 1) the substantiation and accuracy of any payment required to be made under this agreement; and 2) compliance with the provisions of this Agreement.
11. This Agreement may be terminated under the following conditions: (a) By mutual agreement and consent of both KCS and City; (b) By either party, upon the failure of the other party to fulfill its obligations under this Agreement; or (c) By satisfactory completion of all services and obligations described herein.
12. 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.
13. It is understood and agreed that this Agreement contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements or understandings

between the Parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

14. Nothing contained in this Agreement shall be deemed or construed by the Parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the Parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the Parties hereto shall be deemed to create any relationship between the Parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.
15. To the extent, if any, that this Agreement imposes an obligation on the City to make a payment or other expenditure of any sort, such payment or expenditure shall be payable solely from current revenues that are immediately available for such purposes, and no debt is or is intended to be created by reason of this Agreement. The obligations under this Agreement shall never be construed to be a debt or pecuniary obligation of the City of such kind as to require the City to levy and collect ad valorem taxes to discharge its obligations and no obligation of the City to make a payment or other expenditure under this Agreement shall be payable through funds raised by taxation. The City has not created and is not required to create any sort of sinking fund to secure the obligations of payment or other expenditure under this Agreement. To the extent not otherwise covered in this Agreement, the City retains its governmental and sovereign immunities and its limitations of liability. The Parties agree that the City is entering into this Agreement in its governmental capacity and the subject and nature of this Agreement are governmental rather than proprietary.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in duplicate by their duly-authorized representatives effective the day and year first above written.

THE KANSAS CITY SOUTHERN
RAILWAY COMPANY

CITY OF GARLAND, TEXAS

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT TO REHABILITATE THE BUCKINGHAM ROAD CROSSING WITH THE KANSAS CITY SOUTHERN RAILWAY COMPANY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Manager is hereby authorized to execute an Agreement entitled Agreement for Crossing Rehabilitation Buckingham Road with The Kansas City Southern Railway Company in the form and substance of that attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

That pursuant to the terms and conditions of the Agreement, the City Manager is authorized to execute any ancillary documents, necessary to fulfill the obligations of the City under the Agreement.

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ of _____, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

3. b.

Meeting Date: December 14, 2020
Item Title: Amend Authorized TexPool Representatives
Submitted By: Matt Watson, Finance Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend authorized representatives who can perform and inquire on TexPool transactions.

OPTIONS

1. Approve Resolution amending the City's designated TexPool Representatives.
2. Do not approve the Resolution amending Authorized TexPool Representatives.

RECOMMENDATION

This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

BACKGROUND

TexPool is a state-wide investment pool available to Texas cities and other public entities. TexPool is an investment option allowed by the Public Funds Investment Act (Chapter 2256, Tx. Govt. Code) that provides security, liquidity and efficiency for the management of public funds. TexPool is operated by the Comptroller of Public Accounts and administered by Federated Investors. The City utilized TexPool to meet and manage its daily liquidity needs.

Texpool requires Council approval in order to make changes to the individuals authorized to transmit, withdraw, issue a letter of instruction, or view reports related to the investment of City funds. The Financial Services Department is requesting to add Don Daugherty, Cash Financial Service Coordinator, to the list of authorized representatives.

If Council concurs, the list of authorized representatives with TexPool will include the following individuals and roles.

1. Matt Watson, Finance Director, authorized representative with primary responsibility for TexPool transactions and receiving confirmations and monthly statements.
2. Kathryn Ritchie, Controller, authorized representative of the City to transmit and withdraw funds.
3. Don Daugherty, Financial Service Coordinator, authorized representative of the City to transmit and withdraw funds.

4. John Corley, Sr. Accountant, designated with inquiry rights only to allow for access to reports for the month-end reconciliation process. This individual cannot perform transactions.

CONSIDERATION

For security purposes, TexPool requires the governing body approve a resolution to amend the list of authorized representatives. This request is in compliance with the Public Funds Investment Act and the City Council Investment Policy.

Attachments

Resolution

RESOLUTION NO.

A RESOLUTION AMENDING THE CITY'S AUTHORIZED REPRESENTATIVES FOR PURPOSES OF PARTICIPATION IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL; DESIGNATING A PERSON WITH PRIMARY RESPONSIBILITY; PROVIDING AN ADDITIONAL BUT LIMITED REPRESENTATIVE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, Texas is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Garland, Texas to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, TexPool and Texpool Prime are public funds investment pools overseen by the Texas Comptroller of Public Accounts and managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments;

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

Section 1

The individuals whose signatures appear in this Resolution are hereby declared to be authorized representatives of the City of Garland, Texas (each an "Authorized Representative") and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime, to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds on behalf of the City.

An Authorized Representative may be deleted and deauthorized by a written instrument signed by two remaining Authorized Representatives if the deleted Authorized Representative (1) is assigned job duties that no longer require access to the City's TexPool/TexPool Prime account, or (2) is no longer employed by the City; and

1. Name: Matt Watson
Title: Managing Director
Phone/Fax: (972) 205-2355 / (972) 205-2810
Email: mwatson@garlandtx.gov

Signature

2. Name: Kathryn Ritchie
Title: Controller
Phone/Fax: (972) 205-2367 / (972) 205-2810
Email: kritchie@garlandtx.gov

Signature

3. Name: Don Daugherty
Title: Financial Services
Coordinator
Phone/Fax: (972) 205-2334 / (972) 205-2810
Email: ddaugherty@garlandtx.gov

Signature

Section 2

That Matt Watson will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the agreement(s) that governs the City's participation in Texpool/Texpool Prime.

Section 3

That the following person is designated an additional Authorized Representative only to make inquiries of selected information and may not perform transactions.

1. Name: John Corley
Title: Sr. Accountant
Phone/Fax: (972) 205-2352 / (972) 205-2810
Email: jcorley@garlandtx.gov

Section 4

That this Resolution and its authorization shall remain in full force and effect until amended or revoked by the City of Garland, Texas, and until TexPool Participant Services receives a copy of any such amendment or revocation.

Section 5

This Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 15th day of December, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

3. c.

Meeting Date: December 14, 2020

Item Title: Expand Boundaries of TIF#3 and Approval of a Project and Financing Plan for the Zone

Submitted By: Matt Watson, Finance Director

Strategic Focus Areas: Sound Governance and Finances

ISSUE

At the April 3, 2018 Regular Meeting, Council passed an ordinance creating a Tax Increment Financing Reinvestment Zone #3 (TIF Zone #3). TIF Zone # 3 seeks to capture property tax value added by the Wilbow / Riverset development of the Wyrick Farm to pay for public improvements at Wyrick Farms and the area surrounding the medical district that is now home to the Veterans Affairs (VA) hospital.

At the April 3 meeting, Council designate TIF Zone #3 with an initial boundary encompassing Wyrick Farms and nearby properties with the intent on passing a second ordinance at a future date to add the hospital area to the TIF zone after that area hit a probable low taxable value. This two-step process of setting the TIF zone boundary was designed to avoid burdening the TIF fund with a reduced value and revenue. With the VA Hospital now established as a tax-exempt property, Council may move forward with expanding the boundaries for tax year 2021 to include the VA hospital and surrounding areas and consider approval of a Project and Financing Plan based on recommendations made by the TIF Zone #3 Board of Directors.

OPTIONS

1. Approve an ordinance expanding the boundaries of TIF Zone #3 to include the VA Hospital area and establish a Project and Financing Plan for the Zone.
2. Do not approve an ordinance expanding the boundaries of TIF Zone #3 to include the VA Hospital area and establish a Project and Financing Plan for the Zone.

RECOMMENDATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 5, 2020 Regular Meeting and staff will move forward with notifying the public of a hearing on this matter as required by Chapter 311 of the Texas Tax Code.

BACKGROUND

During a City Council retreat on Friday, December 15, 2017, Council unanimously reaffirmed their support to create a Tax Increment Financing (TIF) zone in the area surrounding the Baylor Medical Center at Garland facility, despite the fact that the hospital announced that it would close on February 28, 2018. Staff then began working with a consultant to establish a preliminary financing plan for the proposed zone, as well as drafted an ordinance for Council consideration.

On April 3, 2020, Council approved the ordinance creating TIF Zone #3 and subsequently established a Board of Directors for the TIF Zone. The initial boundaries of the TIF Zone encompassed the Wilbow / Wyrick Farms and surrounding businesses located generally at Buckingham and Shiloh Road. However, Council had attentions to expand the boundaries once the fate of the Baylor Medical Center at Garland Facility was determined and the area hit a probable low taxable value. This strategy would ensure that the incremental increases in taxable values associated with the Wilbow / Wyrick Farms development would be captured for future use in the Zone while not burdening the TIF fund with reduced values and revenue associated with the Baylor Garland closure.

On April 3, 2020, the U.S. Department of Veterans Affairs (VA) acquired the former Baylor Hospital facility to increase its capacity to care for Veterans. This acquisition will make this property exempt from property taxes in 2021 and staff believes that Council could now expand the boundaries of the TIF Zone without hampering revenue growth within the TIF Zone.

On November 18, 2020, the Board of Directors for TIF Zone #3 meet to discuss expanding the boundaries and to create a Project and Financing Plan. A Project and Financing Plan is required by law in order to allow the City to utilize TIF funds on projects within the zone and is the primary responsibility of the Board of Directors for the TIF Zone.

The Board unanimously approved recommending to Council the expansion of the boundaries of the Zone to include the VA hospital and surrounding properties. In addition, a listing of projects was approved by the Board to be included in the Project and Financing Plan and staff was instructed to complete the required schedules outlined in Chapter 311 of the Tax Code for Council to formally consider.

A Catalyst Area Study is currently being conducted in the area that will provide the City with additional information to develop an overall strategy in the area and will more than likely yield additional opportunities to utilize the revenue generated within the TIF Zone on new projects. This study is scheduled to be completed in the spring of 2021. Therefore, the Board wanted to ensure tha the Project and Financing Plan was not too specific on projects to be completed in the area but still meet the requirements outlined in the tax code. This strategy would allow for the framework for the formal document to be in place while allowing the Board / Council to make timely adjustments to the Plan at a future date.

Therefore, the below categories were ultimately decided on and were generated from the Preliminary Project and Financing Plan approved by Council on April 3, 2018.

Description	Amount
Wilbow Development Agreement Reimbursement	\$3,100,000
Trail Study	\$150,000
Trail Design and Construction	\$3,321,120
Screening Wall Replacement	\$760,000
Public Infrastructure Improvements	\$10,168,880
Land Acquisition	\$5,000,000
Total	\$22,500,000

The draft Project and Financing Plan is attached to this agenda item for Council review.

CONSIDERATION

TIF's are utilized to encourage economic development and reinvestment. When redevelopment occurs in a TIF, property values typically increase. The incremental growth in property taxes can be set aside for reinvestment in the zone by way of public projects designed to enhance the zone for additional new investment and development.

Attachments

Draft Project and Finance Plan

TIF **No. 3**

Medical District Project and Financing Plan



Tax Increment Financing Reinvestment Zone,
Number Three, City of Garland, Texas

December 15, 2020



GARLAND

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Section 1: What's Tax Increment Financing?

Tax increment financing is a tool for inducing improvements in an area Texas law or custom calls a "Tax Increment Financing Reinvestment Zone," "TIF zone," or "TIRZ." The basic concept is that development or redevelopment of an area will generate new tax revenue that will be dedicated to financing local improvements that made possible the additional public revenue and/or public benefits. The dedicated tax may reimburse expenses originally paid by a developer or city or may secure bonds to finance the improvements.

TIF zones must be areas with unusual development challenges and opportunities for economic development. The City of Garland has three TIF zones . TIF zone 1 is located primarily in Downtown and along the Dallas Area Rapid Transit (DART) rail line to the Jupiter Road/Forest Lane area. Zone 2 is along the Interstate 30 Corridor from the Garland city limits east to Lake Ray Hubbard. Zone 3 is described in detail in section 2 of this document.

Statutes that authorize and govern tax increment financing are codified in Chapter 311 of the Texas Tax Code. To make an area eligible for tax increment financing, a city enacts an ordinance following procedural steps of Chapter 311. Steps preceding the designation ordinance include preparation of a preliminary financing plan and a duly advertised public hearing.

Tax growth added by increased value of real property in the TIF zone (and rarely--but not in this instance--sales tax) is called the "tax increment." A TIF zone's value growth is the difference between its total value liable for taxation by a governmental unit and that same indicator as of a base year. By statute, the base year is the year the TIF zone was designated. When real property is added to a TIF zone in a subsequent year, the base value is increased by the taxable value of the added properties for the year when the properties were added. To illustrate, if a TIF zone were created in 2018, its base value to the City of Garland would be the value liable for City real property tax on January 1, 2018, according to the most current version of the certified tax roll. If property were added to the TIF zone in 2019, base value would be increased by the value liable for City property tax as of January 1, 2019.

All or part of the tax increment flows to a tax increment fund ("TIF fund") for a specified term of years. If only part of the tax increment is to flow to the TIF fund, a city must so stipulate upon designation of the TIF zone and may not change the portion flowing to the TIF fund during its stated duration.

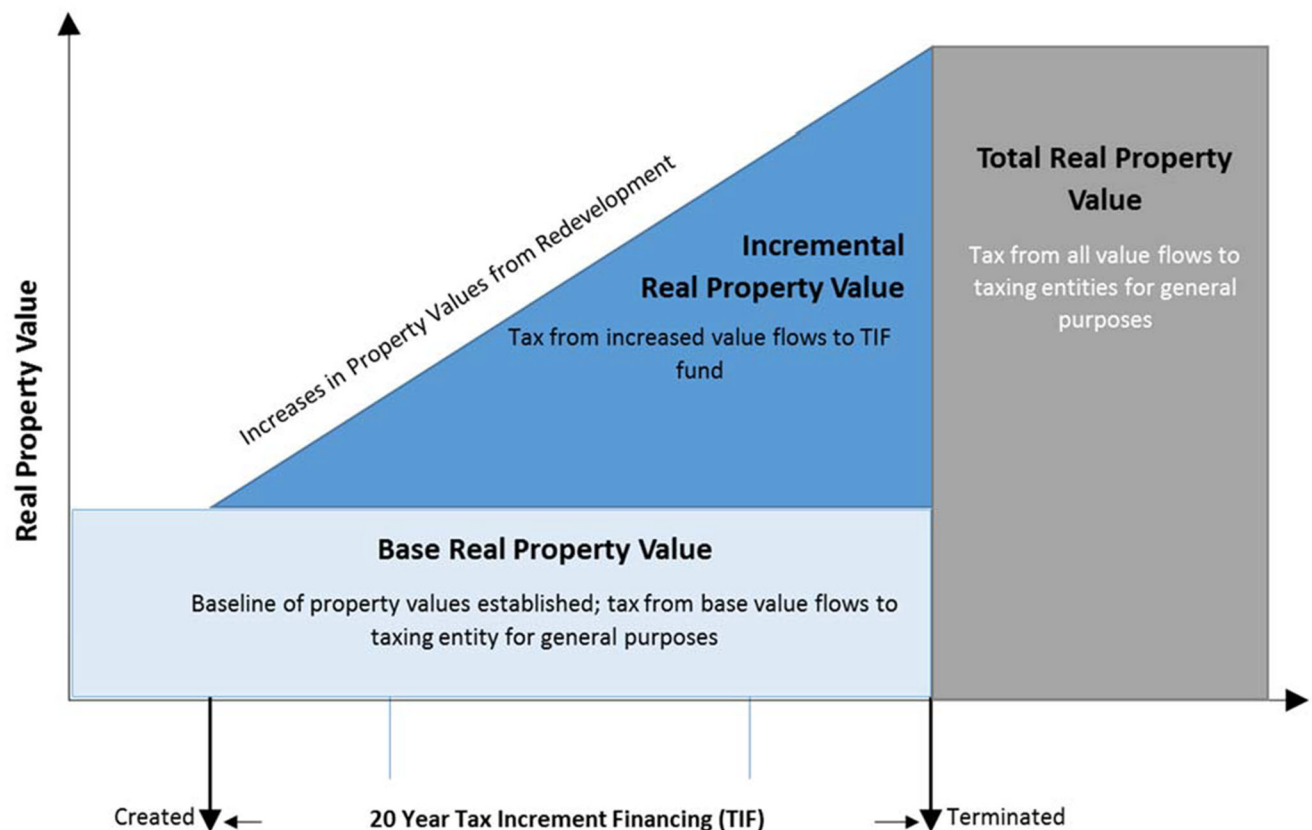
Money flowing to the TIF fund may be disbursed for projects and in approximate amounts consistent with a "project plan and financing plan" ("TIF plan," for short) approved by the City Council. Before approving a TIF plan, the Council must designate the TIF zone and then receive a recommendation about the plan from a TIF Board as prescribed by Chapter

311. The TIF plan should resemble the preliminary financing plan, but it may differ, and it must address a checklist of items stipulated in Chapter 311. A TIF plan may be amended by the Council pursuant to Chapter 311. The TIF fund may be used for public purposes authorized by Chapter 311, including grants and loans to stimulate economic development. Disbursements from the TIF fund to entities other than the City itself should be pursuant to written contractual agreements.

Dallas County may consent by order of the County Commissioners Court to participate in TIF zone 3 after the City has designated the zone. Other local governmental units may participate, although recent history suggests other participations are unlikely.

Exhibit A illustrates how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

Exhibit A: Real Property Tax Flow with Tax Increment Financing



Inclusion of a property in a TIF zone doesn't impact tax rates for the property. Rates in a TIF zone are the same as tax rates outside it and within the same taxing jurisdictions.

Section 2: TIF Zone 3 Described

TIF zone 3 seeks to capture value added by Wilbow's development of the Wyrick Farm and value added to other real property in the zone, then to use the captured real property tax increments to pay for public improvements at Wyrick Farms and the area surrounding the Veterans Affairs (VA) hospital. TIF funds are anticipated to be used to make improvements to thoroughfares and drainage systems, create trails within the TIF zone, as well as potentially for property acquisitions within the zone to promote redevelopment in the VA hospital area for the benefit of Garland. It should be noted that a catalyst study of the area will be completed in 2021 that may yield additional opportunities for projects to be included in this plan.

The initial boundary of the TIF zone approved by City Council by ordinance on April 3, 2018 are shown in Exhibit B. Boundary lines that follow public streets and highways include all such rights-of-way. Boundaries that approximate property lines shall be construed to follow such property lines.

Taxable values of real properties with improvements east of Shiloh Road at the former Baylor Garland hospital site declined after the January 1, 2019 appraisal due to closure of the hospital and establishment of a tax-exempt Veterans Affairs (VA) Hospital at the site. Conversely, taxable values at the Wyrick Farm site increase after January 1, 2019. Accordingly, Garland designate TIF zone 3 with an initial boundary encompassing Wyrick Farms and nearby properties in calendar year 2019 and brought forward a second ordinance on December 15, 2020 to add the hospital area to the TIF zone after that area hit a probable low taxable value. This two-step process of setting the TIF zone boundary was designed to avoid burdening the TIF fund with a reduced value and revenue. Exhibit C maps the TIF zone 3 boundary after expansion.

Exhibit B: TIF Zone 3 Initial Boundary Map

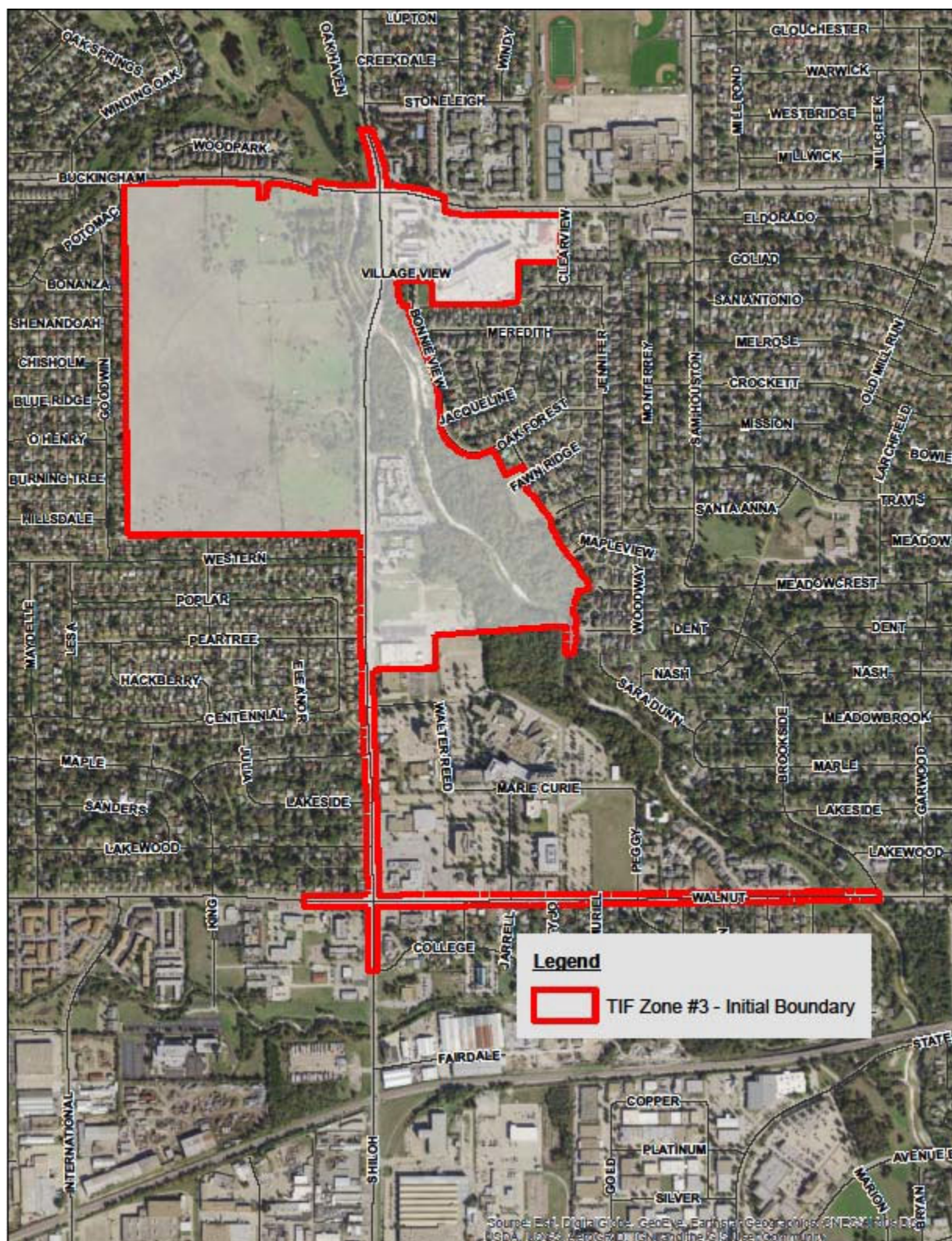
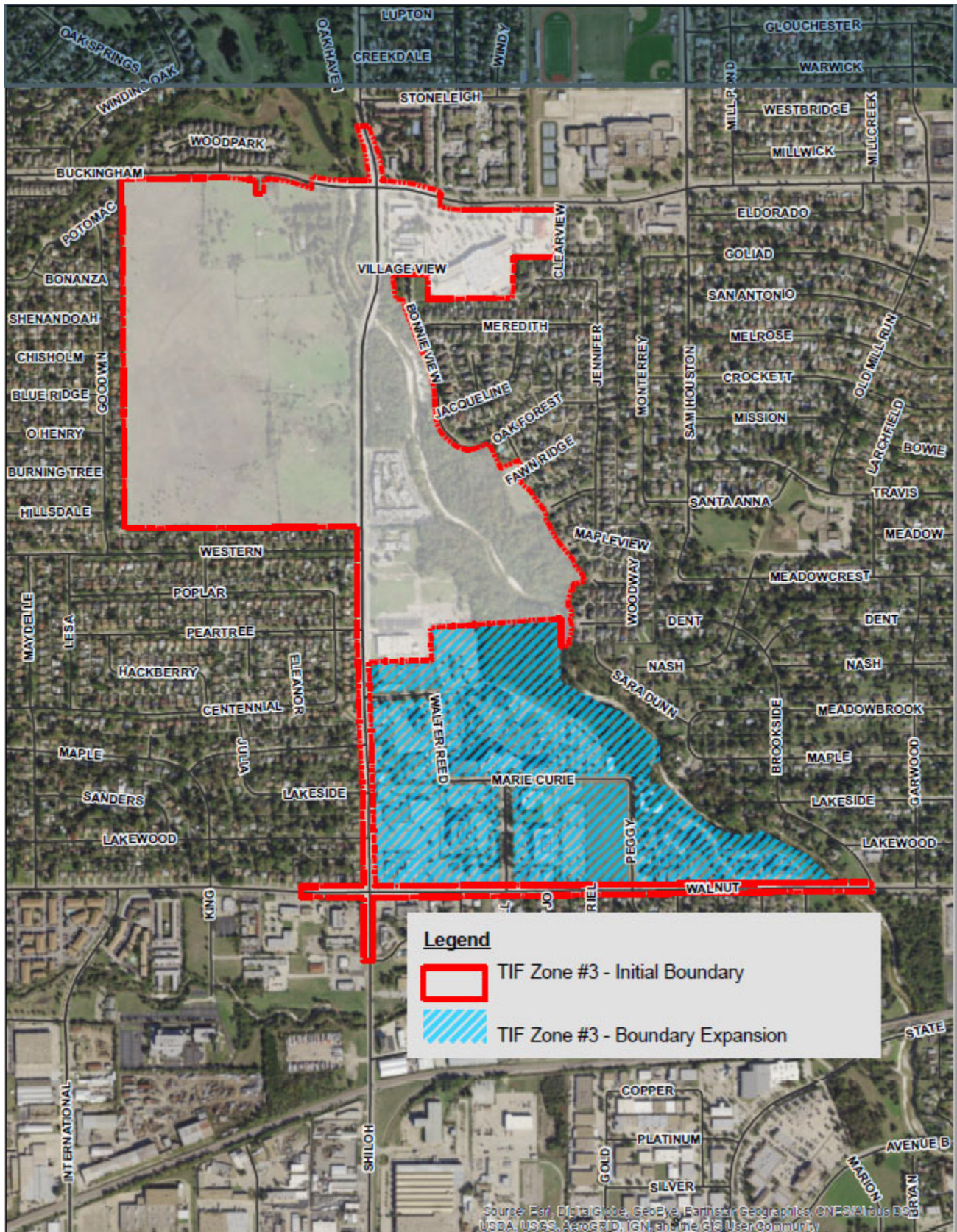


Exhibit C: TIF Zone 3 Expanded Boundary Map



The Zone contains approximately 12,907,115 square feet of land. Prior to the Zone being expanded, the square footage was 8,661,352, which was primarily made up of vacant agricultural land. At the creation of the Zone, residential land in the Zone was far below the statutory maximum 30% of the entire zone. However, with the signing of an Economic Development Agreement between the City of Garland and Wilbow Corporation approximately 582 homes will be constructed in this area bringing in an estimated \$156,000,000 million in taxable value to the City of Garland over the next 8 years. The corrected value of real property in Zone #3 taxable by the City of Garland in base year 2019 was \$25,150,851 according to the Dallas Central Appraisal District. After expansion in 2021, the expanded zone base value will be \$45,345,369. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones.

Exhibits D and E map existing uses and conditions in the Zone. As shown in Exhibit D, a minimum amount of land in the Zone was residential. However, after the Wilbow Development is completed approximately 50% of the Zone will be Residential, as depicted in Exhibit E.

Chapter 311 requires the City Council to make findings about an area before designating a TIF zone. Findings must include the following:

- At the time of creation of the Zone, residential properties (defined as properties with houses having fewer than five living units) constitute less than 30% of the property in the zone, excluding property that is publicly owned.
- The taxable value of real property in the proposed zone plus all other reinvestment zones in Garland is less than 25% of the taxable value of all real property in Garland.
- Development or redevelopment would not occur solely through private investment in the foreseeable future.
- Either or both of the following are true:
 - The area impairs sound growth of the city, retards the provision of housing or constitutes an economic or social liability, menacing public health, safety, morals, or welfare in its present condition due to one or more of the conditions of Tax Code Section 311.005(a)(1).
 - The area is predominantly open or undeveloped and impairs sound growth of the city for some specified reason.

Exhibit D: Existing Land Use Map for Zone

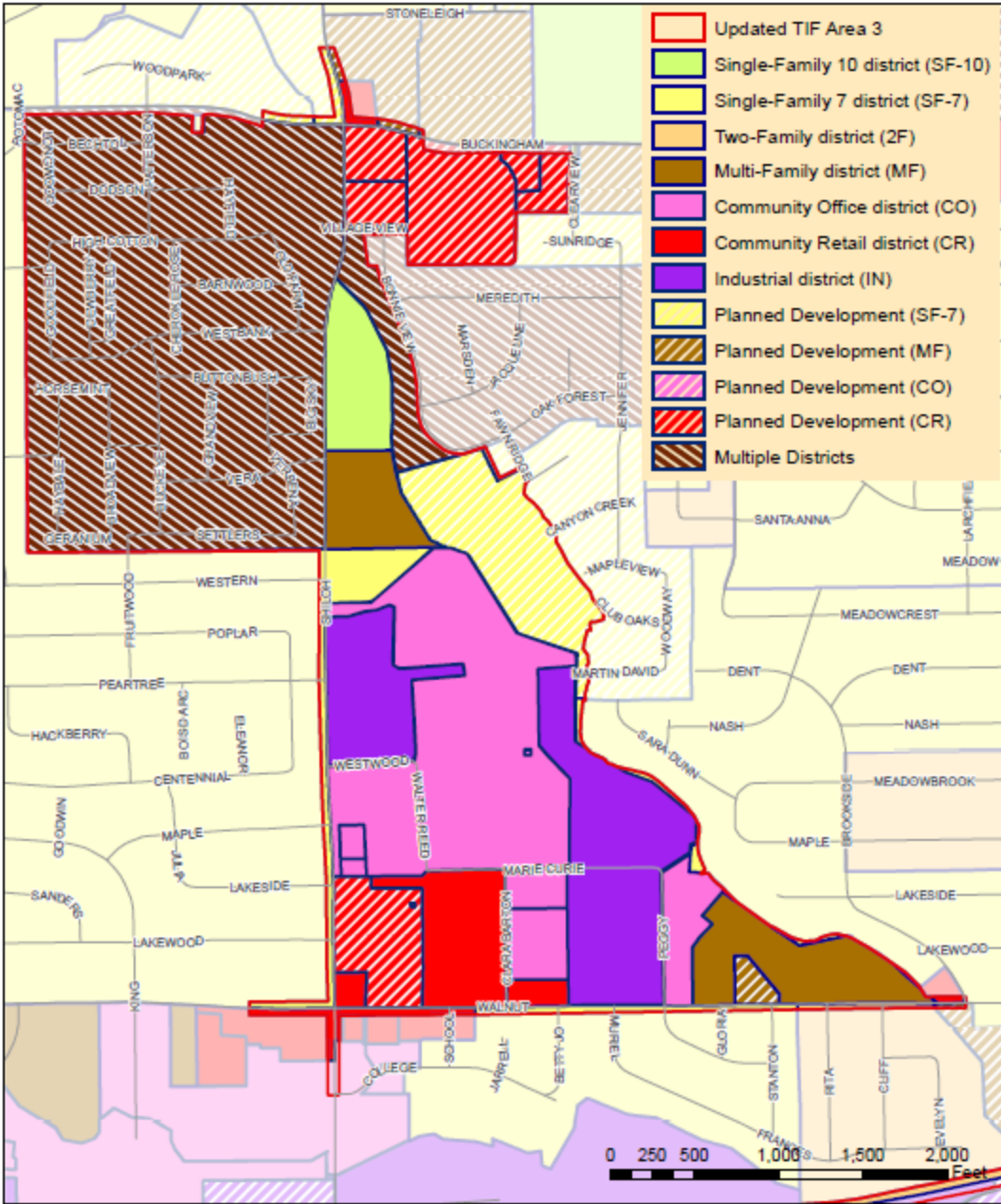
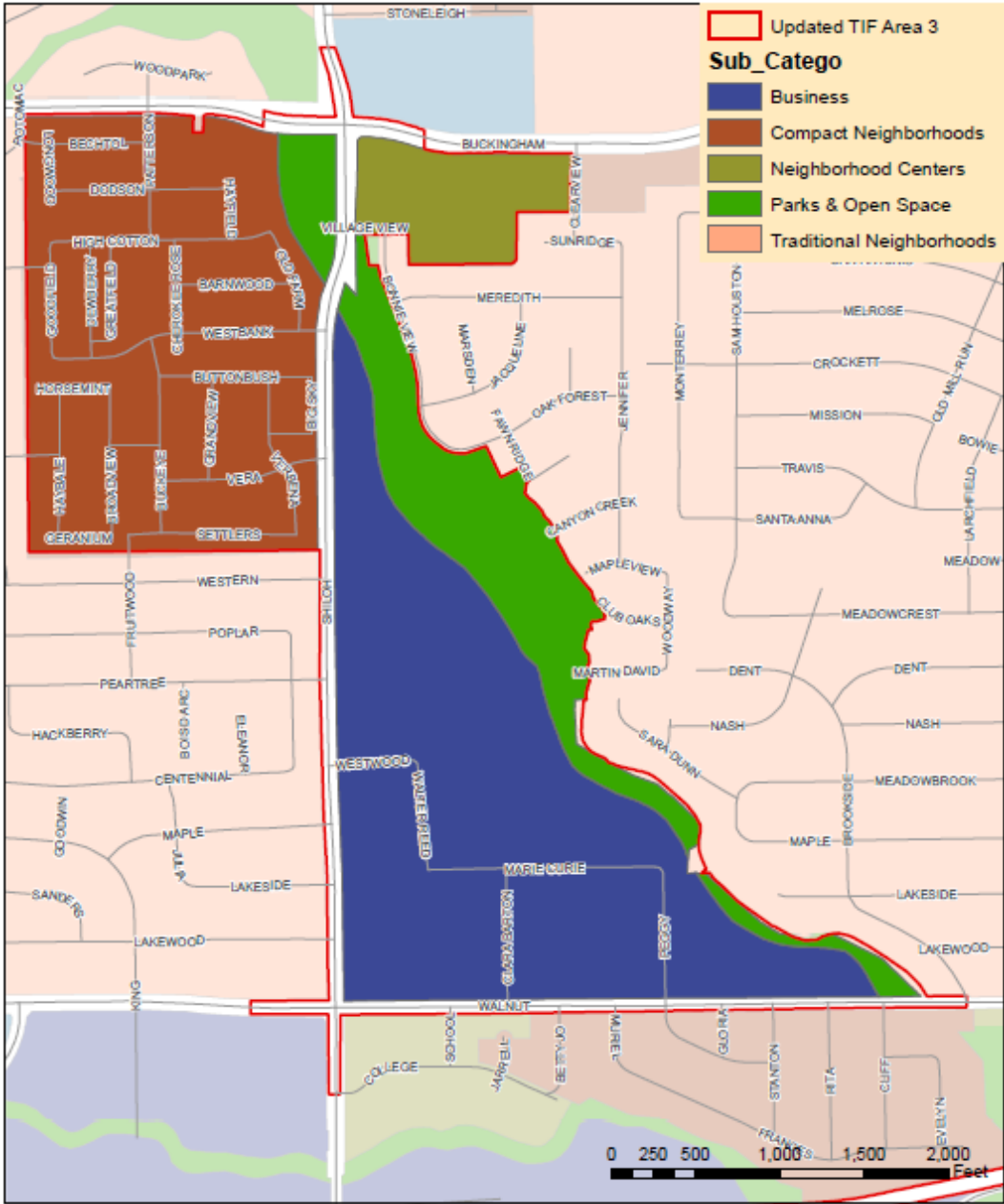


Exhibit E: Future Uses of Land in Zone



Section 3:

Forecast Revenue to TIF Fund 3

Tax increment revenues to TIF fund 3 for a term of twenty years (commencing with City tax assessments levied in September 2019) are forecast to total about \$22.5 million. Annual revenue will ramp up gradually from less than \$100,000 in year 1 to roughly \$1.5 million in year 20. This anticipated tax increment revenue stems primarily from the Wilbow / Wyrick Farm development. Schedule 1 displays forecasts of annual taxable value, annual revenue to the TIF fund, and more for the TIF zone's proposed duration of twenty years. Schedule 1 assumes no major redevelopment of taxable property in either the initial or expanded area of the TIF zone other than Wyrick Farm.

Recognizing that a dollar received years in the future will almost certainly lack the buying power of a dollar today, the column at the right margin of Schedule 1 discounts revenue received in future years to express cumulative revenue in terms of worth in present (2020) dollars. The applicable discount rate for Garland is an estimate of the average long-term rate of interest the City will pay to borrow money. Applying a discount rate of 2.5% for each year into the future, the 2020 present value of the forecast \$22.5 million total cash for the TIF fund is about \$16.3 million, so Garland could use TIF fund revenue to purchase roughly \$16.3 million of improvements or services valued in 2020 dollars.

Another potential way to add cash flow to the TIF fund is for Dallas County to participate. Dallas County ordinarily limits participation to fifteen years, with 55% of the County tax increment flowing to a TIF fund. County participation beginning in beginning in 2024 might potentially add about \$2.1 million in revenue or \$1.5 million of present value revenue. A typical condition of Dallas County participation in a TIF program, however, is that twenty percent of housing units in projects receiving TIF money must meet a Dallas County goal for affordable housing. Those units must be affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. The Wyrick Farm development does not meet the County's affordable housing goal. County participation may be precluded if a planned expenditure from the TIF fund is reimbursement of public improvement costs to Wilbow.

Section 4:

Potential TIF Fund 3 Expenditures

Schedule 2 is a list of infrastructure improvement needs within the Zone to which TIF fund revenue might be applied. The total project cost estimate is \$39.2 million with the TIF projected to disburse approximately \$22.5 million.

Given the Schedule 1 forecast of revenue for TIF fund 3, it's clear the list of potential expenditures for TIF projects exceeds probable revenue. Although economically infeasible to finance 100% of the projects on the Schedule 2 list, Garland may retain the full list with knowledge it will eventually be necessary to set priorities, using TIF revenue to secure only some of the proposed projects.

Garland has three methods for financing public improvements with TIF fund 3:

- 1) Contract with a developer or other private source to construct public improvements, transfer land, or provide a service. In exchange, the City may agree to reimburse an amount, ultimately using cash accumulated by the TIF fund.
- 2) Issue bonds secured wholly or partly by revenue to the TIF fund to pay for public improvements.
- 3) "Pay-as-you-go," allowing tax increment revenues to accumulate before a project is begun.

The Wilbow Development Agreement will be repaid on a pay-as-you-go basis. However, all other projects will be evaluated at a future date to determine the most effective method of financing. Future financing methods will be evaluated and approved by both the TIF Board of Directors and City Council.

No residents will be displaced as a result of implementing this project plan. No changes of zoning ordinances, the master plan of Garland, building codes, or other municipal ordinances will be necessary at this time to implement the project plan.

Section 5:

Additional Tax for Garland

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive additional business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The Tax Increment Fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance of \$12,699 is indicated on the bottom line of Schedule 3. Any residual balance will be prorated and returned to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Schedules and Appendix

Schedule 1: Forecast Revenue to TIF Fund 3 with Wyrick Farm Development

Notes:

2019 taxable value represents the base year of the initial boundaries of the TIF zone.

2020 taxable value is based on the Certified Taxable Values provided by Dallas County Appraisal District (DCAD).

Annual inflation rates are set at a modest 1%. Actual adjustments may vary significantly from year to year.

Taxable value added by new construction for Jan. 1, 2020 and beyond represents the anticipated increase in taxable value associated with the Wyrick Farms development. Prior the land was vacant agricultural land.

2021 taxable values and beyond are based on an estimate combining the 2020 estimated taxable value of the initial and expanded boundaries of the zone, modest inflation, and to the zone

Base value for the zone will be the sum of freeze-adjusted taxable values for Jan. 1 of the calendar years when real properties were included in the zone. Based on DCAD's reports the base taxable value in 2019 was \$25,150,851 and it is estimated that after expansion in 2021 the expanded zones base value will be \$45,345,369.

The tax rate is assumed constant from 2020 onward. However, due to Senate Bill 2 passed during the 2019 legislative session actual rates will fluctuate slightly. However, based in this model it is not expected to materially impact this analysis

Participation by Dallas County in TIF zone 3 for fifteen years with 55% of the County tax increment could add an estimated \$1.9 million of 2018 present value to the fund.

(a)	(b)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
			Taxable Real Property Value Carried from Previous Year Net Change @ 1.00% Annually After 2017	Estimated Taxable Value Added by New Construction Added to Roll for Jan. 1, in 2020 Dollars	Taxable Value Added to Roll by New Construction, If 0.00% Annual Inflation	Taxable Value of Real Property within TIF Zone	City Real Property Tax Levy Levy, If \$0.7696 Per \$100 After 2020	City's Captured Appraised Value Less Base Value) ("CAV"=Taxable on CAV (the" Tax Increment")	Real Property Tax on CAV (the" Tax Increment")	% of City Tax Increment to TIF Fund	City Tax Increment to TIF Fund This Year	2020 Present Value of Cumulative Tax Increments to TIF Fund @ 2.50% Annual Discounts
Year	Jan. 1,	by Jan 31,										
-1	2018	2019				\$25,150,851	\$177,213					\$0
Base	2019	2020	\$26,278,721	\$0	\$0	\$26,278,721	\$202,241	\$1,127,870	\$8,680	100%	\$8,680	\$8,468
1	2020	2021	\$27,694,028	\$21,653,870	\$21,653,870	\$49,347,898	\$379,781	\$24,197,047	\$184,358	100%	\$184,358	\$183,943
2	2021	2022	\$70,035,895	\$20,511,807	\$20,511,807	\$90,547,702	\$696,855	\$44,598,238	\$341,512	100%	\$341,512	\$501,071
3	2022	2023	\$91,453,179	\$20,511,807	\$20,511,807	\$111,964,986	\$861,683	\$66,015,522	\$505,515	100%	\$505,515	\$959,043
4	2023	2024	\$113,084,636	\$20,511,807	\$20,511,807	\$133,596,443	\$1,028,158	\$87,646,979	\$671,158	100%	\$671,158	\$1,552,249
5	2024	2025	\$134,932,408	\$18,380,710	\$18,380,710	\$153,313,118	\$1,179,898	\$107,363,654	\$822,139	100%	\$822,139	\$2,261,177
6	2025	2026	\$154,846,249	\$18,380,710	\$18,380,710	\$173,226,960	\$1,333,155	\$127,277,496	\$974,630	100%	\$974,630	\$3,081,100
7	2026	2027	\$174,959,229	\$18,380,710	\$18,380,710	\$193,339,940	\$1,487,944	\$147,390,476	\$1,128,646	100%	\$1,128,646	\$4,007,432
8	2027	2028	\$195,273,339	\$16,705,873	\$16,705,873	\$211,979,212	\$1,631,392	\$166,029,748	\$1,271,376	100%	\$1,271,376	\$5,025,458
9	2028	2029	\$214,099,004	\$0	\$0	\$214,099,004	\$1,647,706	\$168,149,540	\$1,287,608	100%	\$1,287,608	\$6,031,336
10	2029	2030	\$216,239,994	\$0	\$0	\$216,239,994	\$1,664,183	\$170,290,530	\$1,304,003	100%	\$1,304,003	\$7,025,175
11	2030	2031	\$218,402,394	\$0	\$0	\$218,402,394	\$1,680,825	\$172,452,930	\$1,320,562	100%	\$1,320,562	\$8,007,087
12	2031	2032	\$220,586,418	\$0	\$0	\$220,586,418	\$1,697,633	\$174,636,954	\$1,337,286	100%	\$1,337,286	\$8,977,181
13	2032	2033	\$222,792,283	\$0	\$0	\$222,792,283	\$1,714,609	\$176,842,819	\$1,354,177	100%	\$1,354,177	\$9,935,569
14	2033	2034	\$225,020,205	\$0	\$0	\$225,020,205	\$1,731,756	\$179,070,741	\$1,371,238	100%	\$1,371,238	\$10,882,362
15	2034	2035	\$227,270,407	\$0	\$0	\$227,270,407	\$1,749,073	\$181,320,943	\$1,388,469	100%	\$1,388,469	\$11,817,669
16	2035	2036	\$229,543,112	\$0	\$0	\$229,543,112	\$1,766,564	\$183,593,648	\$1,405,872	100%	\$1,405,872	\$12,741,601
17	2036	2037	\$231,838,543	\$0	\$0	\$231,838,543	\$1,784,229	\$185,889,079	\$1,423,449	100%	\$1,423,449	\$13,654,268
18	2037	2038	\$234,156,928	\$0	\$0	\$234,156,928	\$1,802,072	\$188,207,464	\$1,441,202	100%	\$1,441,202	\$14,555,780
19	2038	2039	\$236,498,497	\$0	\$0	\$236,498,497	\$1,820,092	\$190,549,033	\$1,459,133	100%	\$1,459,133	\$15,446,247
20	2039	2040	\$238,863,482	\$0	\$0	\$238,863,482	\$1,838,293	\$192,914,018	\$1,477,243	100%	\$1,477,243	\$16,325,777
Total for years 1-20				\$155,037,296	\$155,037,296		\$29,495,901		\$22,469,578		\$22,469,578	

Schedule 2: Potential Expenditures for TIF Fund 3

Notes:

Projects and cost estimates are current estimates from City of Garland personnel.

Many of the public infrastructure projects identified in the area exceed the projected revenue of the TIF zone.

Therefore, funding will have to be identified from other sources to complete these projects.

A catalyst area study will be completed in this area in 2021 that may yield additional projects. Therefore, it is anticipated that this plan will be updated and/or changed in the future by the TIF Board of Directors and City Council.

High-confidence cost estimates are +/-15%. Medium-confidence estimates are +/- 25%. Low-confidence estimates are +/- 50%. Confidence levels for cost estimates are not indicators of relative project priority.

(a) Project	(b) TIF Cost Estimate	(c) Non-Project Cost Estimate	(d) Confidence in Cost Estimates
Wilbow Development Agreement <i>cash reimbursement incentives as outlined in the development agreement</i>	\$3,100,000	\$0	High
Establishing a TIRZ <i>professional services associated with establishing a TIRZ</i>	\$0	\$13,500	High
Target Investment Area - Market Study <i>professional services to conduct a market analysis and recommend a redevelopment plan for the area</i>	\$0	\$250,000	High
Trail - Detailed Engineering Study <i>professional engineering consulting services to assess the site condition, determine appropriate alignment, and construction cost estimate</i>	\$150,000	\$0	High
Trail - Design and Construction <i>12-ft trail along the Creekside from Shiloh to Walnut, connecting to Wyrick tract, acquiring easements</i>	\$3,321,120	\$0	Low
Screening Wall <i>aesthetic enhancements to the screening wall including landscaping, lighting, and decorative elements</i>	\$760,000	\$0	Medium
Public Infrastructure Improvements <i>This Category will provide funding for Public Infrastructure improvements within the TIF zone that may include upsizing drainage box culverts at an estimated cost of \$4 million, Walnut Street pavement replacement and reconstruction at an estimated cost of \$7.7 million, and Shiloh road pavement replacement or reconstruction at an estimated cost of \$15 million.</i>	\$10,168,880	\$16,477,009	Medium
Land Acquisition <i>acquiring land along Walnut and Shiloh as market presents opportunities</i>	\$5,000,000	\$0	Low
Total Estimated Cost	<u>\$22,500,000</u>	<u>\$16,740,509</u>	

Schedule 3: TIF Fund Prospective Disbursement Schedule

Notes:

Revenue projections are based on schedule 1 information and interest rates are assumed to be modest at .05%.

The \$3.1 million incentive associated with the Wilbow/Wyrick Agreement will be reimbursed to the City of Garland by the TIF Fund between tax years 2024 -2033

It is assumed that the City will be required to issue debt to accomplish the Trails and Public Infrastructure projects. The analysis assumes the TIF will reimburse the City for debt service as funds are available for disbursement. Debt service cost may be higher than the amounts reflected below and will need to be absorbed within the debt service tax rate of the City.

This schedule is required by Chapter 311 of the Texas Tax Code. However, actual expenditures may fluctuate significantly from what is provided below.

It should be noted that a Catalyst Area Study for this zone will be completed in 2021. The TIF Board of Directors and City Council may make adjustments to the project plan based on the results of this study. Future updates to the plan are anticipated.

Only City of Garland Tax Increments are reflected in the schedule below. Updates will be made if the County or another taxing jurisdiction participates in the TIF in the future.

TIF	Real Property Value for		Tax Due Without Penalty	Estimated Tax Increment to	Estimated Int. Earnings	TOTAL	PROJECTS IN TIF PLAN								Revenue Over (Under)	Beginning Fund	Change In Fund	Ending Fund
	Jan. 1,	by Jan 31,		TIF Fund	to TIF Fund	REVENUE	Wilbow Development Agreement	Trail Study	Trail Design & Construction	Screening Walls	Public Infrastructure Improvements	Land Acquisition	Total Expenditures	Expenditures		Balance	Balance	Balance
1	2020	2021		184,358	43	184,402	-	-	-	-	-	-	-	184,402		8,696	184,402	193,098
2	2021	2022		341,512	965	342,477	-	150,000	-	-	-	263,158	413,158	(70,681)		193,098	(70,681)	122,417
3	2022	2023		505,515	612	506,127	-	-	-	-	-	263,158	263,158	242,969		122,417	242,969	365,386
4	2023	2024		671,158	1,827	672,985	-	-	100,000	-	250,000	263,158	613,158	59,827		365,386	59,827	425,214
5	2024	2025		822,139	2,126	824,265	310,000	-	100,000	-	250,000	263,158	923,158	(98,893)		425,214	(98,893)	326,321
6	2025	2026		974,630	1,632	976,262	310,000	-	100,000	260,000	250,000	263,158	1,183,158	(206,896)		326,321	(206,896)	119,425
7	2026	2027		1,128,646	597	1,129,243	310,000	-	100,000	250,000	250,000	263,158	1,173,158	(43,915)		119,425	(43,915)	75,509
8	2027	2028		1,271,376	378	1,271,754	310,000	-	100,000	250,000	250,000	263,158	1,173,158	98,596		75,509	98,596	174,105
9	2028	2029		1,287,608	871	1,288,479	310,000	-	175,000	-	500,000	263,158	1,248,158	40,321		174,105	40,321	214,426
10	2029	2030		1,304,003	1,072	1,305,075	310,000	-	175,000	-	500,000	263,158	1,248,158	56,917		214,426	56,917	271,343
11	2030	2031		1,320,562	1,357	1,321,918	310,000	-	175,000	-	500,000	263,158	1,248,158	73,760		271,343	73,760	345,104
12	2031	2032		1,337,286	1,726	1,339,011	310,000	-	175,000	-	500,000	263,158	1,248,158	90,853		345,104	90,853	435,957
13	2032	2033		1,354,177	2,180	1,356,357	310,000	-	175,000	-	500,000	263,158	1,248,158	108,199		435,957	108,199	544,157
14	2033	2034		1,371,238	2,721	1,373,959	310,000	-	250,000	-	750,000	263,158	1,573,158	(199,199)		544,157	(199,199)	344,957
15	2034	2035		1,388,469	1,725	1,390,194	-	-	250,000	-	750,000	263,158	1,263,158	127,036		344,957	127,036	471,993
16	2035	2036		1,405,872	2,360	1,408,232	-	-	250,000	-	750,000	263,158	1,263,158	145,074		471,993	145,074	617,067
17	2036	2037		1,423,449	3,085	1,426,535	-	-	250,000	-	750,000	263,158	1,263,158	163,377		617,067	163,377	780,443
18	2037	2038		1,441,202	3,902	1,445,105	-	-	250,000	-	1,000,000	263,158	1,513,158	(68,053)		780,443	(68,053)	712,390
19	2038	2039		1,459,133	3,562	1,462,695	-	-	325,000	-	1,250,000	263,158	1,838,158	(375,463)		712,390	(375,463)	336,927
20	2039	2040		1,477,243	1,685	1,478,928	-	-	371,120	-	1,168,880	263,156	1,803,156	(324,228)		336,927	(324,228)	12,699
TOTALS				22,469,578	34,425	22,504,003	3,100,000	150,000	3,321,120	760,000	10,168,880	5,000,000	22,500,000					

Appendix 1:
Anticipated Wyrick Farm Development
and Taxable Real Property Values Added
For the City of Garland

Notes:

Annual home completions for Wyrick Farm are current estimates by the developer.

Average taxable value added per home is an estimate.

No commercial completions are assumed for Wyrick Farm in this time horizon.

(a)	(b)	(c)	(d)	(e)	(f)
Project Site	Completed During Year Ended Dec. 31	Appraised as Complete Jan. 1,	Detached Homes @ Average of \$266,387 Each	Commercial Floor Area @ \$130 per Sq. Ft.	Estimated Taxable Value Added
Wyrick Farm	2019	2020	75		\$21,653,870
	2020	2021	77		\$20,511,807
	2021	2022	77		\$20,511,807
	2022	2023	77		\$20,511,807
	2023	2024	69		\$18,380,710
	2024	2025	69		\$18,380,710
	2025	2026	69		\$18,380,710
	2026	2027	69		\$16,705,873
Total					\$155,037,296

Appendix 2:

Forecast Revenue to TIF Fund 3 with Wyrick Farm Development

Notes:

Lot mix and estimated average home sale prices for each lot size are from Wilbow.
 All dollar values on this page are expressed in 2018 dollars, before adjustment for inflation.
 Adjustments from sales volume to taxable home value are based on local observations.

Sale Prices and Total Sales Volume

Approx. Lot Dimensions	Number of Lots	% of Lots	Mean Sale Price per Unit (Land and Improvements)	Total Sales Volume
22' x 100'	293	50%	\$250,000	\$73,250,000
33' x 75'	94	16%	\$337,500	\$31,725,000
40' x 115'	136	23%	\$375,000	\$51,000,000
50' x 115'	59	10%	\$400,000	\$23,600,000
All	582	100%		\$179,575,000
Mean Sale Price per New Home =			\$308,548	\$179,575,000

Adjustments from Sales Value to Taxable Value

		Consequence of Adjustment for Taxable Value of Whole Site
Assumed long-term relation of DCAD "market" to true sale price	95%	(\$8,978,750)
Exemption for veteran with 100% disability rating =	100%	
Assumed % of homesteads with 100% disability rating =	2%	(\$3,411,925)
City of Garland exemption for homestead status =	8%	
Assumed % of homes with homestead exemption =	75%	(\$9,763,565)
City homestead exemption supplement for over-65 =	\$51,000	
Assumed % of homesteads with over-65 supplements =	10%	(\$2,166,786)
City homestead exemption supplement for disability =	\$56,000	
Assumed % of homesteads with City disability supplements =	1%	(\$216,679)
Taxable value after adjustments =		\$155,037,296
Mean Taxable Value per Home =		<u>\$266,387</u>



GARLAND POLICY REPORT

City Council Work Session Agenda

3. d.

Meeting Date: December 14, 2020
Item Title: 2020 Homeland Security Grant Program Application Resolution
Submitted By: Mistie Gardner, Emergency Management Director
Strategic Focus Areas: Safe Community

ISSUE

The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Office of the Governor (OOG). As has been the case for many years, the OOG requires jurisdictions applying for HSGP funding to have a Council approved resolution each year prior to utilizing awarded funds which identifies the submitted projects as well as the authorized official to manage the administration of the grant.

OPTIONS

1. Approve a resolution to support the 2020 Homeland Security Grant Program (HSGP) application.
2. Take no action.

RECOMMENDATION

The Office of Emergency Management (OEM) staff recommends support of the HSGP application to gain access to grant funding. The resolution will assist the City of Garland with acquiring funding to help support and improve public safety response and recovery capabilities. This 2020 UASI funding will be used to purchase resources to support the following Garland projects:

- Garland Emergency Management Planning Sustainment
 - Funding this project will allow the City of Garland to sustain and continue to work on emergency planning projects by continuing funding the salary and benefits of one full-time staff member in the Office of Emergency Management. The current planning and mitigation program is designed to work within and follow a master planning submission schedule in order to maintain all plans in a current status as required by the State in order to qualify for Homeland Security Grant funds.
- Garland SWAT Negotiations Technology (LETPA)
 - Funding this project will support the Garland SWAT Team by providing critical negotiations communications equipment by providing a secure line of communication between a suspect and officers necessary to resolve hostage and tactical situations enhancing hostage rescue capabilities.

- Garland Emergency Operations Center Capability Enhancement
 - Funding this project will enhance response capabilities during Emergency Operations Center activation and improve continuity of operations for mission critical functions by funding laptops and a networked laptop cart for Disaster Response Team activations.

This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

BACKGROUND

The primary purpose of the Department of Homeland Security's (DHS)/Federal Emergency Management Agency's (FEMA) Homeland Security Grant Program (HSGP) is to provide funding to states, territories, urban areas, and other local and tribal governments to prevent, protect against, mitigate, respond to, and recover from potential terrorist attacks and other hazards. HSGP plays an important role in the implementation of the National Preparedness System by supporting the building, sustainment and delivery of core capabilities essential to achieving the National Preparedness Goal (The Goal) of a secure and resilient Nation. Among the five noted mission areas, Prevention, Protection, Mitigation, Response, and Recovery, HSGP supports the goal to Strengthen National Preparedness and Resilience.

The UASI program funds address the unique risk-driven and capabilities-based planning, organization, equipment, training, and exercise needs of high-threat, high-density Urban Areas based on the capabilities identified during the THIRA process and associated assessment efforts. The funds also assist them in building an enhanced and sustainable capacity to prevent, protect against, mitigate, respond to, and recover from acts of terrorism.

DHS/FEMA is required at least 25 percent (25%) of the combined HSGP funds allocated under SHSP and UASI are dedicated towards Law Enforcement Terrorism Prevention Activities (LETPA), per section 2006 of the Homeland Security Act of 2002, as amended (6 U.S.C. 607). This requirement is met by mandating all SHSP and UASI recipients to ensure that at least 25% of the combined HSGP funds allocated under SHSP and UASI are dedicated towards LETPA initiatives. Activities eligible for use of law-enforcement focused funds are outlined in the National Prevention Framework.

Attachments

2020 HSGP Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS FOR CERTAIN PUBLIC SAFETY, LAW ENFORCEMENT, AND HOMELAND SECURITY PROJECTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council finds it in the best interests of the citizens of Garland that the following projects be operated for the Fiscal Year of 2020 - 2021: 2020 Urban Area Security Initiative (UASI) which includes Law Enforcement Terrorism Prevention Activities (LETPA). 2020 UASI Garland Emergency Management Planning Sustainment, 2020 UASI LETPA Garland SWAT Negotiations Technology (LETPA), 2020 UASI Garland Emergency Operations Center Capability Enhancement; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City assures that the funds will be returned to the Office of the Governor in full;

WHEREAS, the City Council designates the Emergency Management Coordinator of the Garland Office of Emergency Management as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

Section 1

The City Council approves the submission of a grant application (whether one or more) for the following projects to the Office of the Governor: 2020 Urban Area Security Initiative (UASI) which includes Law Enforcement Terrorism Prevention Activities (LETPA). 2020 UASI Garland Emergency Management Planning Sustainment, 2020 UASI LETPA Garland SWAT Negotiations Technology (LETPA), 2020 UASI Garland Emergency Operations Center Capability Enhancement.

Section 2

The City Council hereby designates the Emergency Management Coordinator of the Garland Office of Emergency Management as the City's authorized official to act in all matters relating to the foregoing grant application(s) and that authorized official is

hereby given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

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 _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Grant Numbers:

2982306

3916402

4127001



GARLAND POLICY REPORT

City Council Work Session Agenda

3. e.

Meeting Date: December 14, 2020

Item Title: Council Update for Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant (ESG-CV) CARES Act Round 3 Proposed Funding Distributions to be Used to Respond to COVID-19

Submitted By: Mona Woodard, Neighborhood Services Administrator

Strategic Focus Areas: Safe Community
Customer-Focused City Services

ISSUE

Staff will provide an update to Council regarding the proposed nonprofit distributions of the CDBG-CV and ESG-CV CARES Act Round 3 funding. This item is scheduled for formal consideration at the December 15, 2020 Regular Meeting.

OPTIONS

1. Approve moving forward with CDBG-CV and ESG-CV CARES Act Round 3 distributions for nonprofit agencies as presented.
2. Disapprove moving forward with CDBG-CV and ESG-CV CARES Act Round 3 distributions for nonprofit agencies as presented.
3. Postpone any decision to have further discussions regarding the distribution of CDBG-CV and ESG-CV CARES Act Round 3 distributions to nonprofit agencies as presented.

RECOMMENDATION

Staff is recommending approval of Option 1 to move forward with CDBG-CV and ESG-CV CARES Act Round 3 distributions to nonprofit agencies as presented.

BACKGROUND

On November 9, 2020, Council approved a categorical approach to deploy funding expeditiously to qualified nonprofit agencies. Staff was directed to finalize proposed distribution amounts to specific nonprofit agencies applying for funding under specific categories. Staff posted a formal Request for Services on November 10, 2020. Nonprofit entities applying for funding were directed to provide the amount of funding to be utilized, the number of clients to be served and the specific details of the projects proposed. Recommendations to Council have been developed as a result of applications submitted to staff.

Attachments

Final CARES Act Round 3 Recommendations



GARLAND
**HOUSING AND
COMMUNITY SERVICES**



Round Three of ESG-CV and CDBG-CV Funding

Background

The City of Garland has been notified that round 3 of CARES Act funding will authorize a reservation of additional Emergency Solutions Grant (ESG-CV) and Community Development Block Grant (CDBG-CV) funding to be used to respond to COVID-19.

A Public Notice was posted soliciting citizen input and a formal Public Hearing was scheduled for November 10, 2020 during the regular City Council meeting. Direction was provided by Council on November 9, 2020.

Staff is seeking Council approval to move forward with allocations to enable the immediate deployment of new projects utilizing CARES Act Round 3 funding.

Round 3 of CARES Act ESG-CV and CDBG-CV Reservations	
ESG – CV	\$2,004,381
CDBG – CV	\$1,693,708
Cumulative Total	\$3,698,089

Timeline

Round 3 of CARES Act ESG-CV and CDBG-CV Timeline	
Council Authorization Categorical of Approach	November 9, 2020 – Work Session
Public Hearing to Solicit Comments on Acceptance of Funding	November 10, 2020 – Regular Council Meeting
RFQ – Notice of Funding Availability Posted for 2-Week Period	November 11, 2020
Council Discussion to Approve Use of Funding	December 14, 2020 – Work Session
Formal Approval of Funding	December 15, 2020 – Regular Council Meeting
Submission to HUD – Formal Approval from HUD	December 16, 2020
Start Date for Approved Programs	January 1, 2020

CARES Act – ESG-CV

• **ESG-CV Anticipated Funding** **\$2,004,381**

- **Administration** **\$200,438**
 - Temporary Staff \$100,000
 - City Office Space Rental \$36,000 (\$1,500 per month for 2 years)
 - General Administrative Costs \$64,438
- **Street Outreach Activities** **\$200,000**
 - Metro Relief \$200,000
- **Rapid Re-Housing/Rental Assistance** **\$1,460,000**
 - Salvation Army \$314,452
 - Under One Roof \$577,125
 - Transcend STEM \$65,000
 - Hopes Door/New Beginning Center \$503,426
- **Emergency Shelter Services** **\$100,000**
 - Metro Relief - Emergency Motel Vouchers - \$100,000
- **Data Collection Services** **\$43,943**
 - Licensing Fees for HMIS Data Collection Services

CARES Act – CDBG-CV

• **CDBG-CV Anticipated Funding** **\$1,693,708**

• **Administration – City Sponsored** **\$338,741**

- Temporary Staff
- General Administrative Costs

• **Workforce Training** **\$437,500**

- Dallas College - \$250,000
- Transcend STEM Education - \$187,500

• **Parkland Health Clinic Renovation City Sponsored Project** **\$135,000**

- Project approved by Council to begin FY20/21 (\$500,000)
- Total costs of the project is (\$635,000)
- The additional repairs are to address COVID-19 issues

• **City Facility Upgrades - City Sponsored Project** **\$782,467**

- City Library facility upgrades/services to accommodate social distancing

Discussion/Questions



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. a.

Meeting Date: December 14, 2020

Item Title: DART Update

Summary of Request/Problem

Council will be updated on DART's services, activities, programs and projects within Garland.

Recommendation/Action Requested and Justification

Council discussion.

Attachments

DART Briefing to the Garland City Council



DART Briefing to the Garland City Council

Jonathan R. Kelly
Secretary
DART Board

December 14, 2020



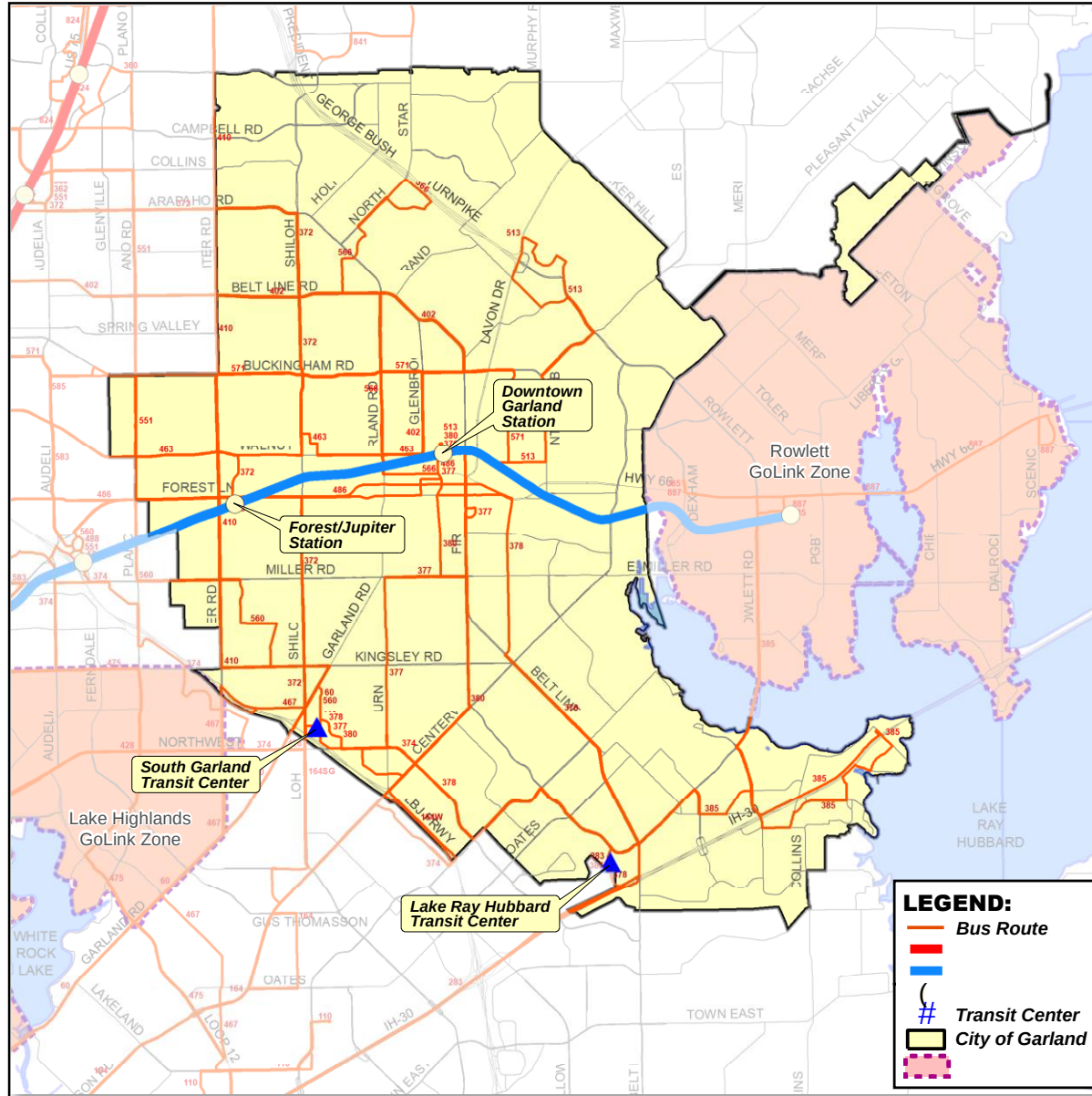
Agenda

- DART Service in Garland
- Ridership Update
- DART Response to COVID-19
- DARTzoom: A New Bus Network Update
- Early Retirement

A yellow DART bus with the number 41041 is parked on a city street. The bus has a large advertisement on its side. In the background, there are several tall, modern skyscrapers under a blue sky with some clouds. The entire image has a light blue overlay.

DART Service in the City of Garland

Garland Service Map



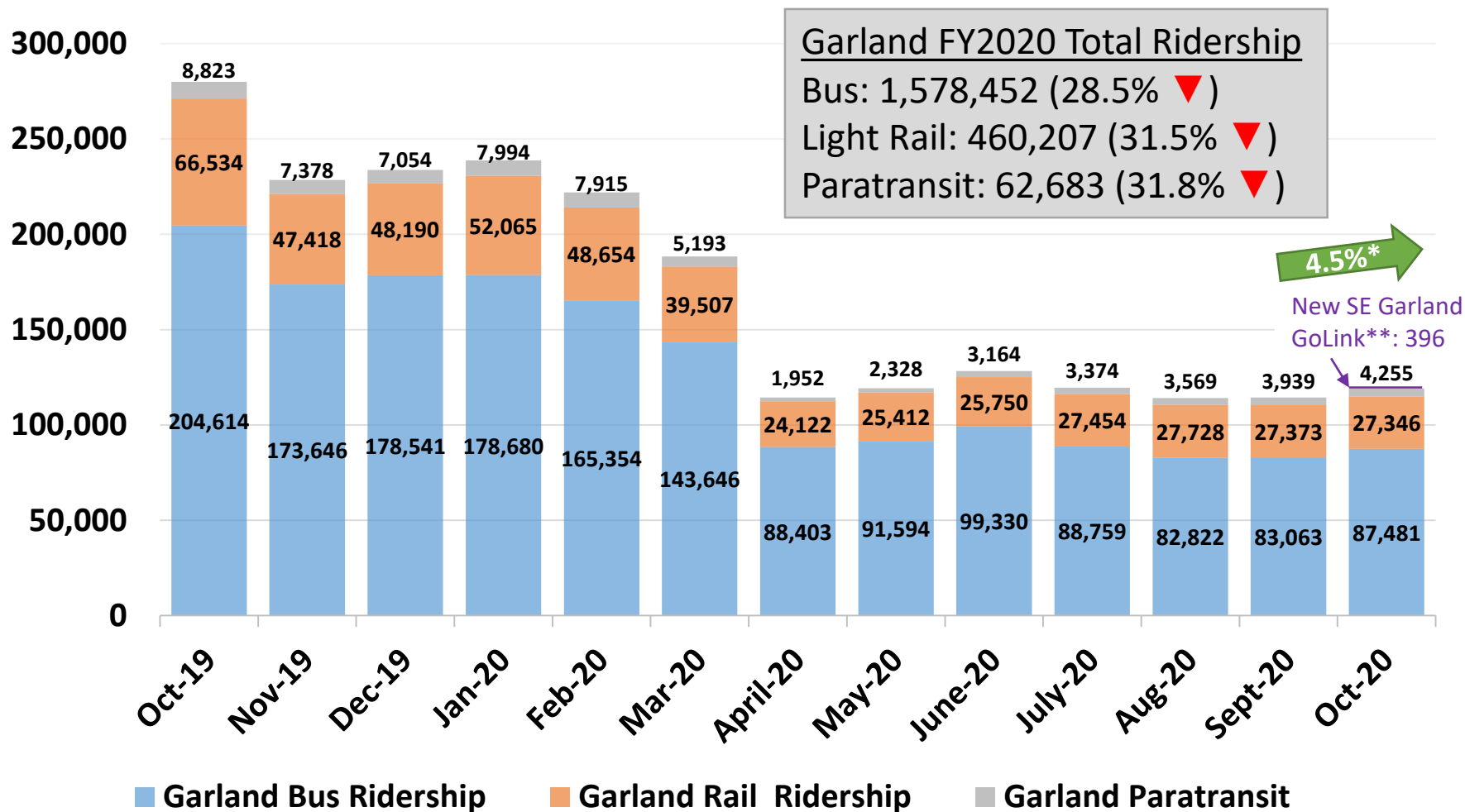
Garland DART Service Overview

- **1 Light Rail Line**
 - Blue Line restored to every 20 minutes until 7pm then every 30 minutes on weekdays
 - 2 Stations: Forest/Jupiter Station and Downtown Garland Station
- **2 Transit Centers:**
 - South Garland and Lake Ray Hubbard
- **19 Bus Routes**
 - 1 Core Frequent Route 467 restored to every 20 minutes until 7pm, then every 30 minutes on weekdays
 - 8 High Ridership Routes restored to pre-pandemic service levels: 60, 164, 402, 410, 428, 463, 486, 551
 - 10 Bus Routes remaining at pandemic service levels: 283, 372, 374, 377, 378, 380, 513, 560, 566, 571
- **1 GoLink Zone**
 - Southeast Garland GoLink replacing Route 385. Route 385 was discontinued on October 19, 2020



Ridership Update

Garland Monthly Ridership





DART Response to COVID-19

COVID-19 Safety

- In accordance with Gov. Abbott's Executive Order, passengers are required to wear a face covering. DART operators have been providing masks to riders who need them
- Continued cleaning of vehicle and facilities with EPA approved cleaning agents
- Over 70% of buses are equipped with SanUVAire Breathe Safe Germicidal UV Lamp Systems
- Installation of respiratory droplet shields on bus fleet to help protect operators and passengers
- Installation of face mask and hand sanitizer dispensers on all buses, light rail vehicles and streetcars

COVID-19 Safety (continued)

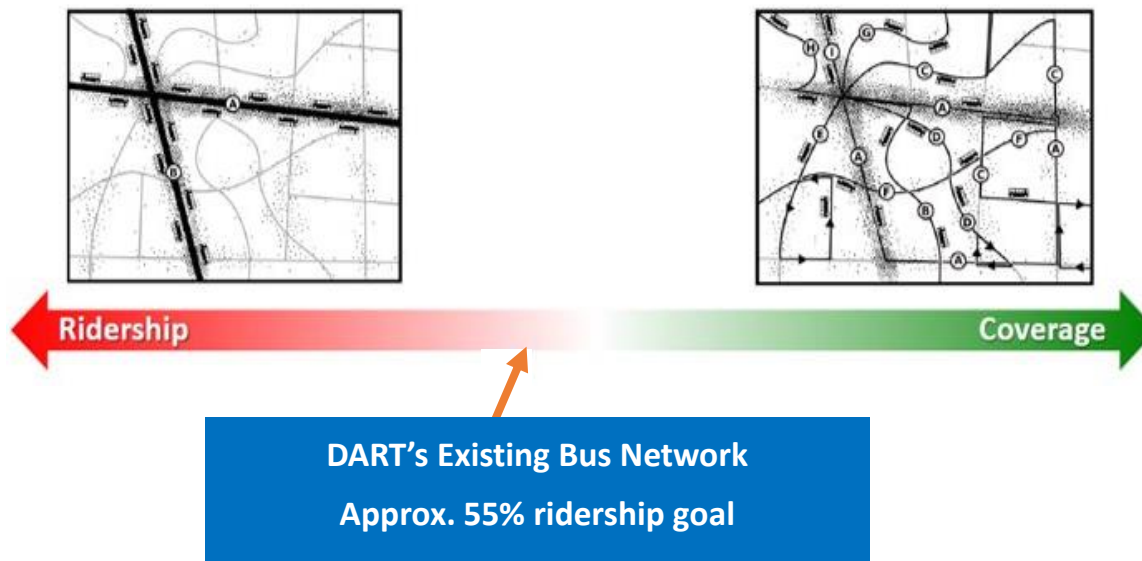
- To ensure DART's passengers and employees are healthy and safe, DART purchased \$8.6 million in personal protective equipment (PPE) and services, including the following:
 - 18 Halosil Foggers and 6,000 gallons of halo-mist sanitizer for the foggers
 - 40 electrostatic hand-held and back-pack sprayers
 - 12 thermal imaging temperature scanners
 - 30 hand-held, no touch thermometers
 - More than 600,000 protective masks
 - More than 5,000 gallons of hand sanitizer
 - Operator protective shields
 - Barriers for bus transfer stations
 - 314 hand sanitizer dispensers
 - 10,000 canisters of disinfecting wipes
 - 100,000 pairs of protective gloves



DARTzoom: A New Bus Network Update

Bus Network Redesign 2022

- Efforts to improve DART bus and system service
- To define an approved mix between ridership and coverage goals
- Extensive stakeholder and public involvement underway



Project website:

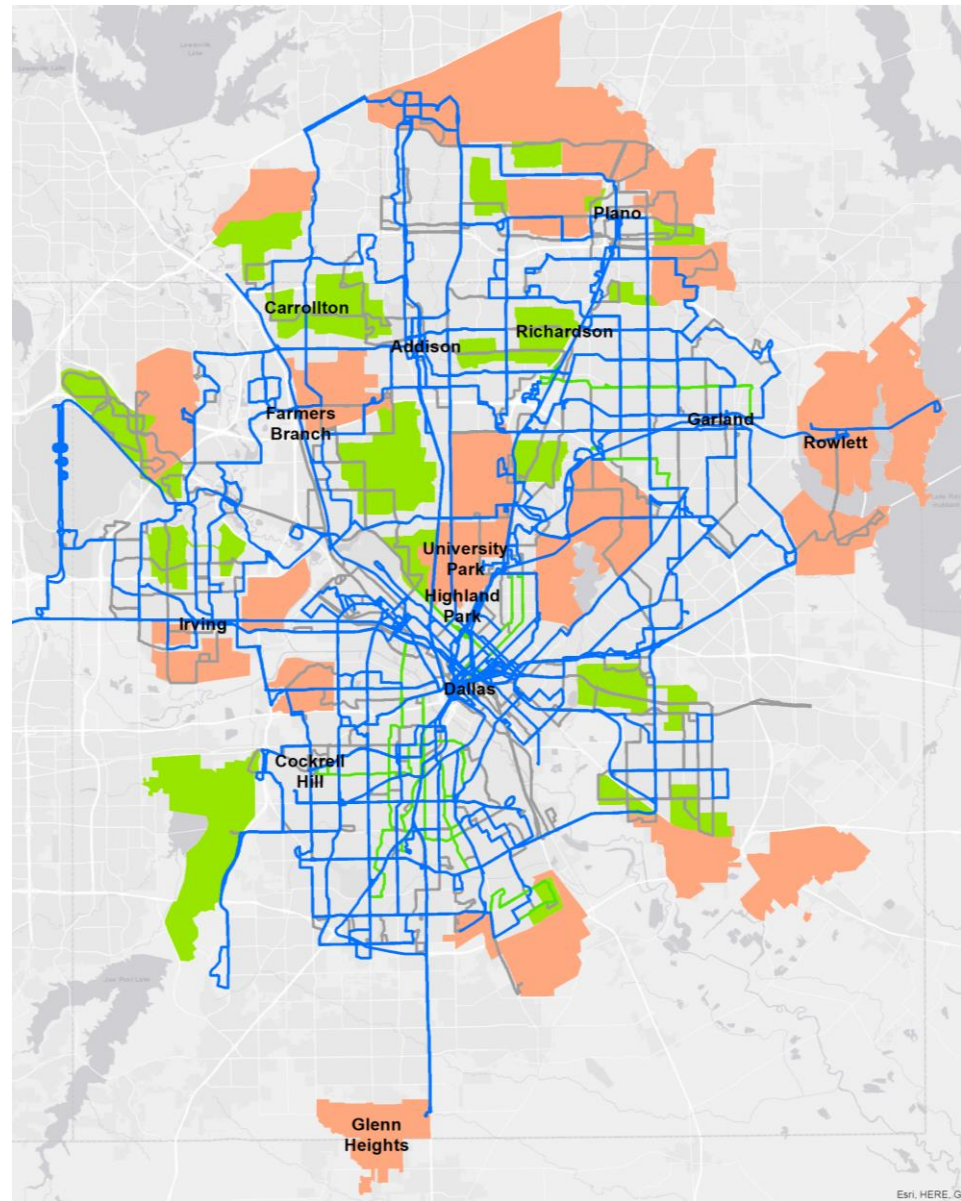
www.dartzoom.org

Email address for general inquiries:

serviceplanning@dart.org

Hybrid Approach

- 11 routes from the coverage concept would fill areas where GoLink would not be the preferred option, at an estimated cost of about \$12 million/year, or about 7% of system operating cost
- To fit within funding availability there would be fewer frequency adjustments than in the ridership concept
- About 25%-30% of routes would operate every 20 minutes or better midday, compared to 41% for the 85/15 ridership concept



Expanded fixed-route coverage in GREEN

Network Coverage Splits with Hybrid Approach

High Ridership Concept



85% towards ridership, 15% towards coverage

Hybrid 75/25

- ≈30% of routes operate 20 minutes or better
- ≈73% of residents within ½-mile of service
- Expanded GoLink

Hybrid 7x/2x

- ≈25-30% of routes operate 20 minutes or better
- ≈73% of residents within ½-mile of service
- Expanded GoLink

High Coverage Concept



60% towards ridership, 40% towards coverage



Existing DART Network: 55% – 45%

80/20

- ≈35% of routes operate 20 minutes or better
- ≈54% of residents within ½-mile of service
- Basic GoLink

75/25

- ≈29% of routes operate 20 minutes or better
- ≈59% of residents within ½-mile of service
- More GoLink

70/30

- ≈24% of routes operate 20 minutes or better
- ≈63% of residents within ½-mile of service
- More GoLink

65/35

- ≈18% of routes operate 20 minutes or better
- ≈68% of residents within ½-mile of service
- Expanded GoLink

Next Steps

- On Nov. 10 the DART Board approved the hybrid network with ridership/coverage ratio between 75/25 and 70/30
- DART Service Planning team has scheduled meetings with service area city staff to develop a single draft Bus Network Plan
- **The Second Bus Network Design Retreat took place between November 16-20, 2020.** It involved Garland elected officials and City staff
- DART staff will present the draft network plan to the DART Board in January 2021, with a preliminary proposal for January 2022 service changes
- Extensive public meetings will follow in Spring 2021
- Final decision for design plan will be Summer 2021
- Implementation mid-January 2022

Bus Network Redesign Timeline

Timing	Bus Network Redesign Timeline
20Q1 Oct-Dec 2019	Project Kickoff Work on Draft Choices Report
20Q2 Jan-Mar 2020	Network Concept Design Public Involvement, Round 1
20Q3 Apr-Jun 2020	Public Involvement, Round 1
20Q4 Jul-Sep 2020	Ridership/Coverage Balance *
21Q1 Oct-Dec 2020	Ridership/Coverage Balance * Develop Draft Bus Network Plan
21Q2 Jan-Mar 2021	Complete Draft Bus Network Plan * Initiate Service Change Process *
21Q3 Apr-Jun 2021	Combined Public Involvement
21Q4 Jul-Sep 2021	Approve Service Changes * Approve Bus Network Plan *
22Q1 Oct-Dec 2021	Prepare for Implementation
22Q2 Jan-Mar 2022	Implementation January 2022

We
are
here

* Board decision points; Board briefings and discussions normally monthly



Voluntary Early Retirement Program (VRIP)

Background

- The VRIP offer enables the agency to reduce its headcount budget to no more than 3,748 employees and lowers its operating budget to \$542 million for FY 2021, from a FY 2020 budget of \$562 million
- VRIP was offered to employees at least 55 years of age with at least 10 years of continuous, full-time service by September 30, 2020
- There were 739 submissions for the program and 370 employees accepted the offer. Of the 370 who accepted, 55 are Administrative employees and 315 are Operations employees. Effective retirement dates for Administrative employees is November 20, 2020, and December 15, 2020, for Operations employees
- The DART Board approved temporary employment assignments to support the agency's continued operations and capital projects and to cover mission critical vacancies caused by the VRIP
- The agency has approved temporary/part-time assignments for 16 employees to support a seamless transition

Interim President/Executive Director

- On October 30, 2020, DART's President/Executive Director Gary C. Thomas announced his retirement from DART effective January 31, 2021
- The DART Board approved the appointment of David Leininger as Interim President/Executive Director effective February 1, 2021 to serve until such time as a permanent President/Executive Director is appointed
- DART will employ Mr. Leininger on November 30, 2020, through January 31, 2021, as Deputy Executive Director

Questions?



DART.org



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. b.

Meeting Date: December 14, 2020

Item Title: COVID-19 Response Update and Further Actions

Summary of Request/Problem

Staff will provide an update to Council and ask for Council direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. c.

Meeting Date: December 14, 2020

Item Title: Garland Cultural Arts Master Plan Update

Submitted By: Patty Granville, Cultural Arts Director

Summary of Request/Problem

In March of 2020, the City of Garland hired the consulting firm Civic Arts of Austin, Texas to develop a Cultural Arts Master Plan. This Plan will catalyze arts and culture and set a clear direction for the ways arts can enhance Garland's quality of life. Ben Martin and Lynn Osgood with Civic Arts will provide an update to Council regarding the progress on the Cultural Arts Master Plan.

Recommendation/Action Requested and Justification

Information only.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. d.

Meeting Date: December 14, 2020

Item Title: Convention and Visitors Bureau Update

Submitted By: Dana Lodge, CVB & Events Director

Summary of Request/Problem

Staff will brief Council on the current activities and direction of the Convention and Visitors Bureau.

Recommendation/Action Requested and Justification

Information only.

Attachments

Visit Garland Presentation



Visit GARLAND

**Garland's
Destination Marketing Organization**





VisitGARLAND

We are working to develop and communicate The Garland Experience in a way that creates an emotional connection for visitors while continuing to cultivate the community's sense of pride. This will amplify Visit Garland's voice, support The Garland Experience, and help Garland become a regional competitor for leisure visitors, outdoor enthusiasts, and experience-seeking meetings and conferences.

We have developed the following goals to help craft the Garland experience and define the vision for a diverse set of residents, stakeholders, partners and of course, our customers, visitors and tourists.

**“A DESTINATION IS
MADE UP OF
EXPERIENCES AND
THOSE
EXPERIENCES FORM
A COMPELLING
NARRATIVE OF
HOW A COMMUNITY
ENVISIONS WHO IT
IS.”**

- 1** Highlight Garland's diverse and culturally significant community character.
- 2** Strengthen and amplify Visit Garland's messaging and consolidate conflicting conversations.
- 3** Redefine and strengthen collaboration with public and private sector tourism and destination stakeholders.
- 4** Reimagine Garland's position as a meeting and event destination and competitive playing field.
- 5** Foster cultural opportunities to elevate the vibrancy of Garland as part of the visitor experience and tourism development initiatives.
- 6** Establish Visit Garland's role as a significant partner in community development projects that affect Garland as a destination.

Visit Garland | Special Events | Downtown Development Office



Dana Lodge
CVB & Events Director



Veronica Maldonado
Marketing &
Communications
Manager



Erin Wilson
Group Sales Manager



Chris Hallmark
Special Events &
Marketing Supervisor



Robert Searle
Special Events &
Marketing



Letecia McNatt
Downtown Coordinator



Pivoting during COVID-19



BEHIND THE MENU

Series collaboration with PMR, DDO, Special Events & Visit Garland: shifting messaging to Human interest stories.



SHOP LOCAL

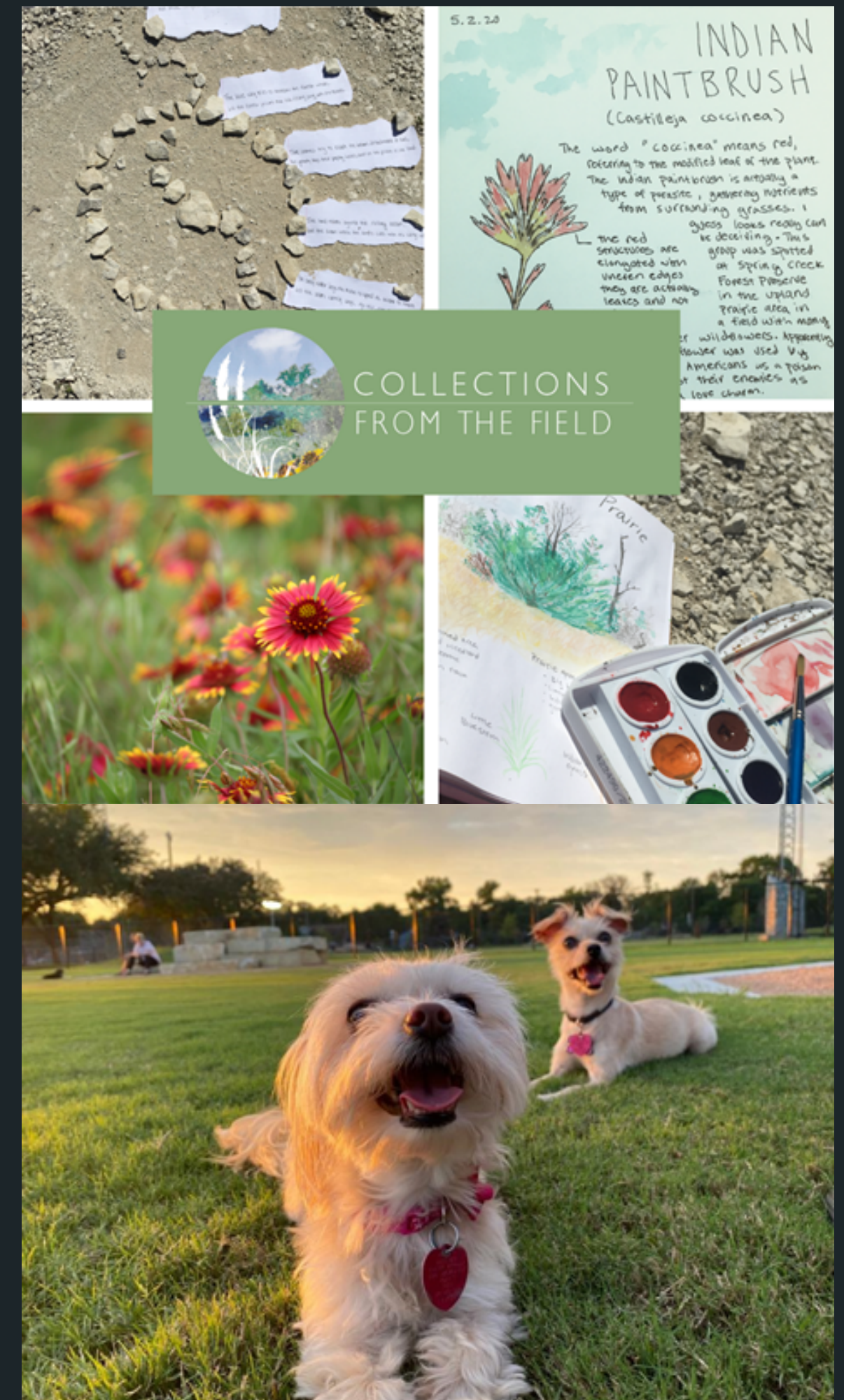
Focusing on local restaurants that offer Take Out/To Go/Delivery options.



CURBSIDE PICKUP

Provided Downtown Curbside Pickup signs for restaurants/retailers.

ENCOURAGING OUTDOOR EXPERIENCES



GOING VIRTUAL



Virtual concert series
every other Friday night,
starting on June 26, featuring
some of the area's
best musicians and artists.



Desabelle



Tin Man Band



La Pompe

Streaming will start at 7 p.m.



#OnlyInGarland #MYMGarland

Garland
VisitGarlandTX.com



A background image showing a virtual race. In the foreground, several runners are visible, including a man in a blue shirt and a woman in a grey shirt. In the background, there is a large inflatable archway with 'START' on the left and 'FINISH' on the right. Above the archway, the 'bodies' race company logo is visible. The scene is set outdoors on a paved path with trees and buildings in the background.

GUZZLER HAS GONE VIRTUAL
SEPT. 26-27
REGISTER TODAY

3rd Annual VIRTUAL GARLAND GUZZLER 0.5K RUN

GUZZLER HAS GONE VIRTUAL
SEPT. 26-27
REGISTER TODAY

bit.ly/garlandguzzler



Find more details about our new virtual holiday series at ChristmasontheSquare.com.

GOING VIRTUAL



SALES EFFORTS



BOOKED

Purpose Driving Tours – March 2020
NXT Lacrosse Tournament- December 2020
Lady Bass Anglers Fishing Tournament – March 2021
King Kat Fishing Tournament – March 2021
Spikeball Tournament – April 2021
Texas Tactical Police Officers Association – Fall 2020
Texas Ironman Bowling Tournament – August 2020
DFW Asian Soccer Tournament – July 2020 & 2021

LOST BIDS

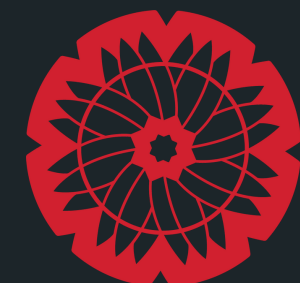
Adam's Pro Golf Tournament – April 2021
National Association of Catastrophe Adjusters – 2021
Star Dance Alliance Challenge – Spring 2021
Xtreme Spirit Cheer – Spring 2021

BIDS

Texas Amateur Athletic Foundation– January 2022
Stomp Wars – March 2022
TAAF Mid-Winter Meeting – 2023 & 2024
National Xball League (Paintball) -Sept 2021
Firefighters Combat Challenge – Fall 2021
Glory Sports Soccer – Spring 2021
Hincapie Cycling Events LLC – 2021
Kayak Bass Fishing Tournament – 2021
Relief Help Conference – 2021

SPONSORSHIPS

UIL Volleyball – December 2020
PGA Texas Women's Open – June 2021
FIFA World Cup 2026



ADVERTISING

2021

Always Eventful!



Visit **GARLAND**

WE HAVE YEAR ROUND EVENTS TO KEEP YOU DANCING

visitgarlandtx.com/events



*If you can't resist 63-holes of golf,
nearly a million-square-feet of premier outdoor
shopping mall, hundreds of restaurants, music
of every genre, arts, parks, one of Texas' largest
lakes, trails, or trying on the hallmark of a true
cowboy—a genuine Resistol hat...*

***You can't
resist us!***

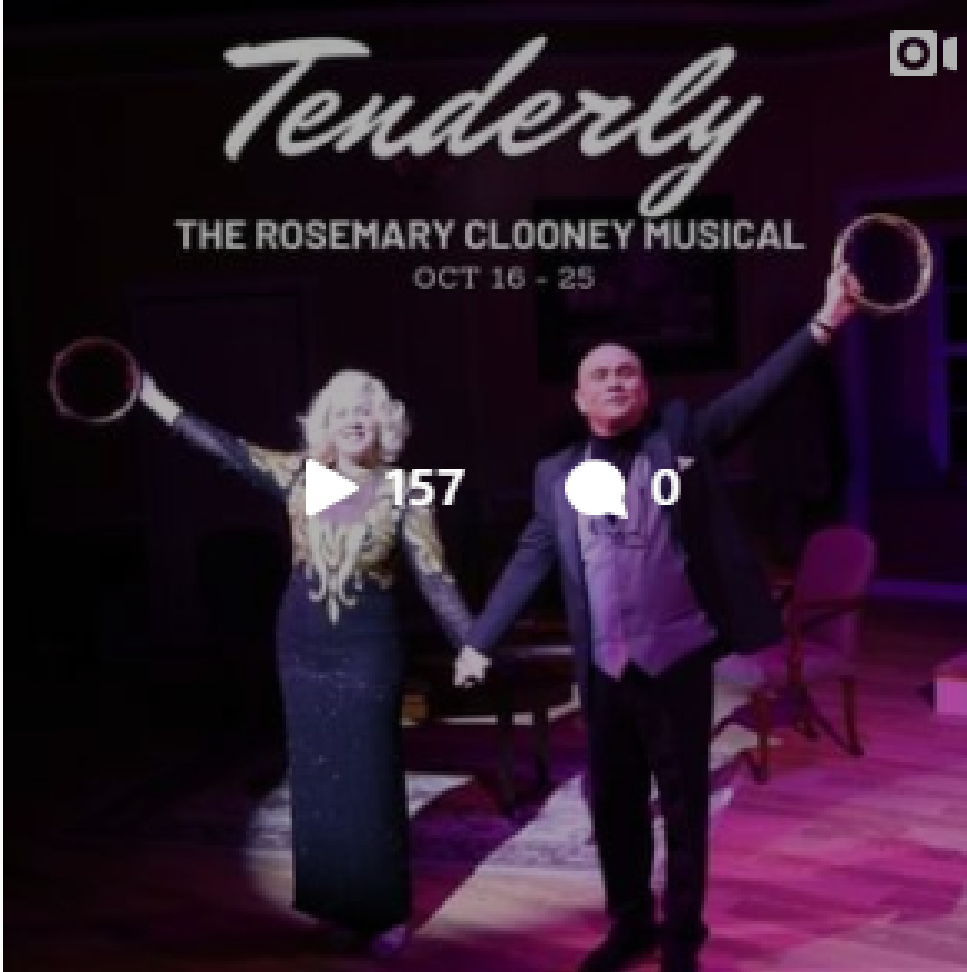
Visit **GARLAND**

MORE TO SEE... MORE TO EXPERIENCE... MORE TO SAVOR... MORE TO ENJOY

visitgarlandtx.com/cantresist

Social Media Messaging





Visit Garland, TX
November 24 at 2:00 PM · 🌐

Our favorite Cultural Arts expert reminds us that it's sweata weatha!!!
❄️ And also that Garland has SAFE live events happening at the [Granville Arts Center](#) and [Plaza Theatre Downtown Garland](#). Restricted seating means you need move quick to secure yours. 📞



0:13 / 1:29

Granville Arts Center
November 23 at 1:26 PM · 🌐

Check out live holiday events in Historic Downtown Garland beginning this week at the [Granville Arts Center](#) and [Plaza Theatre Downtown Garland](#)! *All theatre sea... [See More](#)

1 2 Comments

Did you know Garland has more than **9,000 Small businesses?**



Only in Garland
SHOP LOCAL

visitgarlandtx Visit Garland, TX

visitgarlandtx Start your holiday shopping season off right and put your money where your ❤️ is! During [#ShopSmallSaturday](#) you can shop unique finds and enjoy event-specialty drinks at businesses found [#OnlyInGarland](#). Our small businesses are counting on us to get them through the holidays. 🎁📺

*Please remember to wear masks as appropriate while indoors or not eating/drinking and practice social distancing at all times.

202 views
5 DAYS AGO

Add a comment... [Post](#)

Visit Garland, TX with Downtown Garland.
Published by Veronica Maldonado · Paid Partnership · 🌐

⚠️ Warning: You will need stretchy pants for the following event!

Prepare to experience all things FIT TO BE FRIED in Garland's walkable downtown. For the entire month of September, Downtown Garland restaurants are providing the best in Fair Fare! 🍔 You can also WIN 🎁 gift certificates 📺 by publishing pictures of the fare you enjoy from any of the 13 participating restaurants.

*Please remember to wear masks as appropriate while indoors or not eating and practice social distancing at all times.

Get all the details 📄 <http://bit.ly/GarlandFairFare>
[#GarlandFairFare](#) [#OnlyinGarland](#) [#MakeYourMark](#)



15,948 People Reached 2,007 Engagements [Boost Post](#)

32 26 Comments 88 Shares

Like Comment Share

Visit Garland, TX posted a video to playlist **Shop Downtown Garland: Small Business Spotlights.**
Published by Garland CVB · September 10 · 🌐

Many of us found ourselves focusing on home and health projects over quarantine. Here are a couple of [Downtown Garland](#) spots to help you with those projects. You can seek out customizable and unique items that will personalize your home from [Baker's Main Street Furniture](#). Want to look good, feel good, and be able to perform in life? Check out [CrossFit Garland](#) for individualized or group trainings.

[#OnlyInGarland](#) [#DowntownGarland](#) [#ShopLocalGarland](#)
[@City of Garland, Texas Government](#)



0:03 / 4:10

14,095 People Reached 1,128 Engagements [Boost Post](#)

56 7 Comments 25 Shares

Like Comment Share

Visit Garland, TX
Published by Veronica Maldonado · October 1 · 🌐

Sounds from [Plaza Theatre Downtown Garland](#) coming to a seat near you!

Find all the details for the upcoming Pete 'n' Keely show here: "[Pete 'n' Keely](#)" - Presented by CORP.... [See More](#)



327 People Reached 18 Engagements [Boost Post](#)

8 1 Share

COLLABORATION: MAKE YOUR MARK

 **City of Garland, Texas Government** 
Sponsored · 

Garland has great spots to catch up with your family. Grab some gear and try your luck on the shores of Lake Ray Hubbard.



MAKEYOURMARKGARLAND.C...
Make Your Mark Garland
Garland is a Texas town where p...

[LEARN MORE](#)

 **City of Garland, Texas Government** 
Sponsored · 

Eclectic eateries like Ferah Tex-Med Kitchen are making our town a foodie destination. So come enjoy a tastecation.



MAKEYOURMARKGARLAND.C...
Make Your Mark Garland
Garland is a Texas town where p...

[LEARN MORE](#)



**CUTE STORES
WITH NEAT SCORES.**

Explore unique boutiques that are off the beaten path – or make it a full day of retail therapy at Firewheel Town Center. See what treasures await you in Garland.

MakeYourMarkGarland.com

BILLBOARDS





Courtesy of City of Garland

PARTNER CONTENT

Room to Roam in Garland, Texas

Make your mark and head to the great outdoors of Garland.

BY D PARTNER STUDIO / PUBLISHED BY SPONSORED / AUGUST 31, 2020 / 5:00 AM



Pangea. Courtesy of City of Garland

PARTNER CONTENT

The Answer to 'What's for Dinner?' Is in Garland



PARTNER CONTENT
Wild Grace, courtesy of Garland

Eclectic, One-of-a-Kind Stores to Explore

Everything you never knew you needed is in Garland.



COLLABORATION: MAKE YOUR MARK & DOWNTOWN DEVELOPMENT OFFICE

**September
is**





Don't miss out on fair food this year!
13 Downtown eateries offering the best in Fair Fare!

**PARTICIPATING
RESTAURANTS**

Intrinsic Smokehouse & Brewery • Dos Banderas
Millhouse Pizzeria & Stage • G-Town Nutrition
Blue Rat Thai Kitchen • Fish 'n Tails Oyster Bar
Rosalind Coffee TX • Hubbard's Cupboard
Main St. Café • Main St Deli • Mrs. J's Heavenly Delights
Tavern on the Square • Paw Paw's Sweet Shop & Café



WIN gift certificates
to your favorite downtown restaurant!

VisitGarland.com for more information

   @VisitGarlandTX





Garland for Christmas



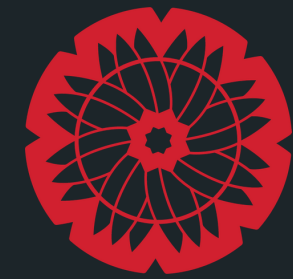


ShopWildGrace.com

More information at
ChristmasforGarland.com

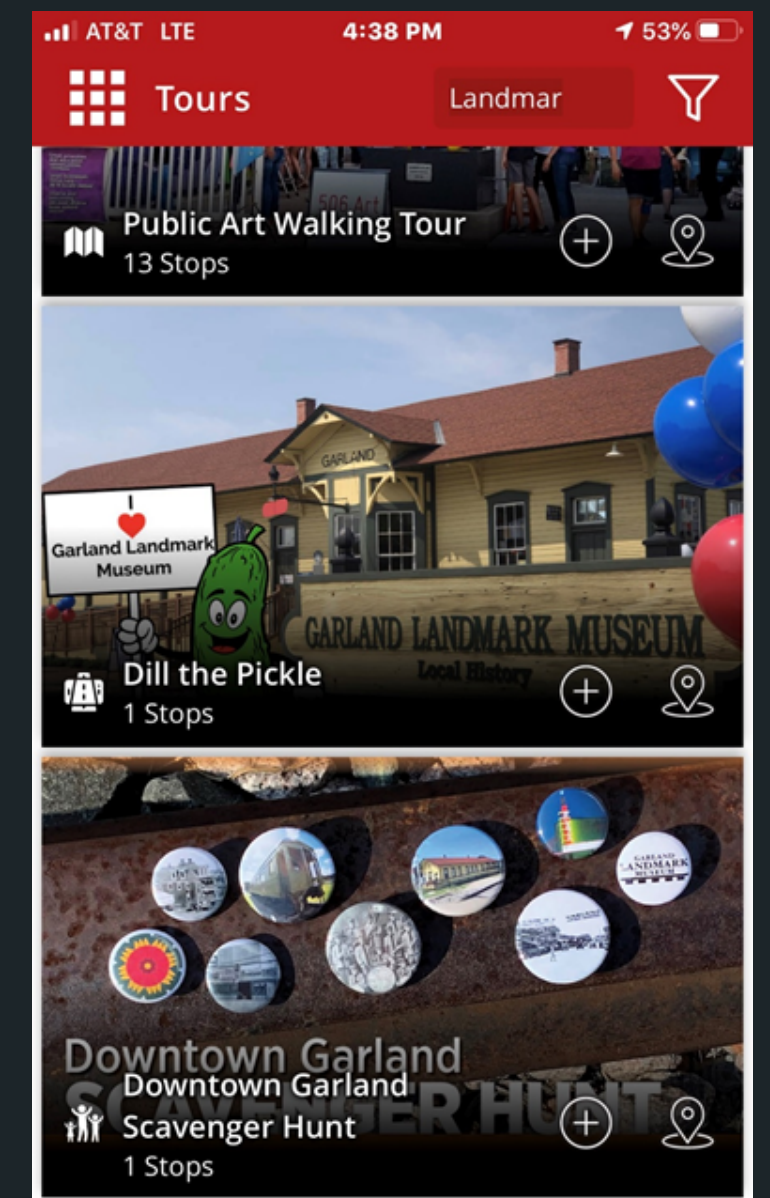
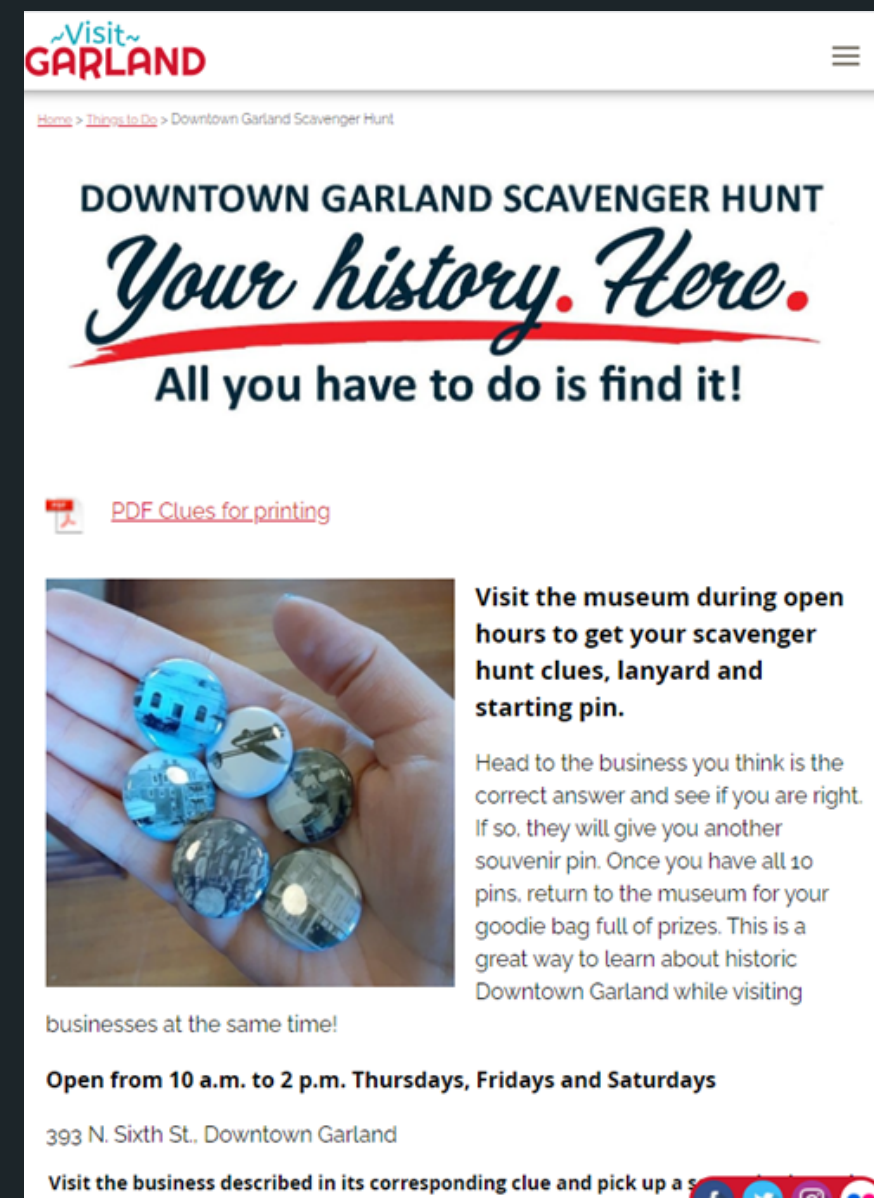
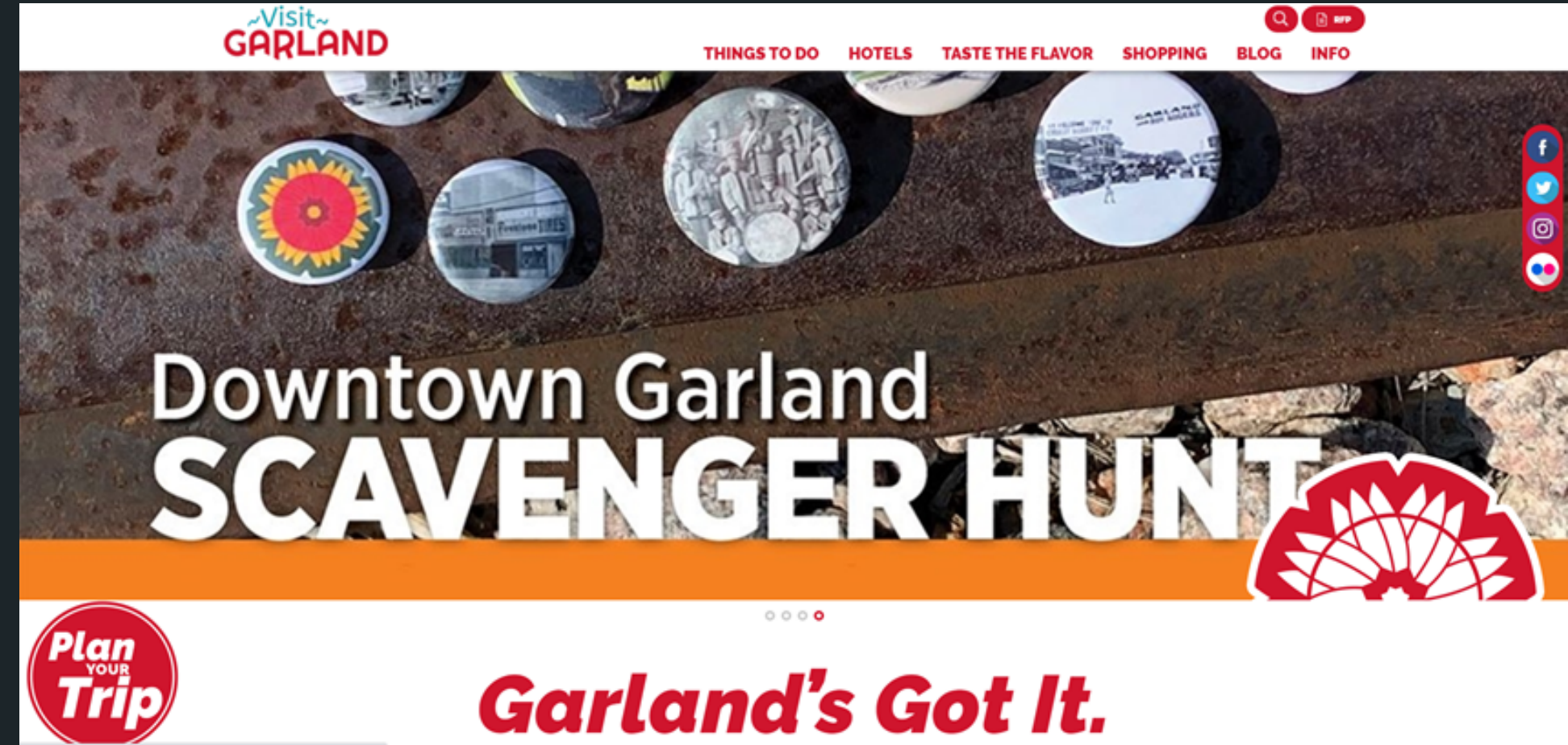


MARKETING: DOWNTOWN DEVELOPMENT OFFICE





MARKETING: GARLAND LANDMARK MUSEUM





BRAND
AWARENESS/LOCAL
AMBASSADORS



ENGAGING WITH
LOCAL CREATIVES

COMMUNITY
LINKS

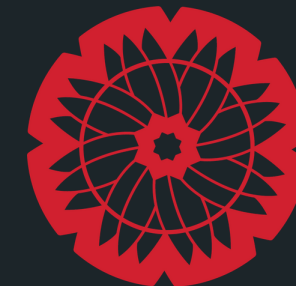


Increasing Hotel Occupancy Tax

Collaboration with Compliance
and the Tax Office

Partnership with Lodging Revs:
a Software company that
monitors, brings into
compliance and assists
with the tax collections of
already existing Short Term
Rental facilities in our city.

SHORT TERM RENTALS
COMPLIANCE AND COLLECTIONS





CVB ASSESSMENT GOALS IN PROGRESS

CREATING AN EMOTIONAL CONNECTION FOR VISITOR AND SENSE OF PRIDE FOR THE COMMUNITY

Behind the Menu Human Interest Story

Showcasing the vast outdoor opportunities available in Garland

HIGHLIGHTING GARLAND'S DIVERSE CHARACTER

Showcasing our Diverse Foodie Scene

Featuring Cultural Special Events: Dia de los Muertos, Cinco de Mayo, Lunar New Year

CONSOLIDATING VISIT GARLAND'S MESSAGE

Amplifying our message through coordinated planning accross multiple departments.

POSITION GARLAND AS AN EVENT DESTINATION

Produced a new Sports Facility Guide

Attended Sports Trade Shows

Producing additional assets marketing Garland as an Event Destination

FOSTERING NEW CULTURAL OPPORTUNITIES

Big Art Day

Partnering with local artists for creativity with community projects: Electrical boxes, Pole Banners and Merchandise



Visit GARLAND





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. e.

Meeting Date: December 14, 2020

Item Title: Briefing on the Impact of COVID-19 on Police and Fire Operations

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the request of Council Member B.J. Williams and Mayor Scott LeMay, Chief of Police Jeff Bryan and Fire Chief Mark Lee will provide a briefing on the impact of COVID-19 on Police and Fire operations.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. f.

Meeting Date: December 14, 2020

Item Title: Gatewood Road Improvements - Broadway Boulevard to Oates Road

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

At the request of Council Member B. J. Williams and Mayor Scott LeMay, staff will provide an overview of infrastructure needs on Gatewood Road from Broadway Blvd. to E. Oates Rd.

Recommendation/Action Requested and Justification

Information only.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. g.

Meeting Date: December 14, 2020

Item Title: Status of Site of Former Day Labor Center

Summary of Request/Problem

At the request of Council Member Rich Aubin and Mayor Pro Tem Robert John Smith, staff will discuss future uses of the former Day Labor Center site.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. h.

Meeting Date: December 14, 2020

Item Title: Update from Legislative Affairs Committee

Summary of Request/Problem

Chairman Robert John Smith will provide an update to Council on the Legislative Affairs Committee.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. i.

Meeting Date: December 14, 2020

Item Title: Mayor Appointments to Council Committees and Outside Boards

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

The City Council may accept or disapprove the Mayor's nominations to Council committees and outside boards.

Recommendation/Action Requested and Justification

Council will vote to approve or deny the Mayor's appointments.

Attachments

Council Committee Appointments

Council Committee Assignments 2019-20

Internal Committees	
Audit	Councilmember
Chair	Rich Aubin
Member	B. J. Williams
Member	Deborah Snyder Morris
Administrative Services	Councilmember
Chair	Robert John Smith
Member	Jerry Nickerson
Member	Vacant
Community Services	Councilmember
Chair	Deborah Snyder Morris
Member	Rich Aubin
Member	Dylan Hedrick
Development Services	Councilmember
Chair	Dylan Hedrick
Member	Robert Vera
Member	Vacant
Public Safety	Councilmember
Chair	Robert Vera
Member	B. J. Williams
Member	Dylan Hedrick
Transportation	Councilmember
Chair	Rich Aubin
Member	Jerry Nickerson
Member	Robert John Smith
External Committees	
NCTCOG	Councilmember
General Assembly Member	Rich Aubin
DRMC	Councilmember
Board Member	Jerry Nickerson
Alternate	Robert Vera
RTC	Councilmember
Board Member	Rich Aubin
Alternate	Jerry Nickerson



GARLAND

City Council Work Session Agenda

Meeting Date: December 14, 2020

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Council Member Jerry Nickerson

- Lisa Araiza - Community Multicultural Commission
-

Attachments

Lisa Araiza - CMC



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUL 21 2020
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly: Date: 07/07/2020

Name: Lisa Araiza Phone: _____

(Home)

Address: 1614 Caddy's Circle Phone: _____

(Other)

City, State, Zip: Garland, TX 75043 Email: _____

Resident of Garland for 12 years Resident of Texas for 50 years

✓ Dallas County Voter Registration Number _____ Garland City Council District Number 3

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.

Volunteer at school library

If you have previously served on a City Board or Commission, please specify and list dates of service.

List civic or community endeavors with which you have been involved.

GPWF; Church

What is your educational background?

high school diploma and 2 years college

What is your occupational experience?

Director of Business Operations at Presbyterian Hospital of Dallas; stay at home mom for 15 years; currently employed at Senior Helpers in downtown Garland.

I hereby affirm that all statements herein are true and correct. _____ Signature of Applicant

Board or Commission of first, second, and third choice:

____ Board of Adjustment

____ Garland Youth Council **

____ Parks and Recreation Board

____ Citizens Environmental and Neighborhood Advisory Committee

____ Property Standards Board

____ Plan Commission

2 Community Multicultural Commission

1 Library Board

3 Senior Citizens Advisory Committee

____ Garland Cultural Arts Commission

____ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No ☒

Date Notified _____

Disclosure Form Filed _____

Courtney Vanover
7-21-20

Revised 03/2018