



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 12, 2018

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.

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. Verbal Briefings:

a. Senior Citizens Advisory Commission Overview and Update

The Senior Citizens Advisory Commission will provide an overview of the 2017-18 Fiscal Year.

b. Consider whether to enter into a Service Agreement with the Garland Chamber of Commerce. The current agreement is set to expire on January 9, 2019.

In December of 2009, the City Council authorized execution of a 10-year Economic Services Agreement with the Garland Chamber of Commerce (see attachment). In exchange for services under the current agreement, the City contributes \$465,000 annually to the Chamber of Commerce. The Council may choose to renew or modify the current agreement, or provide other direction as desired.

c. Update on Progress and Implementation of Proposed 2019 Bond Referendum

The Chair of the Bond Study Committee and Representatives from Kimley-Horn and City Staff will provide an update to the Council regarding public input, community meetings, anticipated timelines and other information related to the proposed 2019 Bond Program.

d. Bicycle & Pedestrian Planning Update

The FY 2018-2019 Adopted Budget includes the formation of a Pedestrian and Bicycle Plan. Staff will provide an update to the Council on planning efforts.

e. Consider approving an amendment to Council policy regarding the location of meetings for boards and commissions.

Council is requested to approve an amendment to the 2018 [revised] City Council Rules of Order and Policies that will provide a policy requiring all boards and commissions to meet at City Hall (or a location as near as practicable to City Hall). If Council concurs with the Administrative Services Committee's recommendation, the policy will be placed on the consent agenda on the December 4, 2018 Regular meeting of the City Council for approval.

3. Regular Item:

- a. Consider a Policy for Posting Notices of Public Meetings or Possible Quorums for Outside Events and Meetings.**

Council is requested to provide direction to staff and begin the process of creating a policy regarding the posting of notices for external meetings in which a quorum of City Council might be in the attendance and participating in discussions of public matters.

- b. Council is requested to continue its discussions from the November 5, 2018 Work Session regarding a legislative program for the 2019 session of the Texas Legislature.**

Council is requested to continue its discussions from the November 5, 2018 Work Session regarding a legislative program for the 2019 session of the Texas Legislature.

- c. Base Rate Increase in Water and Wastewater for Apartments**

At the request of Mayor Lori Dodson, Council is requested to discuss the new base rate increases in water and wastewater for apartments that is scheduled to take effect in January 2019.

4. 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.

5. 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 551.071, 551.086, and 552.133 of the Texas Government Code:

- A. to discuss, deliberate, vote on, and take final action regarding competitive matters related to the approval of agreements for the purchase of renewable energy, which being a utility-related matter that is related to the City's competitive activity, including commercial information, and would, if disclosed,

give advantage to competitors or prospective competitors including any matter that is reasonably related to the following categories of information:

1. 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;
2. bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
3. effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
4. risk management information, contracts, and strategies, including fuel hedging and storage;
5. 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;
6. customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies; (Sections 551.806 and 552.133, TEX. Gov't Code)

B. to deliberate and discuss pending or 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 in regard to claims related to damage caused by a weather event in the vicinity of Wynn Joyce Road (Sec. 551.071, Tex. Gov't Code)

C. to deliberate and discuss pending or 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 in regards to Firewheel Town Center Enforcement Measures (Sec. 551.071, Tex. Gov't Code)

6. Adjourn



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

2.a.

Meeting Date: November 12, 2018

Item Title: Senior Citizens Advisory Commission Overview and Update

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

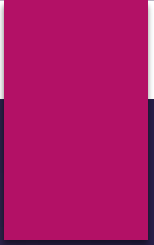
The Senior Citizens Advisory Commission will provide an overview of the 2017-18 Fiscal Year.

Recommendation/Action Requested and Justification

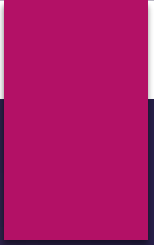
Information only.

Attachments

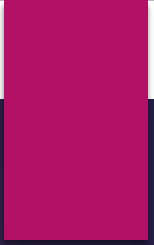
SCAC PPT Presentation



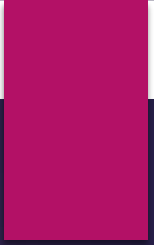
The Senior Citizens Advisory Commission



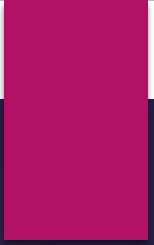
**The Senior Citizens Advisory
Commission is empowered by the
authority of the City of Garland, Texas
through the City Code of Ordinances,
Ordinance Number 4543, Section No.
10.34 adopted 1991.**



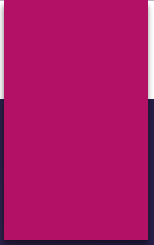
The Commission is comprised of nine members. Each City Council member and the Mayor appoints one person to serve on the Commission.



The purpose of the Garland Senior Citizens Advisory Commission is to generate broad-based public awareness of and support for senior citizens' concerns.



The Commission is to be advisory
to the City Council and shall
evaluate current issues affecting
senior citizens living in Garland
and shall bring them to the
attention of the City Council.



**The Commission meets on the first
Thursday of each month
at 9:00 a.m. in the
City Council Work Session Room.**

Some of the issues that the Commission addresses include:

- ❖ SENIOR HOUSING
- ❖ SENIOR TRANSPORTATION
- ❖ SENIOR SAFETY CONCERNS
- ❖ SCAMS AND FRAUDS
- ❖ CITY OF GARLAND DEPARTMENTS



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

2.b.

Meeting Date: November 12, 2018

Item Title: Economic Services Agreement with the Garland Chamber of Commerce

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider whether to enter into a Service Agreement with the Garland Chamber of Commerce. The current agreement is set to expire on January 9, 2019.

In December of 2009, the City Council authorized execution of a 10-year Economic Services Agreement with the Garland Chamber of Commerce (see attachment). In exchange for services under the current agreement, the City contributes \$465,000 annually to the Chamber of Commerce. The Chamber is requesting that the contract amount be adjusted annually for inflation. The Council may choose to renew or modify the current agreement, or provide other direction as desired.

Recommendation/Action Requested and Justification

In exchange for services under the current agreement, the City contributes \$465,000 annually to the Chamber of Commerce.

The Council may choose to renew or modify the current agreement, or provide other direction as desired.

Options:

1. Renew and extend the current Services Agreement.
2. Modify and extend the current Services Agreement
3. Other action as directed by the Council

Attachments

2009 Agreement
Chamber Presentation

ECONOMIC DEVELOPMENT SERVICES AGREEMENT

This agreement (the "Agreement") is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality (the "City") and the Garland Chamber of Commerce, a Texas non-profit corporation (the "Chamber").

* * * * *

For and in consideration of the mutual promises and undertakings contained in this Agreement, the parties agree as follows:

Section 1. *Provision of Economic Development Services.* The Chamber agrees to provide the City with all of the services, programs, and undertakings that may be directed by the City Council as more particularly described in an annual program of service approved by the City Council in accordance with the following provisions. As part of its duties hereunder, the Chamber shall annually present to the City Council a plan for its provision of services, programs, and undertakings for the upcoming year (the "Program Plan"). The Chamber shall incorporate such criteria and directions to the Program Plan as the City Council may direct. Upon approval of the Program Plan by the City Council, the Chamber shall present the approved Program Plan to the constituent members of the Garland Economic Development Partnership. The approved Program Plan shall serve as the minimum baseline of services and program deliverables to be performed by the Chamber under this Agreement, and the terms and provisions of the approved Program Plan shall be deemed incorporated into and made a part of this Agreement.

Section 2. *Payment for Services.* The City agrees to pay the Chamber, in consideration of the services, programs, and undertakings to be provided by the Chamber to the City in accordance with the approved Program Plan, an annual fee in a baseline amount of \$465,000.00 to be paid in equal monthly installments by the City to the Chamber during the term of this Agreement. The amount of the annual baseline fee may be increased or decreased, as determined by the City Council, and shall be stated in the approved Program Plan as the annual fee for the effective year of the renewal.

Section 3. *Accounting and Auditing.* The Chamber shall maintain records of and account for all funds expended by the Chamber pursuant to this Agreement in accordance with generally accepted accounting practices. Such records shall be made available to the City upon request at any reasonable time during normal office hours. The Chamber shall obtain and produce to the City an annual financial audit, conducted by an independent accounting firm reasonably acceptable to the City, of the activities and expenses of the Chamber under this Agreement. The Chamber shall also provide the City with monthly accounting reports, in a form reasonably acceptable to the City, of all expenditures made by the Chamber under this Agreement for the month of the report. The Chamber acknowledges that all records, audits, and reports as required to be kept, made or provided to the City by the Chamber under the provisions of this Section are subject to the Texas Public Information Act and may, as determined solely by the City in strict accordance with the provisions of the Texas Public Information Act, be made available for review by the public. Nothing contained in this section is intended to modify, abrogate, restrict or broaden in any manner the provisions of the Texas Public Information Act, the Texas Open Meetings Act, or any other applicable provision

of the law.

Section 4. Term; Termination. This Agreement shall automatically renew for ten (10) successive 1-year periods commencing on January 10, 2010, and continuing through January 9, 2019, annually on each 10th day of January during the term hereof. Either party may terminate this Agreement, at will and without cause, liability, or penalty, by giving written notice of termination to the other party not less than thirty (30) days prior to the beginning of the next calendar year. In the event of termination, any funds paid by the City to the Chamber under this Agreement and not expended by the Chamber shall be promptly returned to the City. Provided further, that in the event no funds or insufficient funds are appropriated or budgeted or are otherwise unavailable for any reason for any payment due under this Agreement, then this Agreement shall terminate, without liability or penalty, as of the last day that such funds were available or appropriated.

Section 5. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 6. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 7. Severability. If any term or provision of this Agreement is held to be illegal, invalid, or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.

Section 8. Waiver. Either the City or the Chamber shall have the right to waive any requirement contained in this Agreement which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 9. Governing Law; Venue. 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.

Section 10. *Paragraph Headings; Construction.* The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement, and this Agreement shall not be construed either more or less strongly against or for either party.

Section 11. *Binding Effect.* Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 12. *Gender.* Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 13. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which shall be deemed an original; and all of which shall constitute but one and the same instrument.

Section 14. *Exhibits.* All exhibits, if any, to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 15. *Entire Agreement.* 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.

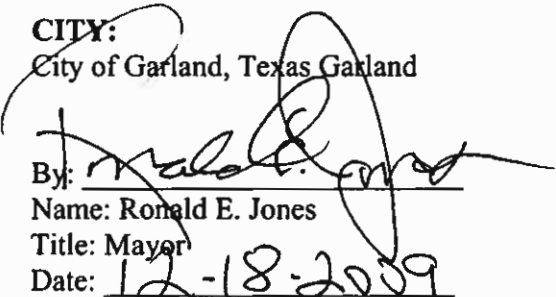
Section 16. *Relationship of Parties.* Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly 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.

Section 17. *Representations Concerning Authority.* The execution and delivery by the parties of this Agreement, and the parties' performance hereunder, are within the parties' respective powers and have been duly authorized by all requisite municipal, corporate, or other applicable action, as the case may be. The person executing this Agreement on behalf of each party has the authority to do so.

EXECUTED on the dates indicated below but deemed to be effective as of the 10th day of January, 2010.

CITY:

City of Garland, Texas Garland

By: 

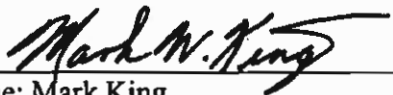
Name: Ronald E. Jones

Title: Mayor

Date: 12-18-2009

CHAMBER:

Chamber of Commerce, a Texas non-profit corporation

By: 

Name: Mark King

Title: Chairman

Date: 12-18-2009

ADDRESS FOR NOTICE:

CITY:

City of Garland, Texas
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002
Attn: City Manager

CHAMBER:

Garland Chamber of Commerce
520 N. Glenbrook
Garland, Texas 75040
Attn: CEO



The Partnership

Presented by Paul Mayer, CEO
Garland Chamber of Commerce



Garland Chamber of Commerce
Garland Economic Development Partnership



Why the Partnership Works

- History / Background (1995 – 2018)
 - The Big Idea: Create a partnership to leverage resources, relationships and expertise to maximize efficiency.
- Shared cost
 - \$1.2 million operating budget and full-time staff
 - 61% Chamber / Other Investors (\$732,000)
 - 39% City (\$465,000)
- Business-to-business approach (Private sector / existing businesses)
- Demonstrated success



GEDP Results

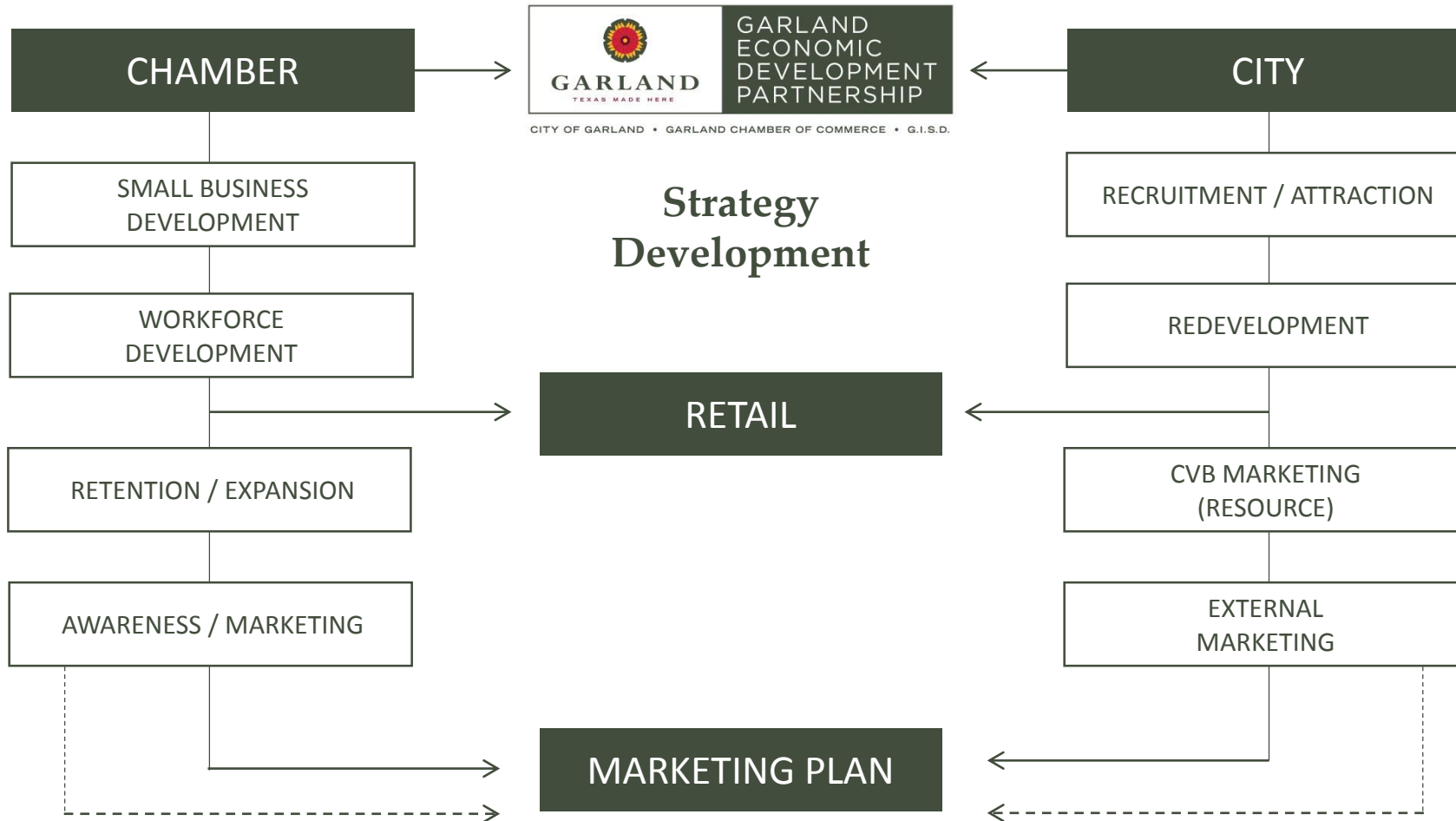
Year	Result	City tax rate	GISD tax rate*	City of Garland	COG Cumulative	GISD	GISD Cumulative	Jobs
1995	\$142,000,000	\$0.6336	\$1.4053	\$899,712		\$1,995,526		826
1996	\$118,000,000	\$0.6336	\$1.4053	\$747,648	\$1,647,360	\$1,658,254	\$3,653,780	1,347
1997	\$94,000,000	\$0.6336	\$1.4053	\$595,584	\$2,242,944	\$1,320,982	\$4,974,762	2,358
1998	\$165,000,000	\$0.6336	\$1.4053	\$1,045,440	\$3,288,384	\$2,318,745	\$7,293,507	1,455
1999	\$77,000,000	\$0.6136	\$1.4053	\$472,472	\$3,760,856	\$1,082,081	\$8,375,588	1,390
2000	\$83,000,000	\$0.6336	\$1.4053	\$525,888	\$4,286,744	\$1,166,399	\$9,541,987	1,013
2001	\$83,000,000	\$0.6411	\$1.4717	\$532,113	\$4,818,857	\$1,221,511	\$10,763,498	770
2002	\$77,000,000	\$0.6411	\$1.4586	\$493,647	\$5,312,504	\$1,123,122	\$11,886,620	1,200
2003	\$167,000,000	\$0.6411	\$1.5585	\$1,070,637	\$6,383,141	\$2,602,695	\$14,489,315	1,695
2004	\$70,000,000	\$0.6411	\$1.6214	\$448,770	\$6,831,911	\$1,134,980	\$15,624,295	1,200
2005	\$52,000,000	\$0.6661	\$1.6701	\$346,372	\$7,178,283	\$868,452	\$16,492,747	1,000
2006	\$135,000,000	\$0.6786	\$1.5449	\$916,110	\$8,094,393	\$2,085,615	\$18,578,362	900
2007	\$64,000,000	\$0.6886	\$1.2533	\$440,704	\$8,535,097	\$802,112	\$19,380,474	515
2008	\$99,000,000	\$0.6996	\$1.2533	\$692,604	\$9,227,701	\$1,240,767	\$20,621,241	750
2009	\$79,000,000	\$0.7046	\$1.2533	\$556,634	\$9,784,335	\$990,107	\$21,611,348	310
2010	\$58,000,000	\$0.7046	\$1.2533	\$408,668	\$10,193,003	\$726,914	\$22,338,262	400
2011	\$22,000,000	\$0.7046	\$1.2533	\$155,012	\$10,348,015	\$275,726	\$22,613,988	1,100
2012	\$93,000,000	\$0.7046	\$1.2533	\$655,278	\$11,003,293	\$1,165,569	\$23,779,557	862
2013	\$102,000,000	\$0.7046	\$1.2533	\$718,692	\$11,721,985	\$1,278,366	\$25,057,923	1,228
TOTAL	\$1,780,000,000							20,319

*GISD tax rate between 1995-1999 has not been confirmed. Used 2000 tax rate



The Significance of the GEDP

- Cost-effective means to grow the Garland, Texas economy
 - What is the economy?
 - Where does most of the new growth come from?
 - Major functions in developing economy
 - Workforce
 - Small Business



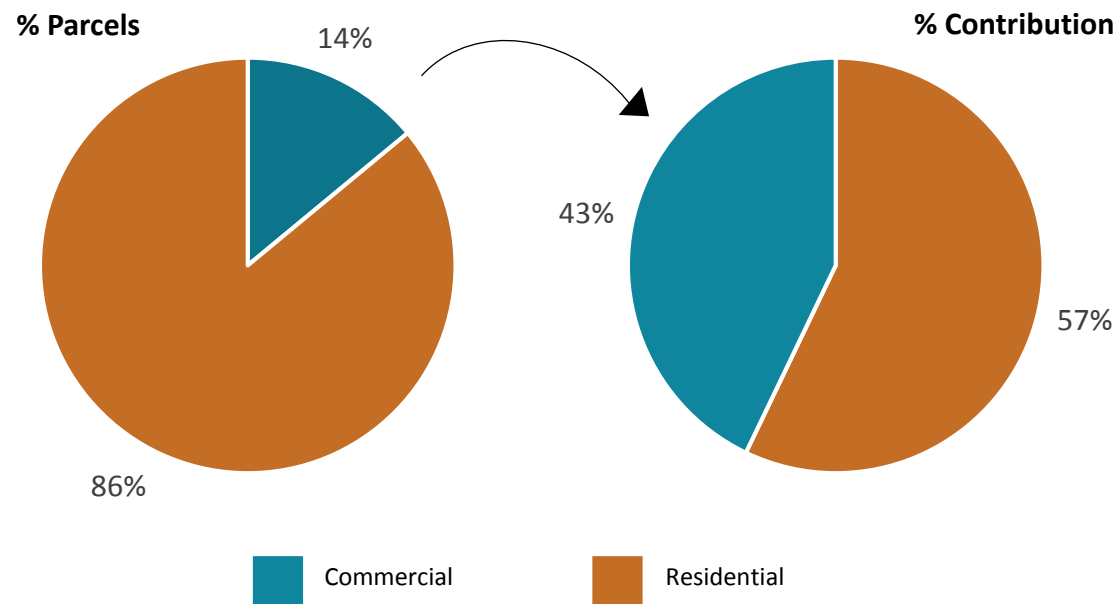


Economy of Garland: Tax Base

Tax Base	Dollars Contributed	% Total	Total Parcels	% Parcels
Commercial	\$6,612,268,080	42.88%	10,449	14%
Residential	\$8,807,329,810	57.12%	64,199	86%
Total	\$15,419,597,890			



Economy of Garland: Tax Base



The 80/20 Principle

There is an inbuilt imbalance between causes and results, inputs and outputs, and effort and reward. Typically, causes, inputs or effort divide into two categories:

- The majority, that have little impact
- A small minority, that have a major impact



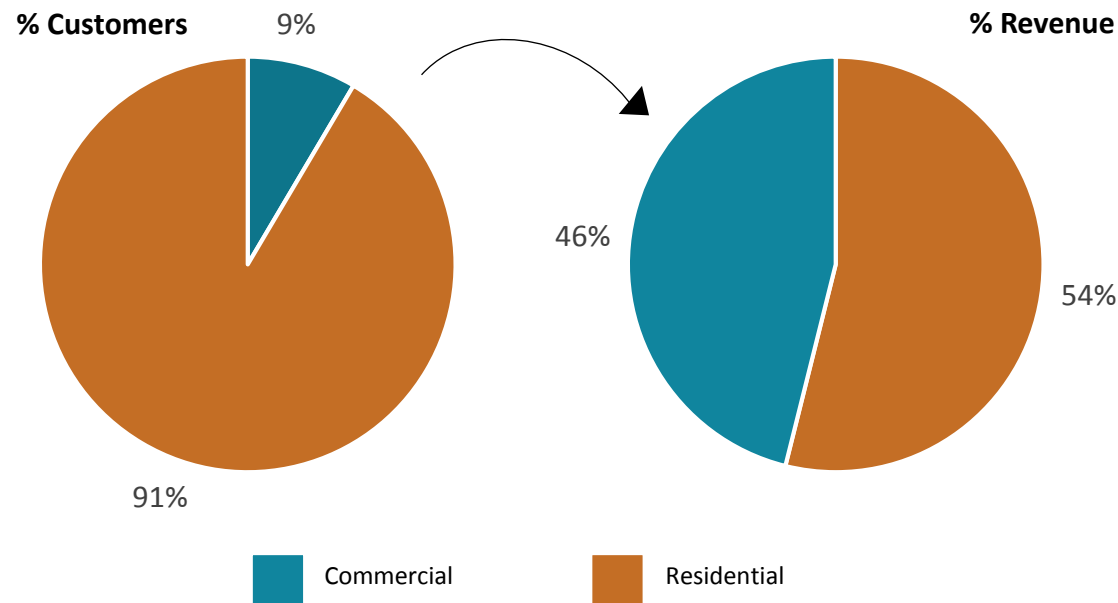
Economy of Garland: Utilities

Electricity User	# of Customers	% of Customers	Revenue	% of Revenue
Large Commercial / Industrial	1,432	2%	\$67,637,439	40%
Small Commercial / Industrial	4,430	7%	\$8,640,425	5.2%
Residential	63,084	91%	\$89,178,594	53.9%
	68,946		\$165,456,458	

Water User	# of Customers	% of Customers	Revenue	% of Revenue
Commercial	4,895	7%	\$13,732,895	23.3%
Residential	63,280	93%	\$45,263,700	76.7%
	68,175		\$58,996,595	



Economy of Garland: Utilities



The 80/20 Principle

There is an inbuilt imbalance between causes and results, inputs and outputs, and effort and reward. Typically, causes, inputs or effort divide into two categories:

- The majority, that have little impact
- A small minority, that have a major impact



Economy of Garland: Employment

- Total Garland Employment: 82,294
- Wages in the Categories Listed Below: \$1,877,395,282

Industry	# of Employees	Average Wage
Utilities	553	\$89,340
Construction	6,862	\$60,524
Manufacturing	9,919	\$79,468
Transportation / Warehousing	2,724	\$53,712
Wholesale Trade	5,059	\$89,338
Total Industrial Employment	25,117 (31%)	74,476



Where Does Growth Come From?

In Job Creation in America (Birch 1987), the author reports that up to 80% of net new job growth comes from existing businesses. Today, virtually every economic development organization uses that percentage when asked about the importance of existing businesses to his or her community.

- Kraft
- General Dynamics
- Mapei
- Epiroc
- True Velocity
- Plastipak Packaging, Inc.
- Fortress Fence
- Nutribiotech
- Kirchhoff Van Rob
- Andersen Corporation
- Interceramic, USA
- Small Businesses



The Cost of Retaining Business

Existing commercial properties represent approximately 14 percent of Garland's total land mass and pay 40 percent of the tax base. The success and growth of business entities is critical to the success and sustainability of the city as a whole; however, the current City economic development structure allocates only 22 percent of its total budget to workforce development, business retention, small business development and marketing activities, all of which are managed by the Garland Chamber.

DART Cities	Budget	2009 Population	Funding per Capita
Garland	\$465,397	228,350	\$2.03
Irving	\$1,005,000	212,250	\$4.73
Plano	\$858,361	263,800	\$3.25
Richardson	\$732,000	99,700	\$7.34

Non-DART Cities	Budget*	2009 Population	Funding per Capita
Allen	\$9,159,000	80,400	\$113.91
McKinney	\$13,376,000	121,850	\$109.77
Rockwall	\$2,750,000	32,100	\$85.67

*2007 Data: Office of the Governor



What it Takes to Retain Business

- Workforce
- Cost Efficiency (Cost of Power / Electricity)
- Transportation Access



The Chamber's Capabilities

The Connecting Source

- Workforce Development and Business Retention

Notable Accomplishments:

- In 2015, the Garland Chamber developed an online resource guide to direct local manufacturers toward business development resources.
- In 2018, DCMA Leadership Academy expanded class capacity to accommodate 20 individuals, further emphasizing the demand for skilled workforce.
- Since the Chamber's first event, more than 60 local manufacturing companies have participated in the Manufacturers Appreciation Breakfast on National Manufacturing Day. Facility tours have also been hosted for the public.
- The Garland ISD Career Expo has grown to include close to 40 employers from local industries and about 800 students at each annual event.
- The Chamber has continued to partner with Garland ISD to connect students with career pathway opportunities in the form of internships and job shadowing.
- In partnership with the Dallas County Community College District, the Chamber was selected to serve as the administrator for a Department of Labor grant facilitating apprenticeship opportunities with Garland manufacturing companies. To date, five companies have agreed to participate.
- In partnership with Texas Workforce Solutions Greater Dallas and the Garland Independent School District, the Chamber is assisting in the administration of the Texas Talent Connection Grant, focused on STEM-related training.



The Chamber's Capabilities

The Connecting Source

- Small Business Initiative and Advocacy / Partnerships

Notable Accomplishments:

- Small Business Success Stories are featured in each edition of the Garland Guide, which receives thousands of online reads in addition to the 8,500 printed copies, bringing attention to local businesses.
- Developed a quick-guide brochure to starting a business in collaboration with the City's Building Inspection department to help local entrepreneurs succeed. Further collaboration includes a progressive direct mailing strategy for Certificates of Occupancy applicants offering access to free business resources.
- On Aug. 10, 2016, the SBA and Garland Chamber formally signed a Strategic Alliance Memorandum to develop and foster mutual understanding and a working relationship between the SBA and Garland Chamber of Commerce.
- The 2017 social media "Buy Local" initiative included "Shop Small Every Saturday" and "Hidden Gems" themes, both of which encouraged social media audiences to share their favorite #GarlandTX businesses and to patronize the businesses featured each week.
- On Nov. 13, 2017, the Garland Chamber awarded a total of \$50,000 in grant funding to nine Garland small business owners. Grants supported marketing and fixed asset projects. On Nov. 5, 2018, the Chamber awarded \$50,000 to eight small business owners.
- Close to 1,500 appointments with SBDC Counselor Judith Collins; Estimated 175 unique clients served



The Chamber Team



Paul Mayer
CEO



Karina Olivares
President



Jenna McWethy
Vice President



Liza Cenicerros
Project Director



Alexander Helgar
Membership
Development



Andrea Tamez
Small Business
Program
Coordinator



Diane Whitlock
Office Manager



History of the Partnership Contract

- **1995:** Partnership established with \$250,000 City investment
- **2000:** City increased investment to \$300,000 with 5% cost-of-living annual escalator
- **2010:** City contribution had grown to \$465,000 and the escalator was removed from the contract
- **2018:** Chamber requests an escalator in line with the cost-of-living index be re-incorporated into the Partnership to allow for continued, sustainable growth of resources and program offerings



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

2.c.

Meeting Date: November 12, 2018

Item Title: Update on Progress and Implementation of Proposed 2019 Bond Referendum

Submitted By: John Baker, Assistant City Manager

Summary of Request/Problem

The Chair of the Bond Study Committee and Representatives from Kimley-Horn and City Staff will provide an update to the Council regarding public input, community meetings, anticipated timelines and other information related to the proposed 2019 Bond Program.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

2.d.

Meeting Date: November 12, 2018

Item Title: Bicycle & Pedestrian Planning Update

Submitted By: Rebecca Beckham, Sr. Planner

Summary of Request/Problem

The FY 2018-2019 Adopted Budget includes the formation of a Pedestrian and Bicycle Plan. Staff will provide an update to the Council on planning efforts.

Recommendation/Action Requested and Justification

Information only.

Attachments

Staff Presentation

Bike and Ped Plan

NOVEMBER 12, 2018



Outline

- ❖ Benefits of Active Transportation
- ❖ History of Active Transportation in Garland
- ❖ Updating the Active Transportation Plan
- ❖ Key Projects



The Benefits of Active Transportation

- ❖ Economic and Redevelopment
- ❖ Improved physical and social Health
- ❖ Environmental and quality of life



Build Healthy Communities

- ❖ Contributes to daily exercise
- ❖ Recreation Amenity
- ❖ Provide opportunity for social Interactions
- ❖ Provide more transportation options
- ❖ Access to existing public transportation



Build Vibrant Communities

- ❖ Improve Community image
- ❖ Encourage redevelopment
- ❖ Contribute to Increased Property values
- ❖ Encourages Jobs and investment
- ❖ General consumer spending
- ❖ Tourism and Events



Spring Creek Forest Preserve

Comparing Other Communities

❖ Bicycle Friendly Communities: Plano, Richardson, Frisco and Fort Worth



Arbor Hills nature Preserve

Plano Magazine Arbor Hills Nature Preserve / PlanoMagazine.com

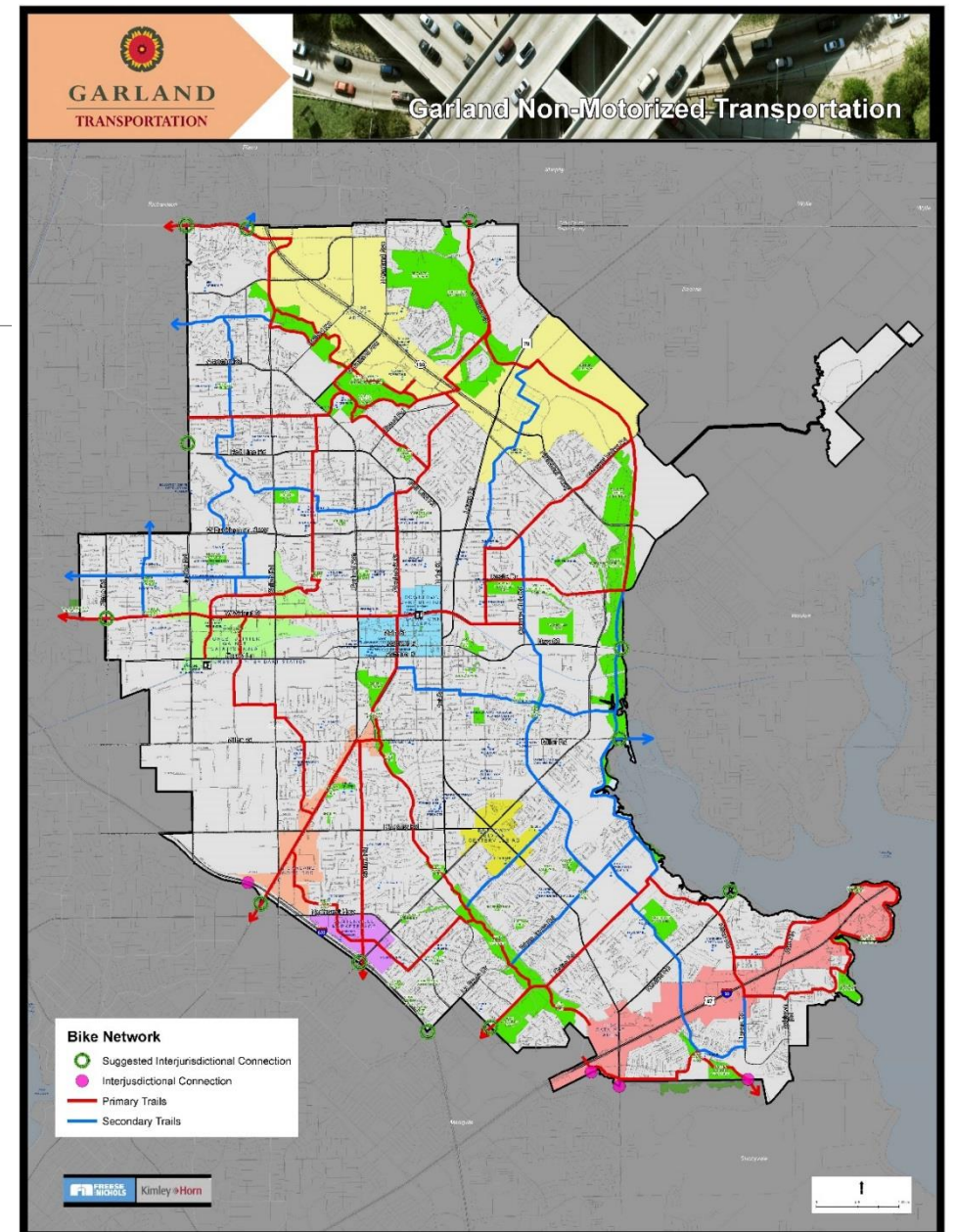


Fort Worth Bike Share

<https://www.fortworth.com/about/transportation/fort-worth-bike-sharing/>

Cycling in Garland

- ❖ Garland Non-Motorized Transportation map
- ❖ Approximately 136 miles of Bicycle Network (if it was 100% built out)
- ❖ Approximately 23 Miles have been constructed
- ❖ Limits of the Plan



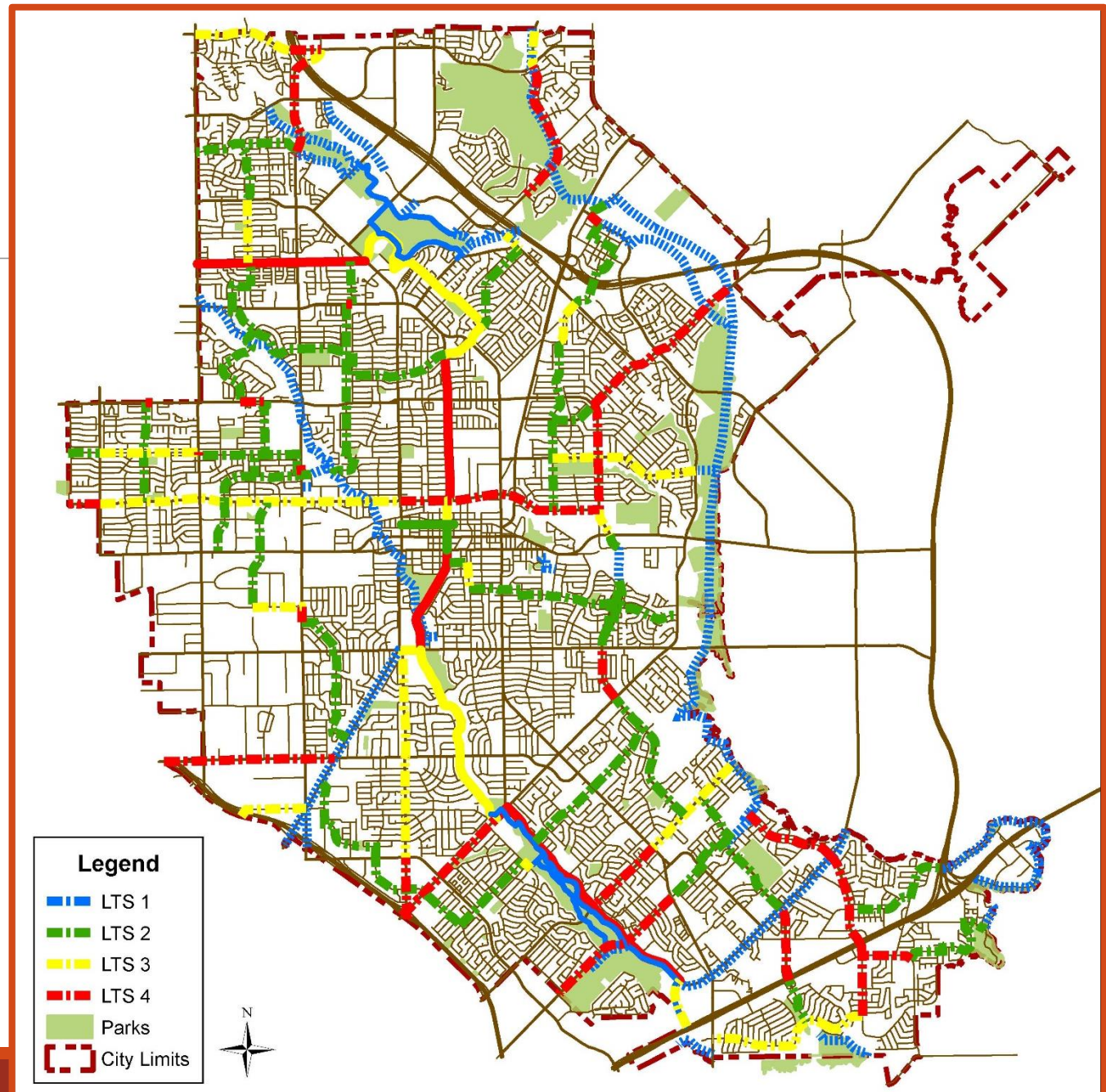
Level of Traffic Stress (LTS)

LTS 1	LTS 2	LTS 3	LTS 4
Physically Separated from traffic or low-volume, mixed-flow traffic at 25 mph or less	Bike lanes 5.5 ft wide or less, next to 30 mph auto traffic	Bicycle lanes next to 35 mph auto traffic, or mixed-flow traffic at 30 mph or less	No dedicated bicycle facilities
Bike Lanes 6 ft wide or more	Unsignalized crossings of up to 5 lanes at 30 mph	Comfortable for most current U.S. riders	Traffic speeds 40 mph or more
Intersections easy to approach and cross	Comfortable for most adults	Typical of bicycle facilities in the U.S.	Comfortable for “strong and fearless” riders
Comfortable for Children	Typical of bicycle facilities in the Netherlands	-	-

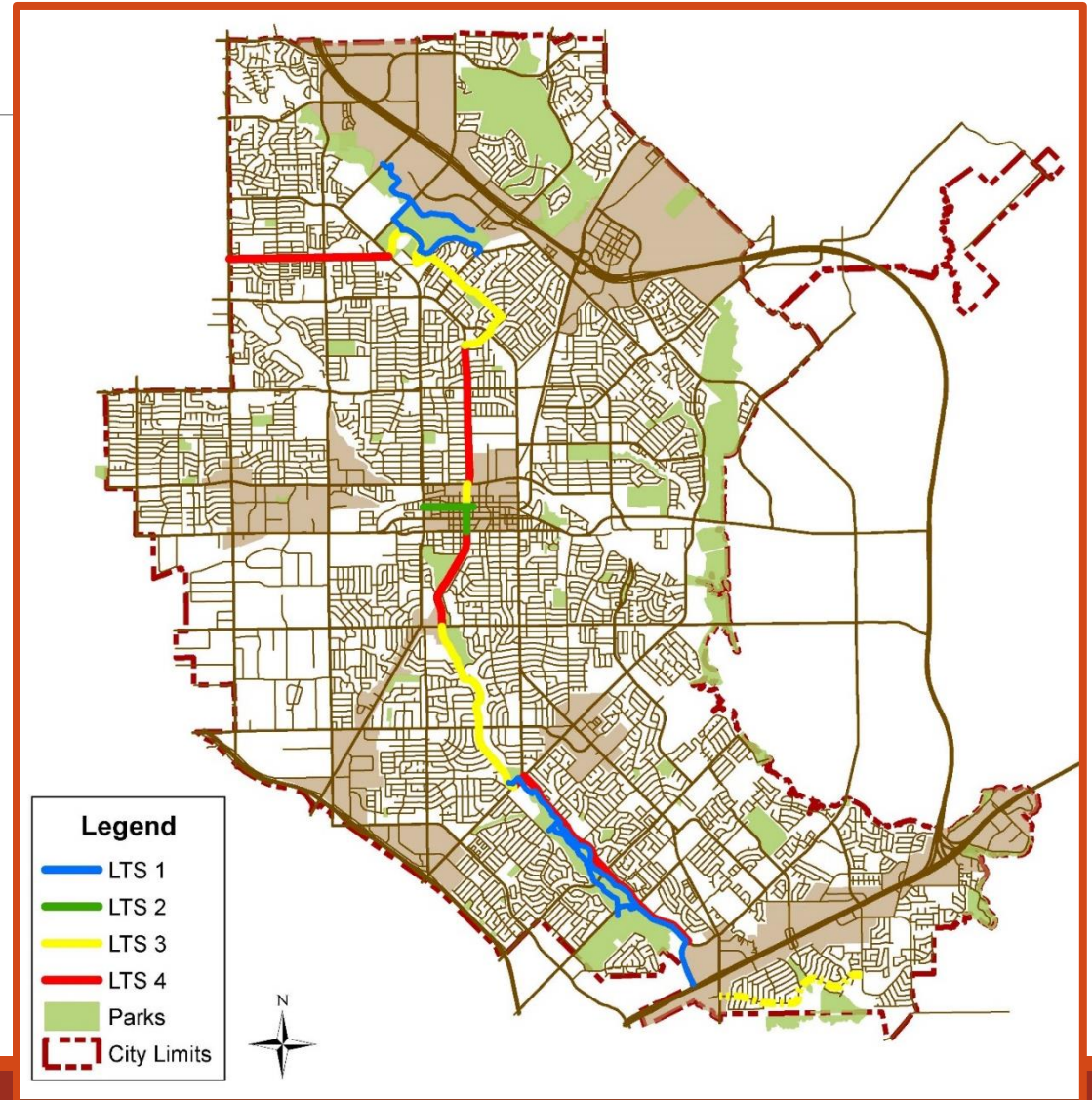
Source: Mekuria, Furth, and Nixon, “Low-Stress Bicycling and Network Connectivity”, Mineta Transportation Institute, May 2012.

Non-Motorized Transportation Map LTS

- ❖ Blue Trails would be suitable for most children.
- ❖ Green Routes would be comfortable for most adults.
- ❖ Red and Yellow Routes represent greater levels of stress.
- ❖ Higher Stress roads (Red and Yellow) are difficult to ride along and also to cross.
- ❖ Proposed Network is disconnected and not comfortable for the average adult cyclist and most children.



Existing Network LTS



Active Transportation Today

- ❖ Maintenance Funding:
 - \$25,000 from SafeLight Revenue
 - To be used to maintain existing on-street bike lanes and shared lane markings (sharrows).



Active Transportation Today

❖ Consultant:

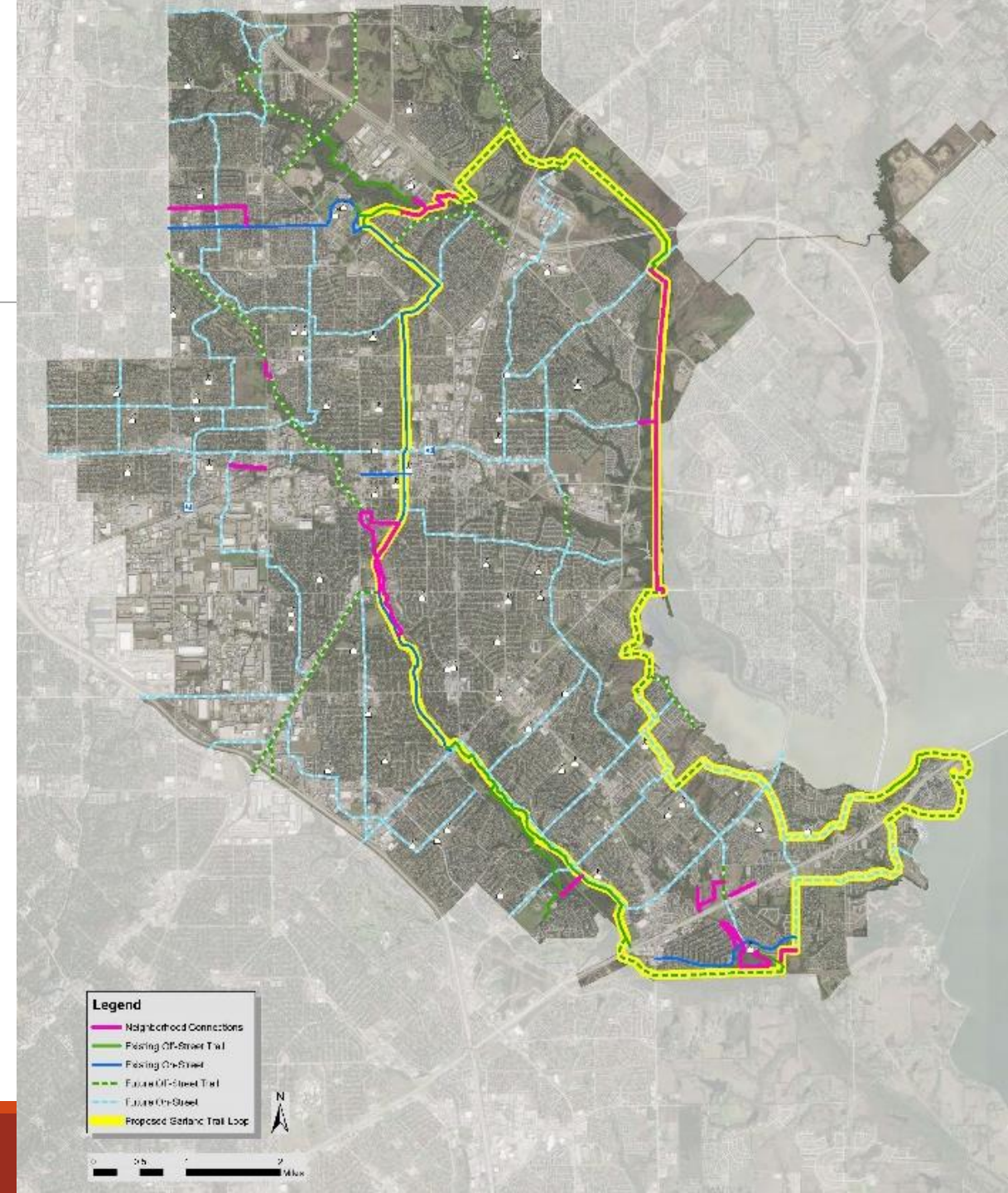
- Overall Vision
- Direction
- Expectations
- Timeline

❖ Community Outreach:

- Advisory Committee

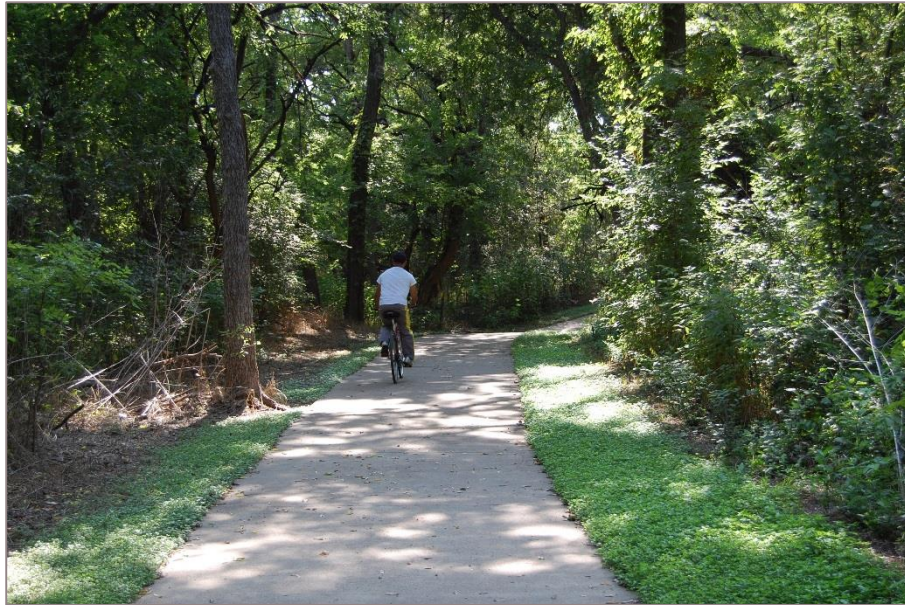
Key Projects

- ❖ Garland Trail Loop
 - City-wide amenity
 - Connect Duck Creek, Spring Creek and Rowlett Creek
 - Approximately 32 miles of trails and on-street bike network



Key Projects: Neighborhood Connections

- ❖ Local Destinations
- ❖ Trail and On-Street Bike Network
- ❖ Target Investment Areas



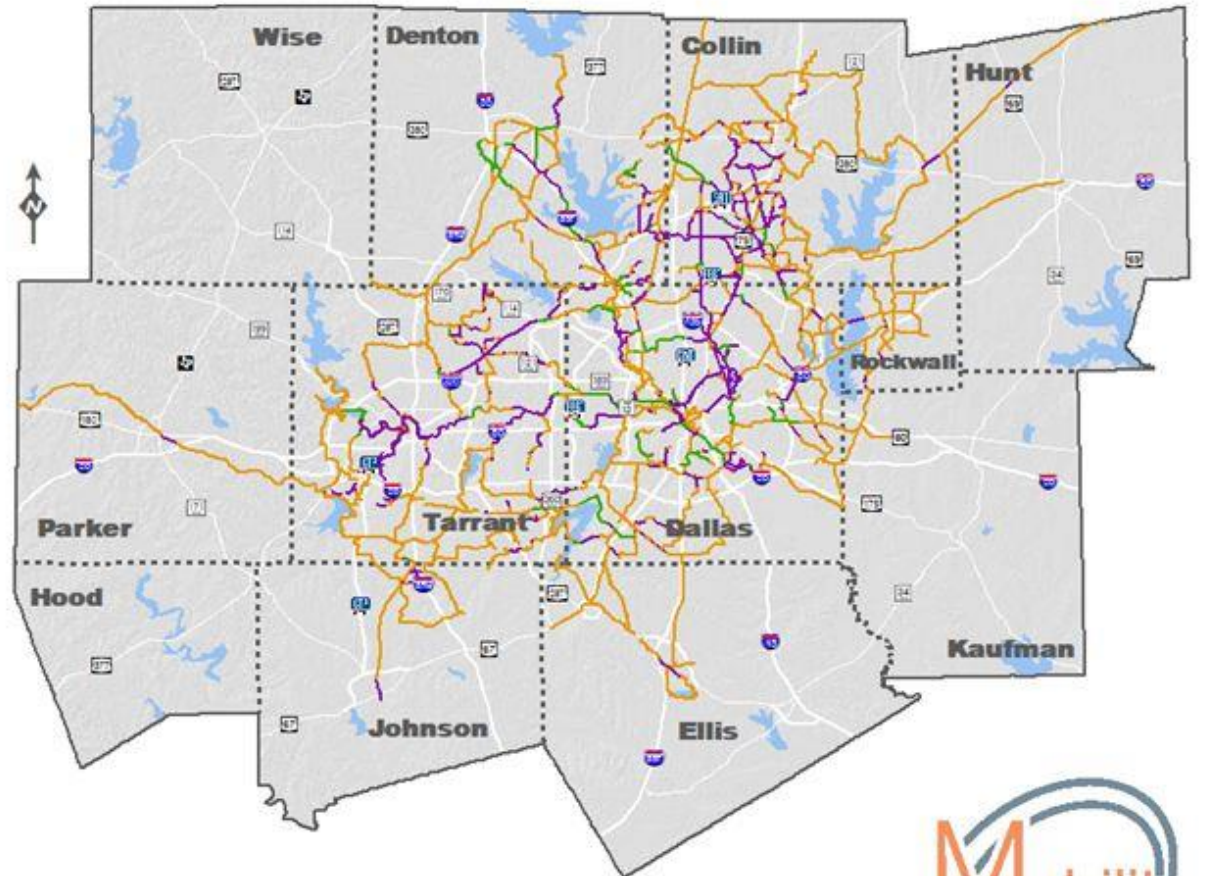
Key Projects:

- ❖ Regional Trail Connections
 - Regional Veloweb

Existing 455 Miles
Funded 143 Miles
Planned 1,285 Miles
Total 1,883 Miles



Regional Veloweb



Facility recommendations indicate transportation need. Corridor-specific alignment, design, and operational characteristics for the Regional Veloweb system will be determined through ongoing project development.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

2.e.

Meeting Date: November 12, 2018

Item Title: Consider approving an amendment to Council policy regarding the location of meetings for boards and commissions

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

Council is requested to approve an amendment to the 2018 [revised] City Council Rules of Order and Policies that will provide a policy requiring all boards and commissions to meet at City Hall (or a location as near as practicable to City Hall).

Recommendation/Action Requested and Justification

A proposal that the Administrative Services Committee devise a policy regarding the location of meetings of City boards and commissions was taken up by the Administrative Services Committee over the course of several meetings. A draft policy for the Council's consideration was developed by the Administrative Services Committee, and is submitted here for the Council's approval.

If Council concurs with the Administrative Services Committee's recommendation, the policy will be placed on the consent agenda on the December 4, 2018 Regular Meeting of the City Council for approval.

Attachments

Council policy amendment meetings of boards and commissions at City Hall

[Renumber current section 12 as section 14 and insert the following into Article II, Division 1:]

Section 12 Boards and commissions to meet at City Hall

All regularly scheduled meetings of boards and commissions shall be held at City Hall unless City Hall is unavailable for reasons such as multiple meetings, inadequate space or construction and repair activities, in which event a suitable location as near as practicable to City Hall shall be used instead. Generally, all such meetings should be held in the Work Session Room of City Hall and shall be recorded at least by audio means. The chair of the board or commission shall coordinate with the staff liaison for that board or commission and with the City Secretary for the scheduling of rooms and the availability of audio recording equipment.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

3.a.

Meeting Date: November 12, 2018

Item Title: Consider a Policy for Posting Notices of Public Meetings or Possible Quorums for Outside Events and Meetings

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

Council is requested to provide direction to staff and begin the process of creating a policy regarding the posting of notices for external meetings in which a quorum of City Council might be in attendance and participating in discussions of public matters.

Recommendation/Action Requested and Justification

Oftentimes the City Council is invited to or desires to attend events over which it does not function as the "sponsor" of the event. Nonetheless, if more than four members of the City Council attend the event, and discussions at the event involve matters of public business or public policy over which the City has jurisdiction, then the event must be posted in accordance with the Texas Open Meetings Act. While that does not include merely ceremonial or social gatherings, the Open Meetings Act has a broad reach and, accordingly, the City generally posts at least a notice of a potential quorum in order to advise the public of the event and the topics that may be discussed at the event.

Problems arise in several ways. Sometimes an event is scheduled at such a time that it is not possible to provide the required 72 hours of notice. Sometimes the content of an event is so general or is unknown it is not possible to provide adequate notice of matters to be discussed in the notice. Sometimes a meeting is not meant to be open to the public, but if a quorum of the Council attends, the meeting must be open. There are very few situations where a meeting of the sort involved here could be posted as an executive session, and it is unlikely that all of the requirements that apply to an executive session could be met at an off-site meeting. This is especially a problem if the actual sponsor of the meeting does not have the capability or desire to provide public access to the meeting.

Council is requested to begin considering the issues involved and direct staff as to developing a policy, formal or otherwise, for determining how to handle these issues.

If Council so directs, a written policy will be developed and submitted for formal consideration and approval at a future meeting.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.b.

Meeting Date: November 12, 2018

Item Title: Consider adopting a legislative program for the 2019 session of the Texas Legislature

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

Council is requested to continue its discussions from the November 5, 2018 Work Session regarding a legislative program for the 2019 session of the Texas Legislature. Specifically, Council is requested to approve proactively pursuing four bills (outlined below). More generally, Council is requested to consider other issues of a more general nature that it desires to support or oppose during the legislative session. A complete copy of the November 5, 2019 Work Session item summary sheet is attached.

Recommendation/Action Requested and Justification

The following were proposed at the November 5, 2018 Work Session as bills to be actively pursued into passage and adoption. If Council concurs, the bills will be drafted for submission to potential authors/sponsors in the upcoming legislative session.

1. A bill allowing a peace officer to execute a DWI blood draw warrant in any county in which the officer has arrest authority. Oftentimes when a peace officer arrests a suspect for DWI, the closest hospital for a blood draw is located in a county other than the county of the officer's primary jurisdiction. Current law allows the arresting officer to obtain a blood draw warrant in a county outside of primary jurisdiction, but prohibits the officer from actually executing it, thereby making it necessary to involve another law enforcement agency in the blood draw.
2. A bill authorizing a peace officer to arrest an adult (17 or older) student for making a misdemeanor threat of school violence even if the threat is not made in the immediate presence of the arresting officer. Students who threaten school violence generally do not communicate those threats directly to a law enforcement officer. They make those threats to other students, friends or potential victims. Thus, those threats occur outside the "presence and view" of law enforcement and as misdemeanor offenses, current law prohibits an officer from arresting the student except after obtaining a warrant. Potential school violence is a matter that commands an immediate response and a student who makes threats of school violence should be removed from the school promptly.
3. A bill increasing the population cap on legislation that authorizes the City to collect emergency medical services fees. Current law provides that certain cities with a population of

between 220,000 and 250,000 may collect fees for emergency medical services in conjunction with bills for water services. Garland collects approximately \$3 million per year in such emergency medical services fees. If the population of Garland exceeds 250,000, and the upper limit of the bracket is not adjusted, Garland will lose those public safety funds.

4. A bill authorizing Garland to use orphaned hotel/motel tax revenues. State law tightly regulates what uses a city may make of hotel/motel tax revenues. Many cities have obtained specific amendments to the hotel/motel tax laws to provide greater flexibility in the use of funds to promote the city and the hotels and motels located within. Garland would like to seek a similar, tailored, expansion of the uses to which hotel/motel tax revenues may be put in order to make Garland a more attractive destination for visitors.

If Council agrees on a legislative program, a resolution authorizing its intentions should be adopted. An item has been placed on the November 13, 2019 as a place-saver for that resolution if Council is ready to adopt such a program.

Attachments

Work Session Legislative Program 2019

City Council Work Session Agenda

Meeting Date:

11/05/2018

Item Title: Consider adopting a legislative program for the 2019 session of the Texas Legislature

Submitted By:

Brad Neighbor

Summary of Request/Problem

The next session of the Texas Legislature will commence in January 2019. Traditionally, the City Council has adopted a general program of broadly-described policy positions regarding matters it desires to support or oppose in the session. Bearing in mind that there will likely be over 10,000 bills and amendments to bills introduced during the session, the challenge in adopting a legislative program is that of focusing on a small number of bills that the City will actively seek to have introduced and passed into law. Experience has shown that attempting to actively promote too many bills during a session will lead to the dilution of effort and ultimately frustration with the likely results. The usual wisdom when it comes to legislation is that it is much more difficult to get a bill passed into law than it is to defeat a bill. That being the case, even with a small number of bills to promote, the odds of passage are probably less than 10-20%.

With a manageable list of bills to pursue, the City's efforts can be much more focused. That does not mean the City will only work on its particular bills to the exclusion of all others. We simply do not know prior to its filing whether a bill will be adverse to the City's interests or promote the City's interests, and thus try to retain the maximum amount of flexibility by adopting only general policy directions as a legislative program in addition to approving the list of bills to be actively promoted by the City. Additionally, the City works with affiliated interests such as the Texas Municipal League and other coalitions and organizations that promote the interests of cities and local government in general so as to avoid duplication of efforts or sending mixed signals on bills that matter not only to Garland but to the hundreds of other cities in Texas.

Recommendation/Action Requested and Justification

We propose four specific bills for Council approval:

1. A bill allowing a peace officer to execute a DWI blood draw warrant in any county in which the officer has arrest authority. Oftentimes when a peace officer arrests a suspect for DWI, the closest hospital for a blood draw is located in a county other than the county of the officer's primary jurisdiction. Current law allows the arresting officer to obtain a blood draw warrant in a county outside of primary jurisdiction, but prohibits the officer from actually executing it, thereby making it necessary to involve another law enforcement agency in the blood draw.
2. A bill authorizing a peace officer to arrest an adult (17 or older) student for making a misdemeanor threat of school violence even if the threat is not made in the immediate presence of the arresting officer. Students who threaten school violence generally do not communicate those threats directly to a law enforcement officer. They make those threats to other students, friends or potential victims. Thus, those threats occur outside the "presence and view" of law enforcement and as misdemeanor offenses, current law prohibits an officer from arresting the student except after obtaining a warrant. Potential school violence is a matter that commands an immediate response and a student who makes threats of school violence should be removed from the school promptly.
3. A bill increasing the population cap on legislation that authorizes the City to collect emergency medical services fees. Current law provides that certain cities with a population of between 220,000 and 250,000 may collect fees for emergency medical services in conjunction with bills for water services. Garland collects approximately \$3 million per year in such emergency medical services fees. If the population of Garland exceeds 250,000, and the upper limit of the bracket is not adjusted, Garland will lose those public safety funds.
4. A bill authorizing Garland to use orphaned hotel/motel tax revenues. State law tightly regulates what uses a city may make of hotel/motel tax revenues. Many cities have obtained specific amendments to the hotel/motel tax laws to provide greater flexibility in the use of funds to promote the city and the hotels and motels located within. Garland would like to seek a similar, tailored, expansion of the uses to which hotel/motel tax revenues may be put in order to make Garland a more attractive destination for visitors.

Council is also requested to consider and provide, in broad terms, what particular legislative policy positions, if any, it would like to establish for the upcoming session.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

3.c.

Meeting Date: November 12, 2018

Item Title: Base Rate Increase in Water and Wastewater for Apartments

Submitted By: Bryan Bradford, City Manager

Summary of Request/Problem

At the request of Mayor Lori Dodson, Council is requested to discuss the new base rate increases in water and wastewater for apartments that is scheduled to take effect in January 2019.

Recommendation/Action Requested and Justification

Council discussion.

Attachments

Water and Wastewater for Apartments

Water Utilities

.....

Proposed Apartment Unit Billing Change

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
Water	\$24.05	\$25.05	\$26.05	\$27.05
Sewer	\$8.55	\$9.55	\$10.55	\$11.55

The Texas Commission on Environmental Quality (TCEQ) regulates our capacity by the number of connections in the system. According to TCEQ Rule 290.38 (16), a connection for apartments is defined as follows: "The number of service connections in an apartment complex would be equal to the number of individual apartment units."

Given that the number of connections determines the design requirements, it follows that each connection to the system should bear a proportionate share of the costs associated with the utility.

This proposed billing change better aligns the City's pricing structure with TCEQ rules and reflects an equitable allocation of costs.

Area cities with unit base charge include Frisco, Mesquite, Plano, Rowlett, and Murphy.

The proposed new rate would be effective beginning in January, 2019.



GARLAND



GARLAND

TEXAS MADE HERE

To All Garland Apartment Managers,

17 October 2018

Over the past several years, water rates have been the subject of much discussion throughout the North Texas region as well as the customers of the City of Garland. Each year the Garland Water Utilities department thoroughly reviews water and wastewater rates. There are many factors when considering rate changes; the cost of water from our supplier, reliable service for all customer classes (types), historical and predicted consumption (*water*), treatment trends (*wastewater*), metering methodology and overall operational costs.

Historically, the water and wastewater charges for multi-family facilities in Garland have been calculated based on the number of water meters that service the property. On average, apartment complexes have between 2 – 4 water meters (or more) depending on the size of the complex. The state regulatory agency, the Texas Commission on Environmental Quality (TCEQ) considers every unit in an apartment complex an individual “connection” and holds our system accountable for service capacity based on the number of connections within Garland. The TCEQ charges a fee to the city per connection.

The TCEQ rule (Chapter 290.38) defines connection as follows:

Connection –A single family residential unit or each commercial or industrial establishment to which drinking water is supplied from the system. As an example, the number of service connections in an apartment complex would be equal to the number of individual apartment units.

Beginning January 2019, the City of Garland will align its billing practices per the TCEQ definition of multi-family units. The monthly base charges for water and wastewater will be calculated by the number of units (apartments) rather than the number of water meters servicing the property. This cost per unit is currently \$23.05 for water and \$8.55 for sewer and is in addition to the volume or consumption charges. The meter charge, specific to multi-family units will be withdrawn. All other meter charges exclusive to single use (pool houses, landscaping etc...) will remain in effect.

We are committed to excellent water and wastewater services for all of our customers. If you have any questions please call 972-205-3210 or email Waterops@garlandtx.gov.

At your continuous service,

Wes Kucera
Director, Water Utilities