



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Work Session Room, City Hall

William E. Dollar Municipal Building

200 North Fifth Street

Garland, Texas

November 21, 2017

5:30 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.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session
unless Council determines otherwise.]**

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. 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.

2. Written Briefings:

a. Sale of Property - 225 Rio Rita Drive

Council is requested to consider accepting the offer to sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 City Council Meeting.

b. Sale of Property - 237 Rio Rita Drive

Council is requested to consider accepting the offer to sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 City Council Meeting.

c. Sale of Property - 2021 Tennyson Drive

Council is requested to consider accepting the offer to sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 Regular City Council Meeting.

d. Consider Assistance Request for Nonprofit Special Event NAACP Martin Luther King Jr. Parade

Council is requested to approve funding assistance (waiving fees and charges for City services) in the amount of \$9,000 for the 29th Annual Martin Luther King, Jr. Parade & March and the MLK Youth Extravaganza. The City Council Policy (Section 3A) on Special Event Policies and Guidelines states that requests from nonprofit organizations for donated services in excess of \$5,000 be brought to the City Council for consideration. Unless otherwise directed by Council, staff will proceed with the proposed assistance for the special event.

3. Verbal Briefings:

a. Transportation Update

The Transportation Director will give an update on the strategic transportation initiatives in the City of Garland.

b. Radio System Project Status Update

Staff will provide an update to Council on the status of the city's public safety radio system project.

c. Consider a Resolution to Reschedule Certain Council Meetings in 2018

Council action is required to reschedule the subject meetings. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 Regular Council Meeting.

4. Regular Items:

a. Retirement Stability Benefit for Civil Service Employees Update

Staff is seeking direction from Council regarding the Retirement Stability Benefit for Civil Service Employees.

b. Review of Council House Rules

At the request of Council Member B.J. Williams and Robert John Smith, the City Council will discuss its "House Rules" governing how members of the City Council conduct themselves in handling matters of Council business.

5. 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.

6. 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 convene in executive session pursuant to Section 551.071 of the Texas Government Code to consider the purchase, exchange, lease or value of real property generally located at the intersection of IH-30 and Rosehill Road in Garland, Texas.

7. Adjourn



GARLAND POLICY REPORT

City Council Work Session Agenda

2.a.

Meeting Date: November 21, 2017

Item Title: Sale of Property - 225 Rio Rita Drive

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Ryan Z. and Associates, Inc. related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 225 Rio Rita Drive. Ryan Z. and Associates, Inc. has presented an offer of \$12,000 for the property which meets the judgment value of \$12,000. The purchaser has also agreed to pay post judgment taxes of \$871.01.

The net proceeds to the City of Garland includes \$1,500 of administration fees and \$1,393.54 for City property taxes (includes post judgement taxes of \$240.12).

OPTIONS

1. Approve the sale of 225 Rio Rita Dr. to Ryan Z. and Associates, Inc. and provide an executed deed without warranty, or
2. Deny the offer presented by Ryan Z. and Associates, Inc.

RECOMMENDATION

Staff recommends option 1 - that the City Council accept the offer and sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at a Sheriff's Sale on June 4, 2013. Because the offer meets the judgment amount, this sale meets the criteria of Section 34.05(h) of the Texas Property Tax Code and does not require the consent of other taxing entities. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2013. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

Resolution - 225 Rio Rita Drive

Map and Pictures - 225 Rio Rita Drive

Offer - 225 Rio Rita Drive

Deed - 225 Rio Rita Drive

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 68th Judicial District Court of Dallas County, Texas in cause number TX10-40446, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the sale of certain real property being LOT 25, BLOCK H, ROUTH TERRACE NO. 2 an addition to the City of Garland, Dallas County, Texas, also known as 225 Rio Rita Dr., Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2017.

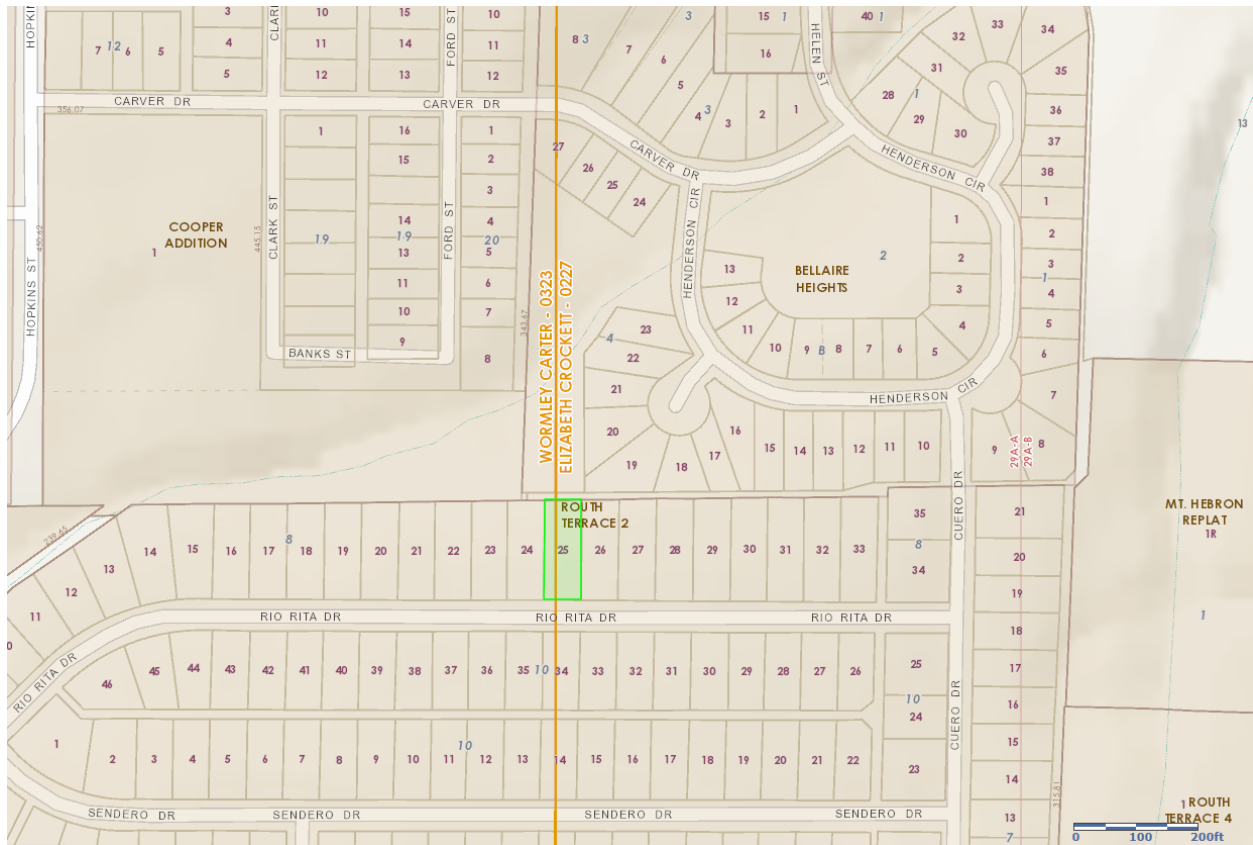
CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

225 RIO RITA



PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

October 12, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Ryan Z. and Associates, Inc. to purchase
225 Rio Rita Drive, Garland, Texas

Dear Mr. Worsham:

Ryan Z. and Associates, Inc. has offered to purchase 225 Rio Rita Drive, Garland, Texas (BEING LOT 25, BLOCK H, ROUTH TERRACE NO. 2 ADDITION, aka 225 RIO RITA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 86079, PAGE 1685 DALLAS COUNTY DEED RECORDS) for \$12,000.00. In addition to that amount, all post-judgment taxes for the years 2012-2013 will be paid at closing. The total amount of post-judgment taxes will be approximately \$871.01 of which the City of Garland will receive approximately \$240.12.

This property was sold at a Sheriff's Sale on June 4, 2013 pursuant to delinquent tax collection suit number TX10-40446. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, \$12,000.00.

The property's most recent value according to the Appraisal District is \$14,000.00. The total judgment amount was \$50,772.42, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$6,183.02. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is equal to the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26503500080250000
Property address:	225 Rio Rita Drive
Cause No.:	TX10-40446
Judgment Date:	March 22, 2012
Sheriff's Sale Date:	June 4, 2013
Judgment amount:	GISD 1994-2011 taxes \$4,622.59 (58.1%)
	City 2000-2011 taxes \$1,579.12 (19.8%)
	County 1994-2011 taxes \$1,762.16 (22.1%)
Total Judgment for Taxes:	\$7,963.87
City Abatement Liens:	\$26,984.46
Court costs:	\$3,201.69
Sheriff's fees for sale:	\$1,151.33
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$330.00
Total Costs:	\$4,683.02

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$3,201.69
2.	Dallas County Sheriff	\$1,151.33
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$330.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,153.42
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$3,376.44
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,287.12
	TOTAL Judgment Distribution	\$12,000.00

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$240.12
9.	Garland ISD (Post Judgment tax year distribution)	\$409.32
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$221.57
	TOTAL Post Judgment Distribution	\$871.01

	TOTAL Distribution	\$12,871.01
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DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ryan Z. and Associates, Inc., 4851 Keller Springs Rd., Suite 219, Addison, TX 75001** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **225 Rio Rita Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 25, BLOCK H, ROUTH TERRACE NO. 2
ADDITION, aka 225 RIO RITA DRIVE, CITY OF GARLAND,
DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 86079,
PAGE 1685 DALLAS COUNTY DEED RECORDS (the
"Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40446 in the 68th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



GARLAND POLICY REPORT

City Council Work Session Agenda

2.b.

Meeting Date: November 21, 2017

Item Title: Sale of Property - 237 Rio Rita Drive

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Ryan Z. and Associates, Inc. related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 237 Rio Rita Drive. Ryan Z. and Associates, Inc. has presented an offer of \$9,922.16 for the property which meets the judgment value of \$8,681.20. The purchaser has also agreed to pay post judgment taxes of \$2,827.84.

The net proceeds to the City of Garland includes \$1,500 of administration fees, \$3,500 for demolition, and \$1,027.42 for City property taxes (includes post judgment taxes of \$787.19).

OPTIONS

1. Approve the sale of 237 Rio Rita Dr. to Ryan Z. and Associates, Inc. and provide an executed deed without warranty, or
2. Deny the offer presented by Ryan Z. and Associates, Inc.

RECOMMENDATION

Staff recommends option 1 - that the City Council accept the offer and sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at a Sheriff's Sale on February 7, 2012. Because the offer exceeds the judgment amount, this sale meets the criteria of Section 34.05(h) of the Texas Property Tax Code and does not require the consent of other taxing entities. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2012. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

Resolution - 237 Rio Rita Drive

Map and Pics - 237 Rio Rita Drive

Offer - 237 Rio Rita Drive

Deed - 237 Rio Rita Drive

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 68th Judicial District Court of Dallas County, Texas in cause number TX10-40367, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the sale of certain real property being LOT 28, BLOCK H, ROUTH TERRACE NO. 2 an addition to the City of Garland, Dallas County, Texas, also known as 237 Rio Rita Drive, Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2017.

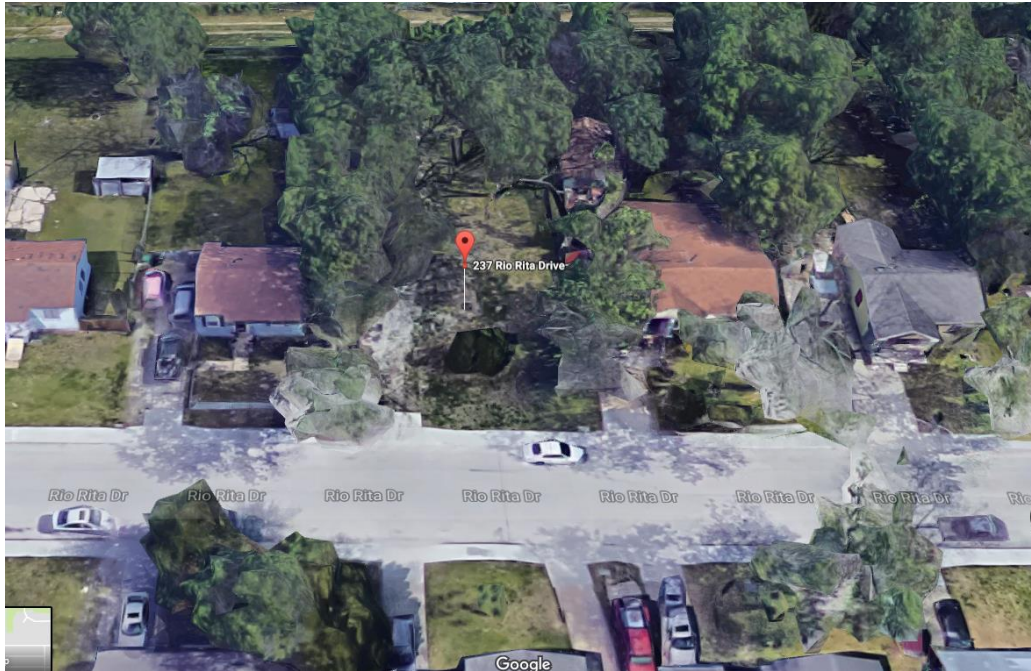
CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

237 Rio Rita



PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcmlaw.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcmlaw.com

October 12, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Ryan Z. and Associates, Inc. to purchase
237 Rio Rita Drive, Garland, Texas

Dear Mr. Worsham:

Ryan Z. and Associates, Inc. has offered to purchase 237 Rio Rita Drive, Garland, Texas (BEING LOT 28, BLOCK H, SECOND INSTALLMENT OF ROUTH TERRACE ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 79 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AKA 237 RIO RITA DRIVE) for \$9,922.16. In addition to that amount, all post-judgment taxes for the years 2011-2012 will be paid at closing. The total amount of post-judgment taxes will be approximately \$2,827.84 of which the City of Garland will receive approximately \$787.19.

This property was sold at a Sheriff's Sale on February 7, 2012 pursuant to delinquent tax collection suit number TX10-40367. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$14,000.00. The property was struck off for the total judgment amount, \$8,681.20, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$8,786.03. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the total amount due under the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light blue rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26503500080280000
Property address:	237 Rio Rita Drive
Cause No.:	TX10-40367
Judgment Date:	June 29, 2011
Sheriff's Sale Date:	February 7, 2012
Judgment amount:	GISD 2008-2010 taxes \$2,705.34 (59.3%)
	City 2009-2010 taxes \$964.36 (21.2%)
	County 2009-2010 taxes \$891.10 (19.5%)
Total Judgment for Taxes:	\$4,560.80
Court costs:	\$2,760.88
Sheriff's fees for sale:	\$729.52
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$295.63
Total Costs:	\$3,786.03
City Post Judgment Demolition:	\$3,500.00

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$2,760.88
2.	Dallas County Sheriff	\$729.52
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$295.63
4.	City of Garland (Administrative fee)	\$1,500.00
4.	City of Garland (Post Judgment demolition)	\$3,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$240.23
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$673.92
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$221.98
	TOTAL Judgment Distribution	\$9,922.16

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$787.19
9.	Garland ISD (Post Judgment tax year distribution)	\$1,341.89
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$698.76
	TOTAL Post Judgment Distribution	\$2,827.84

	TOTAL Distribution	\$12,750.00
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DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ryan Z. and Associates, Inc., 4851 Keller Springs Rd., Suite 219, Addison, TX 75001** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **237 Rio Rita Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING LOT 28, BLOCK H, SECOND INSTALLMENT OF ROUTH TERRACE ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 79 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AKA 237 RIO RITA DRIVE (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40367 in the 68th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



GARLAND POLICY REPORT

City Council Work Session Agenda

2.c.

Meeting Date: November 21, 2017

Item Title: Sale of Property - 2021 Tennyson Drive

Submitted By: Corey Worsham, Tax Administrator

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs

ISSUE

The City of Garland has received an unsolicited offer from Ryan Z. and Associates, Inc. related to the purchase of City owned property obtained through a Sheriff's Sale. This property is located at 2021 Tennyson Drive. Ryan Z. and Associates, Inc. has presented an offer of \$11,187.92 for the property which exceeds the judgment value of \$9,962.02. The purchaser has also agreed to pay post judgment taxes of \$1,562.08.

The net proceeds to the City of Garland includes \$1,500 of administration fees and \$1,618.01 for City property taxes (includes post judgment taxes of \$425.90).

OPTIONS

1. Approve the sale of 2021 Tennyson Drive to Ryan Z. and Associates, Inc. and provide an executed deed without warranty, or
2. Deny the offer presented by Ryan Z. and Associates, Inc.

RECOMMENDATION

Staff recommends option 1 - that the City Council accept the offer and sell the property to Ryan Z. and Associates, Inc. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the December 5, 2017 Regular City Council Meeting.

BACKGROUND

The property was struck off to the City of Garland at a Sheriff's Sale on June 2, 2015. Because the offer exceeds the judgment amount, this sale meets the criteria of Section 34.05(h) of the Texas Property Tax Code and does not require the consent of other taxing entities. If the sale is approved, the City of Garland will accept payment on behalf of all entities and disperse all sale proceeds.

CONSIDERATION

This property has been held by the City of Garland since 2015. Pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body. The sale of this property further supports a stable tax base and future development opportunities.

Attachments

Resolution - 2021 Tennyson Drive

Map and Pics - 2021 Tennyson Drive

Offer - 2021 Tennyson Drive

Deed - 2021 Tennyson Drive

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 193rd Judicial District Court of Dallas County, Texas in cause number TX12-40077, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the sale of certain real property being LOT 20, BLOCK 3, DAUGHERTY HEIGHTS an addition to the City of Garland, Dallas County, Texas, also known as 2021 Tennyson Drive, Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

2021 Tennyson Dr.



PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

October 12, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer from Ryan Z. and Associates, Inc. to purchase
2021 Tennyson Drive, Garland, Texas

Dear Mr. Worsham:

Ryan Z. and Associates, Inc. has offered to purchase 2021 Tennyson Drive, Garland, Texas (BEING LOT 20, BLOCK 3, DAUGHERTY HEIGHTS ADDITION, aka 2021 TENNYSON DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 90063, PAGE 1736, OF THE DALLAS COUNTY DEED RECORDS) for \$11,187.92. In addition to that amount, all post-judgment taxes for the years 2013-2015 will be paid at closing. The total amount of post-judgment taxes will be approximately \$1,562.08 of which the City of Garland will receive approximately \$425.90.

This property was sold at a Sheriff's Sale on June 2, 2015 pursuant to delinquent tax collection suit number TX12-40077. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$19,000.00. The property was struck off for the total judgment amount, \$9,962.02, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$5,200.62. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the total amount due under the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet

CAD Acct #:	26130500030200000
Property address:	2021 Tennyson Drive
Cause No.:	TX12-40077
Judgment Date:	February 27, 2013
Sheriff's Sale Date:	June 2, 2015
Judgment amount:	GISD 2010-2012 taxes \$1,708.43 (47.6%)
	City 2010-2012 taxes \$997.65 (27.8%)
	County 2010-2012 taxes \$885.69 (24.6%)
Total Judgment for Taxes:	\$3,591.77
City Abatement Liens:	\$1,382.86
Court costs:	\$2,655.02
Sheriff's fees for sale:	\$716.60
Publication fees for sheriff's sale, paid by lawfirm:	\$329.00
Total Costs:	\$3,700.62

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$2,655.02
2.	Dallas County Sheriff	\$716.60
3.	Perdue Brandon	\$329.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,192.11
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$2,041.44
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,058.33
8.	City of Garland (Abatement Liens)	\$1,695.42
	TOTAL	\$11,187.92

Post Judgment Distribution:

8.	City of Garland (Post Judgment tax year distribution)	\$425.90
9.	Garland ISD (Post Judgment tax year distribution)	\$735.01
10.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$401.17
	TOTAL Post Judgment Distribution	\$1,562.08
	TOTAL Distribution	\$12,750.00

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ryan Z. and Associates, Inc., 4851 Keller Springs Rd., Suite 219, Addison, TX 75001** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **2021 Tennyson Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING LOT 20, BLOCK 3, DAUGHERTY HEIGHTS ADDITION, aka 2021 TENNYSON DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 90063, PAGE 1736, OF THE DALLAS COUNTY DEED RECORDS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40077 in the 193rd Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



GARLAND POLICY REPORT

City Council Work Session Agenda

2.d.

Meeting Date: November 21, 2017

Item Title: Consider Assistance Request for Nonprofit Special Event 29th Annual Martin Luther King, Jr. Parade & Program

Submitted By: Jermel Stevenson, Managing Director

Council Goal: Fully Informed and Engaged Citizenry
Consistent Delivery of Reliable City Services
Embrace Diversity

ISSUE

The Garland NAACP has requested the City Council to consider waiving expenditures for city services required for their events celebrating Martin Luther King Jr. Day on Saturday, January 13, and Sunday, January 14, 2018. The City Council Policy on Special Event Policies and Guidelines (OPNS-29) states that requests from nonprofit organizations for donated services in excess of \$5,000 be brought to the City Council for consideration.

OPTIONS

The City Council may: 1) approve the proposed recommendations for special events assistance, 2) deny or revise proposed funding levels, or 3) return the item to staff for further review and recommendations.

RECOMMENDATION

Staff recommends the City Council approve option 1 and authorize funding assistance (waiving fees and charges for City services) in the amount of \$9,000 for the 29th Annual *Martin Luther King, Jr. Parade & March* and the *MLK Youth Extravaganza*.

Police	\$7,500	traffic control and security
Transportation	\$450	installation and removal of barricades
Environmental Waste Services	\$350	installation and removal of waste containers
Cultural Arts Facilities	\$700	Brownlee Auditorium Rental

Unless otherwise directed by Council, staff will proceed with the proposed assistance for the special event.

BACKGROUND

This annual event spotlights the unity among Garland's diverse communities. The parade will begin at 10 a.m. on Saturday, January 13, ending at the Granville Arts Center Brownlee Auditorium for a commemorative program that is free to the public.

The *MLK Youth Extravaganza* (showcasing dance, step routines and military style drills) takes place at the Granville Arts Center Brownlee Auditorium at 4 p.m. on Sunday, January 14, and is also free to the public.

By assisting various nonprofit organizations through the donation of City services for the nonprofits' special events, the City promotes and celebrates the diversity and vitality of the community. From parades and festivals to various multicultural events, the City of Garland is showcased through the efforts of these nonprofit organizations.

CONSIDERATION

The 2017-18 annual operating budget has \$53,000 budgeted in the General Fund to provide assistance in covering fees and expenses for City services for special events hosted by nonprofit organizations. The proposed assistance for the Martin Luther King, Jr., Parade & March is within the budgeted amount.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.a.

Meeting Date: November 21, 2017

Item Title: Transportation Update

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Transportation Director will give an update on the strategic transportation initiatives in the City of Garland.

Recommendation/Action Requested and Justification

N/A

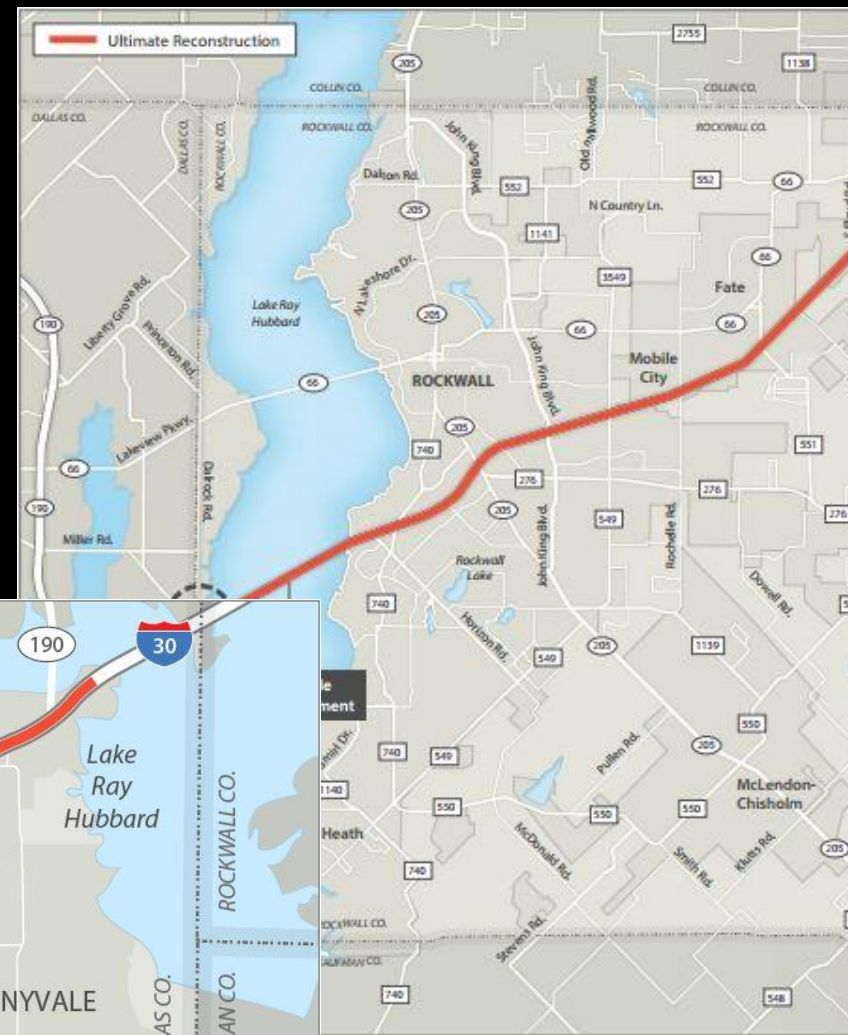
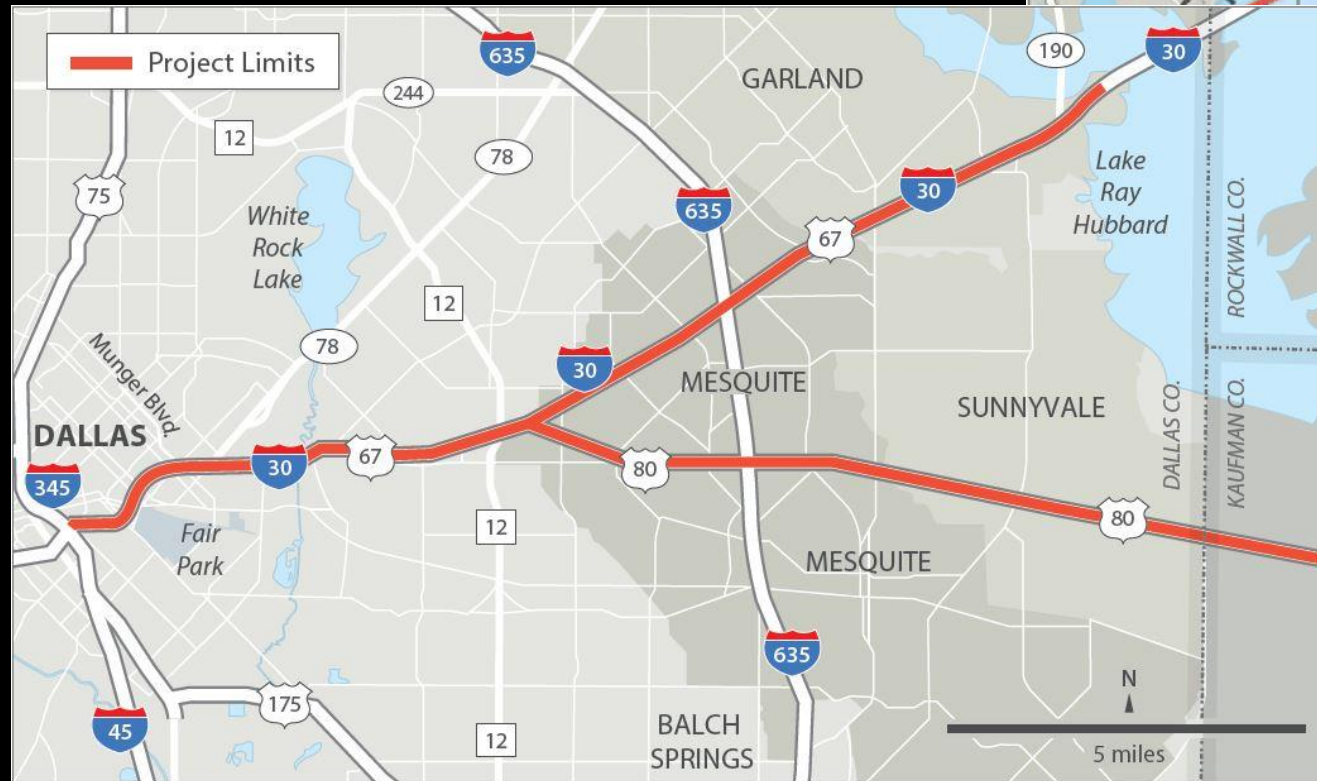
Attachments

November Update

Transportation Update

November 20, 2017

IH 30



IH 635 East

- ◆ Technical
 - ◆ TxDOT
 - ◆ Preparing Construction Documents
 - ◆ NCTCOG
 - ◆ Revising
- ◆ Funding
 - ◆ Texas Transportation Commission
 - ◆ Regional Transportation Council





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.b.

Meeting Date: November 21, 2017

Item Title: Radio System Project Status Update

Submitted By: Steven Niekamp, Chief Information Officer

Summary of Request/Problem

Staff will update Council on the status of the City's Public Safety Radio System Project.

Recommendation/Action Requested and Justification

None. Status update only.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.c.

Meeting Date: November 21, 2017

Item Title: Consider a Resolution to Reschedule Certain Council Meetings in 2018

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

By ordinance, the Council's regularly meetings are scheduled for the first and third Tuesday of each month. Due to the circumstances for each date, the Council is asked to consider rescheduling the following Council Meetings in 2018:

- Due to the extended Christmas/New Year Holiday, reschedule first meeting in January to January 9, 2018.
- Due to the Independence Day Holiday, reschedule the first meeting in July to July 10, 2018.
- Due to National Night Out, reschedule the first meeting in October to October 1, 2018.
- Due to the Thanksgiving Holiday, reschedule the second meeting in November to November 13, 2018.

Recommendation/Action Requested and Justification

Council action is required to reschedule the subject meetings. Unless otherwise directed, this item will be scheduled for formal consideration at the December 5, 2017 Regular Council Meeting.

Attachments

2018 Meeting Change Resolution

RESOLUTION NO.

A RESOLUTION RESCHEDULING MEETINGS OF THE CITY COUNCIL TO BE HELD IN CALENDAR YEAR 2018 AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sec. 8, Article III of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings; and

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

WHEREAS, because of the New Year and Independence Day holidays, the City Council desires to reschedule respectively the first regular meeting in January and July, 2018;

WHEREAS, in order to allow the members of the City Council to participate in the National Night Out Against Crime, the usual schedule for the meeting of the City Council that would be held on the first Tuesday of October is impracticable; and

WHEREAS, because the second regular meeting of the City Council for November will fall during the Thanksgiving holidays, the City Council desires to reschedule that meeting to an earlier date in November;

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

Section 1

That the City Council hereby establishes January 9, 2018 as the date of its first regular meeting for the month of January, 2018; July 10, 2018 as the date of its first regular meeting for the month of July, 2018; October 1, 2018 as the date of its first regular meeting for the month of October, 2018; and November 13, 2018 as the date of its second regular meeting for the month of November, 2018.

Section 2

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

PASSED AND APPROVED this the 21st day of November, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4.a.

Meeting Date: November 21, 2017

Item Title: Retirement Stability Benefit for Civil Service Employees Update

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

Based on feedback received from City Council at the November 6, 2017 Work Session, staff will provide an update on the 457(b) Deferred Compensation Retirement Stability Benefit for Civil Service Employees.

Recommendation/Action Requested and Justification

Staff is seeking direction from City Council regarding the Retirement Stability Benefit for Civil Service Employees.

Attachments

Civil Service Update

CIVIL SERVICE RETIREMENT STABILITY BENEFIT

Plan Design and Implementation

Garland City Council
Work Session
November 21, 2017

Retirement Stability Benefit

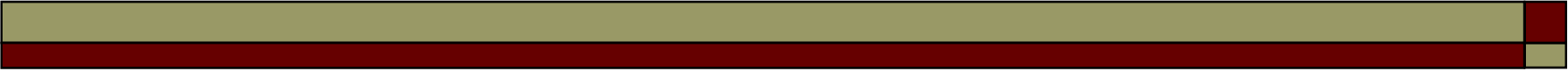
Implementation & Plan Provisions for Council Consideration

- ❑ Establish new 457(b) Plan for Civil Service Employees. Fund to mirror existing fund & plan participants' assets transferred with no additional fees.
- ❑ Contributions pro rated in year one due to implementation schedule.

Contributions (February 1st 2018 Start Date)

Employee Contribution	City Contribution
1.5%	.75%

- The FY 2017-18 Budget has \$239,495 to fund a 12 month .5% City contribution and a 1.0% employee contribution. Participation optional but a 1% contribution is required if a civil service employee chooses to participate. The Pro-rated amounts above are based on 9 months and a \$239,495 budget.
- ❑ Contributions will be made each pay-period (mirrors existing 457b plan).
- ❑ 457(b) Plan Provisions mirror current plan with the exception of the following:
 - Establish Eligibility requirements for Employer Contribution.
 - ❑ No City Contribution during probationary period.
 - ❑ Lump Sum payment of City Contribution given after successful completion of probationary period and employee contribution requirements.
 - Establish Withdrawal/Loan Restrictions on Employer Contributions.



Retirement Stability Benefit

Ultimate Goal of RSB for Council Consideration

(based on feedback received from the City Council at the November 6, 2017 Work Session)

- Majority of the feedback received from City Council expressed a desire for the City to target a 7% total contribution.
 - City Contribution should take into account budget constraints each year.

- Majority of the feedback received from City Council expressed a desire for the RSB to be Voluntary.

- Based on current budget projections, Staff recommends that the RSB be on a ten year implementation schedule for planning purposes.
 - .25% increase to City Contribution each year to reach a target of 3% from the City after 10 years (flexibility to adjust as needed due to funding availability).
 - OPEB funding on a ten year schedule as well.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4.b.

Meeting Date: November 21, 2017

Item Title: Review of Council House Rules

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

At the request of Council Member Williams, seconded by Council Member Smith, the City Council will discuss its "House Rules" governing how members of the City Council conduct themselves in handling matters of Council business. The original House Rules were adopted in 2004. The Resolution adopting those rules directed that all permanent Boards and Commissions adopt the same rules to guide their affairs. A copy of Resolution No. 9196, which adopted the original House Rules, is attached.

Recommendation/Action Requested and Justification

Attachments

9.21.2004 Resolution 9196

RESOLUTION NO. 9196

A RESOLUTION ADOPTING “HOUSE RULES” FOR THE CONDUCTING OF BUSINESS BEFORE THE GARLAND CITY COUNCIL AND ALL CITY BOARDS, COMMISSIONS, AND COMMITTEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the desire of the Garland City Council to adopt specific procedures and types of conduct which will facilitate the conducting of citizens business before the City Council and all City boards, commissions, and committees; and

WHEREAS, the Garland City Council desires to specifically inform each member of each board and commission and each member of each area implementation committee of these “house rules;” and

WHEREAS, it is the desire of the City Council that the minutes of all boards and commissions and implementation committees shall reflect within sixty (60) days of the effective date of this resolution or at the board’s, commission’s, or committee’s next called meeting the adoption of the “house rules.”

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

Section 1

That the Garland City Council hereby adopts the “House Rules”, attached hereto as Exhibit “A,” as the procedures and obligations for itself and the:

Board of Adjustment
Building and Fire Codes Board
Citizens Environmental and Neighborhood Advisory Commission
Community Multicultural Commission
Electrical Board
Garland Cultural Arts Commission
Housing Standards Board
Library Board
Parks and Recreation Board
Plan Commission
Plumbing and Mechanical Board
Senior Citizen Advisory Commission
Utility Advisory Board
North Area Plan Implementation Committee
South Area Plan Implementation Committee
West Area Plan Implementation Committee
East Area Plan Implementation Committee
Central Area Plan Implementation Committee

Section 2

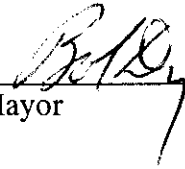
That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the 21st day of September, 2004.

THE CITY OF GARLAND, TEXAS

By: _____

Mayor



ATTEST:



City Secretary

HOUSE RULES

As of July 17, 2004

- 1. Decisions based on issues, goals and vision.**
- 2. Do not take things personal.**
- 3. Project a positive attitude.**
- 4. Focus on issues, not on the person.**
- 5. Be prepared to discuss issues.**
- 6. Maintain decorum.**
- 7. Keep your sense of humor.**
- 8. Honor and respect each other; accept each other as individuals.**
- 9. Follow goals, principles and action agenda.**
- 10. Decide, Vote and Move On.**
- 11. Avoid ambushes – Council or Staff.**
- 12. Talk to Staff before meetings.**
- 13. Vote your convictions, but be willing to compromise – “What is best for Garland?”**
- 14. Follow Roberts Rules of Order consistently.**
- 15. Agree to Disagree.**